

*Bridgewalk
Community Development District*

Agenda

May 20, 2024

AGENDA

Bridgewalk

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

May 13, 2024

Board of Supervisors
Bridgewalk Community
Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Bridgewalk Community Development District will be held **Monday, May 20, 2024 at 10:00 a.m., or as shortly thereafter as reasonably possible, at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896.** Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the April 15, 2024 Meeting
4. Consideration of Resolution 2024-08 Approving the Proposed Fiscal Year 2025 Budget and Setting a Public Hearing
5. Consideration of Aquatic Plant Management Agreement with Applied Aquatic Management, Inc.
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Discussion of Pending Plat Conveyances
 - ii. Status of Permit Transfers
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Number of Registered Voters - 199
 - D. Field Manager's Report
7. Other Business
8. Supervisor's Requests
9. Adjournment

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,

George S. Flint

George S. Flint
District Manager

Cc: Jan Carpenter, District Counsel
Broc Althafer, District Engineer

Enclosures

MINUTES

MINUTES OF MEETING
BRIDGEWALK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bridgewalk Community Development District was held Monday, April 15, 2024 at 10:00 a.m. at the Oasis Club at ChampionsGate at 1520 Oasis Club Blvd., ChampionsGate, Florida.

Present and constituting a quorum were:

Adam Morgan	Chairman
Rob Bonin	Vice Chairman
Brent Kewley	Assistant Secretary
Lane Register	Assistant Secretary
Kathryn Farr	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Broc Althafer <i>by phone</i>	District Engineer
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. We have five Board members here constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: There is no members of the public to provide comment.

THIRD ORDER OF BUSINESS

Approval of Minutes of the March 18, 2024 Meeting

Mr. Flint: Were there any comments or corrections to the March 18th minutes?

Mr. Morgan: They all look correct. I make a motion to accept.

On MOTION by Mr. Morgan, seconded by Mr. Register with all in favor, the Minutes of the March 18, 2024 of the Board of Supervisors Meeting, were approved, as presented.
--

FOURTH ORDER OF BUSINESS**Consideration of Final Funding Agreement with Standard Pacific of Florida, LLC for the 2024 Expansion Project**

Mr. Flint: Item four is consideration of Final Funding Agreement with Standard Pacific for the 2024 expansion project. You all had approved District Counsel to prepare a petition to expand the boundaries of the District. This just goes along with that. This is a Funding Agreement that indicates that Standard Pacific of Florida, LLC would be responsible for the cost of the expansion versus spreading those costs to the other property owners within the District that aren't really benefiting from that.

Mr. Morgan: I make a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Final Funding Agreement with Standard Pacific of Florida, LLC for the 2024 Expansion Project, was approved.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2024-07 Certifying the Series 2022 (AA1) Project Complete**

Mr. Flint: Item five is Resolution 2024-07 Certifying the Series 2022 (AAI) Project Complete. Kristen?

Ms. Trucco: There is a requirement in the bond documents your Master Trust Indenture and its supplement for each series of bonds that the Board has a resolution stating that that particular project that used the bond funds is complete and that the actual project cost exceeded the par amount of the bond pursuant to Florida law. So, that is what this resolution is. There is also requiring the indenture that there be a certificate of your CDD Engineer also confirming the project is complete and that the cost of the project exceeded that total par amount. So, for this one it is Assessment Area One project, and the amount of the bond was \$4,440,000. This was the Series 2022 bonds. I sent this over to Broc and I think he is reviewing that. Once we get his certificate signed and back, we will attach it to this resolution. We are looking today for a motion approving Resolution 2024-07 subject to the District Engineer sign up on the attached certificate.

Mr. Morgan: I make a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2024-07 Certifying the Series 2022 (AA1) Project Complete Subject to the District Engineer Sign Up on the Attached Certificate, was approved.

SIXTH ORDER OF BUSINESS

**Ratification of Series 2023 Requisition #3
and Consideration of Requisition #4**

Mr. Flint: Item six is ratification of the Series 2023 Requisition #3 and consideration of Requisition #4. Requisition #3 is for Osceola Engineering for \$700 and Requisition #4 is for Latham, Luna, Eden & Beaudine, LLP for \$1,770.

Mr. Morgan: I make a motion to approve both.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Ratifying the Series 2023 Requisition #3 and Approving Requisition #4, was approved.

SEVENTH ORDER OF BUSINESS

**Discussion of Agreement with HOA
Regarding Boat Ramp Docks**

Mr. Flint: This is a discussion item. I am not sure we've got a lot at this point, but we received some HOA amenity improvements that may be on CDD property related to some boat docks and slips and maybe a boat ramp.

Ms. Trucco: I had reached out to Michelle, and she sent over some documents. I need to review them and see. We will make a recommendation to you all about the next step so that it would be great if the CDD would be able to utilize the HOAs fining powers, but just team up with the HOA for that boat ramp and all those slips there.

Mr. Bonin: So, the boat ramps, that tract is an HOA tract?

Mr. Morgan: No. It's a CDD tract.

Mr. Register: The pond is what we are talking about. There was no provisions taken in that sort of project for actually allowing boat docks in any way, shape, form, or fashion. That was kind of a mess that we are kind of cleaning up and memorializing correctly here between to allow homeowners that are along the pond tract to have docks.

Mr. Bonin: But what document says they can't?

Mr. Register: No document says they can't. No document says they can either.

Mr. Morgan: And also, the CDD owes for the pond bank.

Mr. Bonin: I thought our docks do allow for private docks.

Mr. Register: I believe our ERP is silent on it and our HOA declaration does not allow it. Now, that was kind of incorrect because it's partially up to the HOA, but mostly up to the CDD as far as what can be done.

Mr. Bonin: Ok. Yes. I know that was a miss on the HOA.

Mr. Morgan: And Michelle is working on it. Michelle and Chris are working on it.

Mr. Bonin: But how is the CDD involved?

Mr. Morgan: Because we own the pond and secondly where the amenity is going to be a boat ramp and a dock as well that is on CDD property.

Mr. Bonin: But what did we never procure that we are now procuring now?

Mr. Morgan: An agreement between the HOA and the CDD. The HOA can maintain stuff on CDD property and also have the ability fine people. We haven't done it yet.

Mr. Bonin: But we've been knowing there is a boat ramp here and a dock all this time. Ok. I guess put it on a list to not forget again.

Mr. Morgan: We are actively working on it. Michelle is engaged. She sent over the documents to Kristen.

Mr. Bonin: Isn't that an automatic on every one of our Districts? That we've got an agreement because there is almost always something that the HOA is managing or needs access?

Mr. Morgan: This is just the original HOA docks. We are having to go back and amend the HOA docks.

Mr. Bonin: Let's say the HOA docks were fine, we would still be doing this. Right?

Mr. Morgan: Okay, yes.

Mr. Bonin: I am saying is that not an automatic agreement that we have an HOA access on CDD property?

Ms. Trucco: Yes. Usually. It's common that once a developer steps out of the CDD, then the HOA management company or the CDD management or somebody realizes along the way that there is no License Agreement. Usually, it takes some type of incident and then fingers are pointed.

Mr. Bonin: My point is shouldn't we have a mechanism that we just do that always.

Mr. Morgan: Automatically.

Ms. Trucco: For this stuff, yes.

Mr. Bonin: Instead of three years into the deal we realize we never had this.

Mr. Flint: Most of the Districts don't have one. This is a little unusual.

Mr. Bonin: Well, the CDD needs to give the HOA permission to operate or manage something that intrudes into theirs.

Mr. Flint: Yes. Right. And this kind of development specific.

Mr. Register: The last Licensing Agreement that I remember being involved in, and I'm struggling to remember which CDD it was, quite frankly, but it was respect to kind of HOA maintain mailboxes or something on the CDD tract.

Mr. Bonin: We don't have that in ChampionsGate and Storey Lake? Surely, we do. Right?

Mr. Flint: I don't believe so.

Mr. Scheerer: Storey Lake just has the agreement for the bridges that go over the CDD.

Mr. Bonin: Between the HOA and the CDD?

Mr. Scheerer: Yes. Because the HOA constructed the bridge walkways across the lakes and Storey Lake. There is an agreement in place for that, but that is all that covers. We still own the lake, we still maintain the lake, we still maintain the landscaping around the lake. This is a little different because you are putting boat slips, and you are allowing residents to build boat slips in the pond that is owned by the CDD.

Ms. Trucco: That we're maintaining and that we would be liable for.

Mr. Bonin: This is crazy that we have never talked about this; me included.

Mr. Scheerer: It's a little unique.

Mr. Bonin: Knowing there is a boat ramp, knowing there is docks, knowing it's CDD lake.

Mr. Scheerer: I don't think the ramp is the problem, it's the boat slips.

Mr. Bonin: I know, but it's like what do we do to remind all of us to create that document sooner rather than later? I don't know.

Ms. Trucco: I think when you establish it too. If you've got it in your mind, ok the HOA's going to be maintaining the guard shack and we can put it on our radar to get a License Agreement in place with them.

Mr. Flint: Yes. That is what we are doing right now. This is a discussion item to bring to your attention that this is something we are working on.

Mr. Morgan: The main thing is we didn't want the CDD to have to manage the architectural design review for each individual boat dock. I want the HOA to handle that. That is the main driver behind this. And plus, we don't want to have to do the fining or whatever if the boat docks aren't maintained.

Mr. Flint: Yes. This is a little bit of a different thing.

Mr. Morgan: This is a little bit of a special thing.

Mr. Flint: Yes. We've got a similar situation in Hanover Lakes.

Mr. Morgan: Hanover Lakes. That's right.

Mr. Flint: I think we were going pull that policy. In that situation, the CDD delegated the authority to the HOA.

Mr. Morgan: That is correct.

Mr. Flint: To permit and approve. Hopefully we can improve on it because nothing is perfect, but it might be a good starting point to look at.

Mr. Bonin: And this won't apply to the second boat ramp and dock?

Mr. Register: That won't be homeowner related. It's a pure CDD owned tract.

Mr. Flint: That confuses it a little even more. We've got some HOA private amenities and then we've got the public amenities, so two different lakes.

Mr. Bonin: Ok.

Mr. Flint: This is just information to let the Board know we are working on this. I don't think there is any action at this point. Is there?

Ms. Trucco: No. But I would just like if we could keep it on the agendas so that it stays on all of our radars.

Mr. Morgan: And Michelle is ready to go on whatever we have to do.

Ms. Trucco: Ok. I saw she responded last week with the draft, it looked like, of the final deck. We will work around that. It's enough time now that we can plan ahead before it is turned over to residents.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Memorandum Regarding Annual Reminder on Florida Laws for Public Officials

Mr. Flint: Ok. Your memo. I think everyone that was on the Board was here for the Old Hickory meeting.

Ms. Trucco: Right. It's the same exact memorandum. You guys read it and if you have any questions, reach out.

B. Engineer

i. Discussion of Pending Plat Conveyance

ii. Status of Permit Transfers

Mr. Flint: Alright. Engineer. Anything Broc?

Mr. Althafer: On the agenda, it lists discussion of any pending plat conveyances. I am not aware of any plat conveyances right now. I know Bridgewalk Phase 2C, that plat is being processed through Osceola County. I spoke with Mr. Brown, the platting surveyor, about that last week. He did mention that there is still an easement that needs to be vacated for him to finalize that plat. Are you guys aware of that there is an outstanding easement that needs to be vacated?

Mr. Morgan: Was that the easement that we just got approved?

Mr. Register: No. That is a separate easement that you all are talking about, but we are working with Ken Brown and Karen Shack at Osceola County right now to get the easement and there is a Reservation Agreement.

Mr. Bonin: Is this that easement that kind of like sticks up or is it a full-blown easement.

Mr. Register: There are two easements and one Reservation Agreement in favor of Osceola County reserving easement rights in the future over basically the southwest corner of 2C.

Mr. Bonin: Ok. What's needed?

Mr. Register: We've prepared the vacations, which are with Daryl Carter right now for the actual easements that exist.

Mr. Bonin: So, the deal is they don't need these rights anymore?

Mr. Register: Yes. These rights are basically irrelevant.

Mr. Bonin: There is no use of them.

Mr. Register: Yes. There is nothing. This should be pretty straight forward.

Mr. Bonin: Who has to sign agreeing to the vacation? How many people? Three?

Mr. Register: Daryl Carter needs to agree to the vacation of the two easements. The release of the Reservation Agreement needs to be signed by Osceola County.

Mr. Bonin: Alright. Let's start with Daryl Carter. Has he been shown the document?

Mr. Register: Yes. And I have talked to him about it.

Mr. Bonin: Has he objected to it or want something for it?

Mr. Register: No. We should have that signed like this week. There is, if I recall correctly, in the Stan Pac PSA, acquiring this property, there is a little clause in there about this is to be done at some point. For some reason it wasn't done at closing.

Mr. Bonin: But did he sign that document?

Mr. Register: Yes.

Mr. Bonin: So, he signed agreeing.

Mr. Register: Yes. But he might not physically able to. It might have been Maury Carter that signed it.

Mr. Bonin: Right. But it obligated him to do it.

Mr. Register: Yes. So, there is no controversy there. It's always been known.

Mr. Bonin: And it's two easements that he will be signing?

Mr. Register: Two easements that he will be vacating and then the Osceola County Reservation Agreement should be tracked concurrently with the plat going to the Board.

Mr. Bonin: And what are they relinquishing?

Mr. Register: They're relinquishing the right to get an easement at the point in time that Springhead Court, which is that road that Maury Carter's home was on the westside, which aligns with Zuni Road.

Mr. Bonin: So, our plat.

Mr. Register: Our plat gives right of way.

Mr. Bonin: Accommodates what they would have needed the easement for.

Mr. Register: Yes. The county still has their Reservation Agreement over that retained property by Carter and Poitras, but there were like four lots. Lot Four is on our piece. We've purchased and are replatting that Lot Four. It goes away. So, we are having the county release that agreement as it relates to Lot Four.

Mr. Bonin: So, those two easements and one reservation thing are the three documents that have to happen?

Mr. Register: I think by this time next week we should have the Carter easements released and recorded. I'm still trying to get official direction, but the expectation is that the plat and the release of the Reservation Agreement go to the County Commission at the same time.

Mr. Bonin: And this plat has to go to the Commission or DRC?

Ms. Farr: DRC.

Mr. Bonin: Only? Are you sure about that?

Ms. Farr: As far as what the staff approval was.

Mr. Register: Broc, was this PSP for Bridgewalk approved by DRC or by the Commission? Do you recall?

Mr. Althafer: It was approved by the Board of County Commissioners.

Mr. Register: Ok. So, this only goes to DRC.

Mr. Bonin: And what DRC would we be targeting to get on?

Mr. Register: I stand corrected. It would not go concurrently. You would have to get the reservation release in front of the Board.

Mr. Bonin: That's got to go in front of the Board.

Mr. Register: Presumably, yes.

Mr. Bonin: So, we can't even get back on a DRC until that happens?

Mr. Register: Right.

Mr. Bonin: Good grief.

Ms. Farr: But we have the signed plat.

Mr. Register: We have the signed plat. We have staff approval of that.

Mr. Bonin: But it does no good to sit there another month or more.

Mr. Register: Potentially, yes.

Mr. Bonin: Ok. So, I want to know what calendar date that we would be targeting. And then the subsequent DRC that it would land on after that but we are talking May now.

Mr. Register: Yes.

Mr. Morgan: Alright Broc, anything else?

Mr. Althafer: Nothing else at this time.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: Alright. District Manager's Report. You have the check register for March totaling \$21,144.81. Any questions on that?

Mr. Morgan: It all looks right. Anybody see anything? Brent?

Mr. Kewley: No. We are good.

Mr. Morgan: I make a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Check Register totaling \$21,144.81, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: You have the financials through the end of March. There is no action. If you have any questions.

Mr. Morgan: When do we anticipate being able to file a requisition for the remaining construction funds?

Mr. Register: Probably about 90 days from now.

Mr. Morgan: Ok. Nope.

D. Field Manager's Report

Mr. Flint: Ok. Field Manager's report, Alan?

Mr. Scheerer: We are still waiting on the missing hardscape at the end of Cyrils that we've sent emails on before the bench and the trash cans. So, hopefully that is coming soon. Then, we did a handful of repairs to the split rail fencing along Cyrils. There were some slats that were damaged and some boards on that. So, if you see some odds and ends covers out there, that is because that is what we've done. Other than that, nothing. Things are going well. The people that asked for a noise wall along Cyrils haven't been talking to me lately, so we know that is really not going to happen. Budget season is here, so we will be talking budgets here at the next meeting.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Flint: Is there a motion to adjourn?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2024-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Bridgewalk Community Development District (“**District**”) prior to June 15, 2024, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 19, 2024

HOUR: 10:00 a.m.

LOCATION: Oasis Club at ChampionsGate
1520 Oasis Club Blvd.
ChampionsGate, FL 33896

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Osceola County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 20TH DAY OF MAY, 2024.

ATTEST:

**BRIDGEWALK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

Bridgewalk
Community Development District

Proposed Budget
FY2025



Table of Contents

1-2	General Fund
3-8	General Fund Narrative
9	Debt Service Fund Series 2022
10	Amortization Schedule Series 2022
11	Debt Service Fund Series 2023
12	Amortization Schedule Series 2023

Bridgewalk
Community Development District
Proposed Budget
FY2025
General Fund

	Adopted Budget FY2024	Actual Thru 4/30/24	Projected Next 5 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues:					
Special Assessments	\$ 501,001	\$ 497,591	\$ 3,199	\$ 500,790	\$ 491,473
Interest	\$ -	\$ 4,617	\$ 5,000	\$ 9,617	\$ 12,000
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 40,250
Total Revenues	\$ 501,001	\$ 502,208	\$ 8,199	\$ 510,407	\$ 543,723
Expenditures:					
Administrative:					
Supervisor Fees	\$ 12,000	\$ 3,800	\$ 4,000	\$ 7,800	\$ 12,000
FICA Expense	\$ 918	\$ 291	\$ 306	\$ 597	\$ 918
Engineering Fees	\$ 9,500	\$ 3,228	\$ 3,023	\$ 6,250	\$ 9,500
Attorney	\$ 25,000	\$ 17,287	\$ 14,713	\$ 32,000	\$ 25,000
Arbitrage	\$ 900	\$ -	\$ 900	\$ 900	\$ 900
Dissemination	\$ 7,000	\$ 3,500	\$ 2,917	\$ 6,417	\$ 7,350
Annual Audit	\$ 4,400	\$ -	\$ 4,400	\$ 4,400	\$ 4,600
Trustee Fees	\$ 8,100	\$ 4,041	\$ 4,041	\$ 8,081	\$ 8,100
Assessment Administration	\$ 5,300	\$ 5,300	\$ -	\$ 5,300	\$ 5,565
Management Fees	\$ 38,955	\$ 22,724	\$ 16,231	\$ 38,955	\$ 40,000
Information Technology	\$ 1,800	\$ 1,050	\$ 750	\$ 1,800	\$ 1,890
Website Maintenance	\$ 1,200	\$ 700	\$ 500	\$ 1,200	\$ 1,260
Telephone	\$ 300	\$ -	\$ 50	\$ 50	\$ 300
Postage	\$ 1,000	\$ 116	\$ 134	\$ 250	\$ 1,000
Printing & Binding	\$ 1,000	\$ 49	\$ 76	\$ 125	\$ 1,000
Insurance	\$ 5,915	\$ 5,563	\$ -	\$ 5,563	\$ 6,119
Legal Advertising	\$ 2,500	\$ 685	\$ 1,816	\$ 2,500	\$ 2,500
Other Current Charges	\$ 600	\$ 4,160	\$ 200	\$ 4,360	\$ 600
Office Supplies	\$ 625	\$ 15	\$ 35	\$ 50	\$ 625
Property Appraiser Fee	\$ 400	\$ 172	\$ -	\$ 172	\$ 400
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative:	\$ 127,588	\$ 72,854	\$ 54,091	\$ 126,944	\$ 129,802
Operations & Maintenance					
Field Services	\$ 15,900	\$ 9,275	\$ 6,625	\$ 15,900	\$ 16,695
Property Insurance	\$ 7,500	\$ 2,066	\$ -	\$ 2,066	\$ 7,500
Electric	\$ 2,400	\$ 210	\$ 200	\$ 410	\$ 2,400
Streetlights	\$ 157,123	\$ 28,080	\$ 27,625	\$ 55,705	\$ 157,123
Water & Sewer	\$ 25,000	\$ 17,525	\$ 15,000	\$ 32,525	\$ 41,020
Landscape Maintenance	\$ 117,824	\$ 42,609	\$ 30,435	\$ 73,044	\$ 118,560
Landscape Contingency	\$ 5,000	\$ 12,304	\$ -	\$ 12,304	\$ 5,000
Lake Maintenance	\$ 1,152	\$ -	\$ 1,288	\$ 1,288	\$ 3,864
Irrigation Repairs	\$ 2,500	\$ 6,345	\$ 6,250	\$ 12,595	\$ 2,500
Repairs & Maintenance	\$ 2,500	\$ 1,780	\$ 720	\$ 2,500	\$ 2,500
Contingency	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
Capital Outlay	\$ 34,014	\$ -	\$ -	\$ -	\$ -
Springhead Lake South					
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ 24,000
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 24,279
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 2,730
Janitorial Services	\$ -	\$ -	\$ -	\$ -	\$ 750
Boat Dock Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Total Operations & Maintenance:	\$ 373,413	\$ 120,194	\$ 89,393	\$ 209,588	\$ 413,921
Total Expenditures	\$ 501,001	\$ 193,048	\$ 143,484	\$ 336,532	\$ 543,723
Excess Revenues (Expenditures)	\$ -	\$ 309,160	\$ (135,284)	\$ 173,876	\$ -

Net Assessment	\$ 491,473
Collection Cost (6%)	\$31,371
Gross Assessment	<u>\$522,843</u>

Bridgewalk

Community Development District

Gross Per Unit Assessment Comparison Chart

FY2025

Property Type	Platted Units	Gross Per Unit	Gross Total
Townhome 25'	117	\$560	\$65,566
Single Family 40'	87	\$897	\$78,006
Single Family 50'	222	\$1,121	\$248,813
Single Family 60'	97	\$1,345	\$130,459
Total	523		\$522,843

FY2024

Property Type	Platted Units	Gross Per Unit	Gross Total
Townhome 25'	117	\$560	\$65,545
Single Family 40'	88	\$896	\$78,877
Single Family 50'	210	\$1,120	\$235,286
Single Family 60'	114	\$1,344	\$153,272
Total	529		\$532,980

Property Type	FY2024	FY2025	Increase/(Decrease)
Townhome 25'	\$560	\$560	\$0
Single Family 40'	\$896	\$897	\$0
Single Family 50'	\$1,120	\$1,121	\$0
Single Family 60'	\$1,344	\$1,345	\$0

Bridgewalk

Community Development District

GENERAL FUND BUDGET

REVENUES:

Special Assessments

The District will levy a non-ad valorem special assessment on all the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

Interest

The District generates funds from invested funds.

EXPENDITURES:

Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. Amount is based on 5 supervisors attending 12 meetings during the fiscal year.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

Engineering Fees

The District's engineer, Osceola Engineering, Inc., will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, preparation and review of contract specifications and bid documents and various projects assigned as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, Latham, Luna. Eden & Beaudine, will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions and other research as directed by the Board of Supervisors and the District Manager.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2022 Special Assessment Bonds, Assessment Area One Project and Series 2023 Special Assessment Bonds, Assessment Area Two Project. The District will contract with AMTEC Corporation for this service.

Bridgewalk

Community Development District

GENERAL FUND BUDGET

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. The District has contracted with Governmental Management Services-Central Florida, LLC for this service on the Series 2022 Special Assessment Bonds, Assessment Area One Project and the Series 2023 Special Assessment Bonds, Assessment Area Two Project.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District has contracted with DiBartolomeo, McBee, Hartley & Barnes, P.A. for this service.

Trustee Fees

The District will pay annual trustee fees for the Series 2022 Special Assessment Bonds, Assessment Area One Project and the Series 2023 Special Assessment Bonds, Assessment Area Two Project that are located with a trustee at USBank.

Assessment Administration

The District will contract with Governmental Management Services-Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Management Fees

The District has contracted with Governmental Management Services-Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, budget preparation, all financial reporting, annual audit, etc.

Information Technology

The District has contracted with Governmental Management Services-Central Florida, LLC for costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, Adobe, Microsoft Office, etc.

Website Maintenance

The District has contracted with Governmental Management Services-Central Florida, LLC for the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Bridgewalk
Community Development District
GENERAL FUND BUDGET

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Insurance

The District's general liability and public officials liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Miscellaneous office supplies.

Property Appraiser Fee

Represents a fee charged by Osceola County Property Appraiser's office for assessment administration services.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Services

Provide onsite field management of contracts for the District such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Property Insurance

Represents estimated costs for the annual coverage of property insurance. Coverage will be provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Bridgewalk

Community Development District

GENERAL FUND BUDGET

Electric

Represents cost of electric services for items such as entrance lights, irrigation, etc. District currently has one account with Orlando Utilities Commission.

Account #	Description	Monthly	Annual
02130 28116	56791 Cyrils Drive	\$50	\$600
	Contingency - (Future Accounts)		\$1,800
Total			\$2,400

Streetlights

Represents costs for streetlights maintained with the District. The District currently has one account containing 108 streetlights for Phase 1 with Orlando Utilities Commission.

Account #	Description	Monthly	Annual
02130 28116	71 - 20' Streetlights & 37 - 27" Streetlights	\$5,900	\$70,800
TBD	Phase 2A/B - Streetlights	\$1,570	\$18,841
TBD	Phase 2C - Streetlights	\$5,000	\$60,000
	Contingency		\$7,482
Total			\$157,123

Water & Sewer

Represents costs for reclaimed water for areas maintained by the District. The District currently has three accounts with Toho Water Authority. Two additional accounts are expected to come online.

Account #	Description	Monthly	Annual
002702083-033330659	2900 Addison Boulevard Odd	\$1,900	\$22,800
002702083-033330709	3100 Addison Boulevard Even	\$535	\$6,420
002702083-033330679	5600 Quiet Palm Loop Even	\$50	\$600
	Contingency (2 Future Accounts)		\$11,200
Total			\$41,020

Landscape Maintenance

The District will maintain the landscaping within the common areas of the District. These services include mowing, edging weed-eating, shrub pruning, tree pruning, etc. The District has contracted with United Land Services for this service. Currently, only Phase 1 is online.

Description	Monthly	Annual
Landscape Maintenance		
Phase 1A	\$6,271	\$75,252
Phase 1B	\$1,442	\$17,304
Phase 2C	\$2,167	\$26,004
Total		\$118,560

Bridgewalk

Community Development District

GENERAL FUND BUDGET

Landscape Contingency

Represents costs for installation of annuals, mulch and any other landscape expenses not covered under monthly landscape contract.

Lake Maintenance

Represents costs for maintenance of pond located within the District. The budgeted amount is based on proposal with Applied Aquatic Management, Inc.

Description	Monthly	Annual
Pond Maintenance		
North, South & East Shoreline	\$322	\$3,864
Total		\$3,864

Irrigation Repairs

Represents estimated costs for any supplies and repairs to irrigation system maintained by the District.

Repairs & Maintenance

Represents estimated costs for any repairs and maintenance to common areas maintained by the District.

Contingency

Represents any additional field expense that may not have been provided for in the budget.

Capital Outlay

Represents costs for capital outlay related expenses.

Springhead Lake South

Streetlights

Represents estimated costs for 80 streetlights anticipated to come online midway through Fiscal Year 2025.

Account #	Description	Monthly	Annual
TBD	80 Streetlights (6 Months)	\$4,000	\$24,000
Total			\$24,000

Landscape Maintenance

Represents estimated cost for monthly landscape maintenance. Amount based on proposal by United Land Services.

Description	Monthly	Annual
Landscape Maintenance (6 Months)	\$4,046	\$24,279
Total		\$24,279

Bridgewalk
Community Development District
GENERAL FUND BUDGET

Lake Maintenance

Represents estimated costs for the monthly pond maintenance.

Description	Monthly	Annual
Pond Maintenance (6 Months)	\$455	\$2,730
Total		\$2,730

Janitorial Services

Represents estimated costs for janitorial services of restroom facility that will be located at boat ramp area.

Boat Dock Maintenance

Represents estimated costs for any repairs and maintenance to boat dock ramp.

Bridgewalk
Community Development District
Proposed Budget
FY2025
Debt Service Fund
Series 2022

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2024	4/30/24	5 Months	9/30/24	FY2025

Revenues:

Special Assessments	\$	246,900	\$	244,330	\$	2,837	\$	247,167	\$	246,900
Interest	\$	5,000	\$	3,456	\$	5,000	\$	8,456	\$	6,000
Carry Forward Surplus	\$	86,799	\$	88,821	\$	-	\$	88,821	\$	91,300

Total Revenues	\$	338,699	\$	336,607	\$	7,837	\$	344,443	\$	344,200
-----------------------	-----------	----------------	-----------	----------------	-----------	--------------	-----------	----------------	-----------	----------------

Expenditures:

Series 2022

Interest - 12/15	\$	76,094	\$	76,094	\$	-	\$	76,094	\$	74,906
Principal - 06/15	\$	95,000	\$	-	\$	95,000	\$	95,000	\$	95,000
Interest - 06/15	\$	76,094	\$	-	\$	76,094	\$	76,094	\$	74,906

Total Expenditures	\$	247,188	\$	76,094	\$	171,094	\$	247,188	\$	244,813
---------------------------	-----------	----------------	-----------	---------------	-----------	----------------	-----------	----------------	-----------	----------------

Other Sources/(Uses)

Transfer In/(Out)	\$	-	\$	(3,456)	\$	(2,500)	\$	(5,956)	\$	(4,200)
-------------------	----	---	----	---------	----	---------	----	---------	----	---------

Total Other Financing Sources (Uses)	\$	-	\$	(3,456)	\$	(2,500)	\$	(5,956)	\$	(4,200)
---	-----------	----------	-----------	----------------	-----------	----------------	-----------	----------------	-----------	----------------

Excess Revenues (Expenditures)	\$	91,512	\$	257,057	\$	(165,757)	\$	91,300	\$	95,188
---------------------------------------	-----------	---------------	-----------	----------------	-----------	------------------	-----------	---------------	-----------	---------------

Interest - 12/15/2025	\$73,719
Total	\$73,719
Net Assessment	\$246,899
Collection Cost (6%)	\$15,760
Gross Assessment	\$262,659

Property Type	Units	Gross Per Unit	Gross Total
Townhome 25'	117	\$712	\$83,282
Single Family 40'	54	\$1,139	\$61,501
Single Family 50'	48	\$1,424	\$68,334
Single Family 60'	29	\$1,708	\$49,542
Total	248		\$262,659

Bridgewalk
Series 2022, Special Assessment Bonds
Assessment Area One Project
(Term Bonds Combined)

Amortization Schedule

Date	Balance	Principal	Interest	Annual
6/15/24	\$ 4,350,000	\$ 95,000	\$ 76,093.75	\$ -
12/15/24	\$ 4,255,000	\$ -	\$ 74,906.25	\$ 246,000.00
6/15/25	\$ 4,255,000	\$ 95,000	\$ 74,906.25	\$ -
12/15/25	\$ 4,160,000	\$ -	\$ 73,718.75	\$ 243,625.00
6/15/26	\$ 4,160,000	\$ 100,000	\$ 73,718.75	\$ -
12/15/26	\$ 4,060,000	\$ -	\$ 72,468.75	\$ 246,187.50
6/15/27	\$ 4,060,000	\$ 100,000	\$ 72,468.75	\$ -
12/15/27	\$ 3,960,000	\$ -	\$ 71,218.75	\$ 243,687.50
6/15/28	\$ 3,960,000	\$ 105,000	\$ 71,218.75	\$ -
12/15/28	\$ 3,855,000	\$ -	\$ 69,643.75	\$ 245,862.50
6/15/29	\$ 3,855,000	\$ 105,000	\$ 69,643.75	\$ -
12/15/29	\$ 3,750,000	\$ -	\$ 68,068.75	\$ 242,712.50
6/15/30	\$ 3,750,000	\$ 110,000	\$ 68,068.75	\$ -
12/15/30	\$ 3,640,000	\$ -	\$ 66,418.75	\$ 244,487.50
6/15/31	\$ 3,640,000	\$ 115,000	\$ 66,418.75	\$ -
12/15/31	\$ 3,525,000	\$ -	\$ 64,693.75	\$ 246,112.50
6/15/32	\$ 3,525,000	\$ 115,000	\$ 64,693.75	\$ -
12/15/32	\$ 3,410,000	\$ -	\$ 62,968.75	\$ 242,662.50
6/15/33	\$ 3,410,000	\$ 120,000	\$ 62,968.75	\$ -
12/15/33	\$ 3,290,000	\$ -	\$ 61,018.75	\$ 243,987.50
6/15/34	\$ 3,290,000	\$ 125,000	\$ 61,018.75	\$ -
12/15/34	\$ 3,165,000	\$ -	\$ 58,987.50	\$ 245,006.25
6/15/35	\$ 3,165,000	\$ 130,000	\$ 58,987.50	\$ -
12/15/35	\$ 3,035,000	\$ -	\$ 56,875.00	\$ 245,862.50
6/15/36	\$ 3,035,000	\$ 135,000	\$ 56,875.00	\$ -
12/15/36	\$ 2,900,000	\$ -	\$ 54,681.25	\$ 246,556.25
6/15/37	\$ 2,900,000	\$ 135,000	\$ 54,681.25	\$ -
12/15/37	\$ 2,765,000	\$ -	\$ 52,487.50	\$ 242,168.75
6/15/38	\$ 2,765,000	\$ 140,000	\$ 52,487.50	\$ -
12/15/38	\$ 2,625,000	\$ -	\$ 50,212.50	\$ 242,700.00
6/15/39	\$ 2,625,000	\$ 145,000	\$ 50,212.50	\$ -
12/15/39	\$ 2,480,000	\$ -	\$ 47,856.25	\$ 243,068.75
6/15/40	\$ 2,480,000	\$ 150,000	\$ 47,856.25	\$ -
12/15/40	\$ 2,330,000	\$ -	\$ 45,418.75	\$ 243,275.00
6/15/41	\$ 2,330,000	\$ 155,000	\$ 45,418.75	\$ -
12/15/41	\$ 2,175,000	\$ -	\$ 42,900.00	\$ 243,318.75
6/15/42	\$ 2,175,000	\$ 160,000	\$ 42,900.00	\$ -
12/15/42	\$ 2,015,000	\$ -	\$ 40,300.00	\$ 243,200.00
6/15/43	\$ 2,015,000	\$ 165,000	\$ 40,300.00	\$ -
12/15/43	\$ 1,850,000	\$ -	\$ 37,000.00	\$ 242,300.00
6/15/44	\$ 1,850,000	\$ 175,000	\$ 37,000.00	\$ -
12/15/44	\$ 1,675,000	\$ -	\$ 33,500.00	\$ 245,500.00
6/15/45	\$ 1,675,000	\$ 180,000	\$ 33,500.00	\$ -
12/15/45	\$ 1,495,000	\$ -	\$ 29,900.00	\$ 243,400.00
6/15/46	\$ 1,495,000	\$ 190,000	\$ 29,900.00	\$ -
12/15/46	\$ 1,305,000	\$ -	\$ 26,100.00	\$ 246,000.00
6/15/47	\$ 1,305,000	\$ 195,000	\$ 26,100.00	\$ -
12/15/47	\$ 1,110,000	\$ -	\$ 22,200.00	\$ 243,300.00
6/15/48	\$ 1,110,000	\$ 205,000	\$ 22,200.00	\$ -
12/15/48	\$ 905,000	\$ -	\$ 18,100.00	\$ 245,300.00
6/15/49	\$ 905,000	\$ 215,000	\$ 18,100.00	\$ -
12/15/49	\$ 690,000	\$ -	\$ 13,800.00	\$ 246,900.00
6/15/50	\$ 690,000	\$ 220,000	\$ 13,800.00	\$ -
12/15/50	\$ 470,000	\$ -	\$ 9,400.00	\$ 243,200.00
6/15/51	\$ 470,000	\$ 230,000	\$ 9,400.00	\$ -
12/15/51	\$ 240,000	\$ -	\$ 4,800.00	\$ 244,200.00
6/15/52	\$ 240,000	\$ 240,000	\$ 4,800.00	\$ 244,800.00
Totals	\$ 4,350,000	\$ 2,735,381.25	\$ 7,085,381.25	

Bridgewalk
Community Development District
Proposed Budget
FY2025
Debt Service Fund
Series 2023

	Proposed Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2024	4/30/24	5 Months	9/30/24	FY2025
Revenues:					
Special Assessments	\$ 376,201	\$ 180,633	\$ 195,569	\$ 376,201	\$ 377,387
Interest	\$ -	\$ 3,419	\$ 3,875	\$ 7,294	\$ 6,000
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 202,863 *
Bond Proceeds	\$ 188,694	\$ 188,694	\$ -	\$ 188,694	\$ -
Total Revenues	\$ 564,895	\$ 372,745	\$ 199,444	\$ 572,189	\$ 586,249
Expenditures:					
Series 2023					
Interest - 12/15	\$ -	\$ -	\$ -	\$ -	\$ 155,569
Principal - 12/15	\$ -	\$ -	\$ -	\$ -	\$ 40,000
Interest - 06/15	\$ 180,633	\$ -	\$ 180,633	\$ 180,633	\$ 154,469
Total Expenditures	\$ 180,633	\$ -	\$ 180,633	\$ 180,633	\$ 350,038
Excess Revenues (Expenditures)	\$ 384,263	\$ 372,745	\$ 18,811	\$ 391,556	\$ 236,212

*Represents carry forward surplus less Reserve amount.

Principal - 12/15/2025	\$65,000
Interest - 12/15/2025	\$154,469
Total	\$219,469
Net Assessment	\$377,387
Collection Cost (6%)	\$24,089
Gross Assessment	\$401,475

Property Type	Units	Gross Per Unit	Gross Total
Single Family 40'	33	\$1,139	\$37,585
Single Family 50'	174	\$1,424	\$247,719
Single Family 60'	68	\$1,708	\$116,172
Total	275		\$401,475

Bridgewalk Community Development District
Series 2023, Special Assessment Bonds
(Term Bonds Combined)

Amortization Schedule

Date	Balance	Principal	Interest	Annual
6/15/24	\$ 4,930,000	\$ -	\$ 180,633	\$ -
12/15/24	\$ 4,930,000	\$ 40,000	\$ 155,569	\$ 376,201
6/15/25	\$ 4,890,000	\$ -	\$ 154,469	\$ -
12/15/25	\$ 4,890,000	\$ 65,000	\$ 154,469	\$ 373,938
6/15/26	\$ 4,825,000	\$ -	\$ 152,681	\$ -
12/15/26	\$ 4,825,000	\$ 70,000	\$ 152,681	\$ 222,681
6/15/27	\$ 4,755,000	\$ -	\$ 150,756	\$ -
12/15/27	\$ 4,755,000	\$ 75,000	\$ 150,756	\$ 225,756
6/15/28	\$ 4,680,000	\$ -	\$ 148,694	\$ -
12/15/28	\$ 4,680,000	\$ 80,000	\$ 148,694	\$ 228,694
6/15/29	\$ 4,600,000	\$ -	\$ 146,494	\$ -
12/15/29	\$ 4,600,000	\$ 80,000	\$ 146,494	\$ 372,988
6/15/30	\$ 4,520,000	\$ -	\$ 144,294	\$ -
12/15/30	\$ 4,520,000	\$ 85,000	\$ 144,294	\$ 373,588
6/15/31	\$ 4,435,000	\$ -	\$ 141,956	\$ -
12/15/31	\$ 4,435,000	\$ 90,000	\$ 141,956	\$ 373,913
6/15/32	\$ 4,345,000	\$ -	\$ 139,144	\$ -
12/15/32	\$ 4,345,000	\$ 95,000	\$ 139,144	\$ 373,288
6/15/33	\$ 4,250,000	\$ -	\$ 136,175	\$ -
12/15/33	\$ 4,250,000	\$ 105,000	\$ 136,175	\$ 377,350
6/15/34	\$ 4,145,000	\$ -	\$ 132,894	\$ -
12/15/34	\$ 4,145,000	\$ 110,000	\$ 132,894	\$ 375,788
6/15/35	\$ 4,035,000	\$ -	\$ 129,456	\$ -
12/15/35	\$ 4,035,000	\$ 115,000	\$ 129,456	\$ 373,913
6/15/36	\$ 3,920,000	\$ -	\$ 125,863	\$ -
12/15/36	\$ 3,920,000	\$ 125,000	\$ 125,863	\$ 376,725
6/15/37	\$ 3,795,000	\$ -	\$ 121,956	\$ -
12/15/37	\$ 3,795,000	\$ 130,000	\$ 121,956	\$ 373,913
6/15/38	\$ 3,665,000	\$ -	\$ 117,894	\$ -
12/15/38	\$ 3,665,000	\$ 140,000	\$ 117,894	\$ 375,788
6/15/39	\$ 3,525,000	\$ -	\$ 113,519	\$ -
12/15/39	\$ 3,525,000	\$ 150,000	\$ 113,519	\$ 377,038
6/15/40	\$ 3,375,000	\$ -	\$ 108,831	\$ -
12/15/40	\$ 3,375,000	\$ 155,000	\$ 108,831	\$ 372,663
6/15/41	\$ 3,220,000	\$ -	\$ 103,988	\$ -
12/15/41	\$ 3,220,000	\$ 165,000	\$ 103,988	\$ 372,975
6/15/42	\$ 3,055,000	\$ -	\$ 98,831	\$ -
12/15/42	\$ 3,055,000	\$ 175,000	\$ 98,831	\$ 372,663
6/15/43	\$ 2,880,000	\$ -	\$ 93,363	\$ -
12/15/43	\$ 2,880,000	\$ 190,000	\$ 93,363	\$ 376,725
6/15/44	\$ 2,690,000	\$ -	\$ 87,425	\$ -
12/15/44	\$ 2,690,000	\$ 200,000	\$ 87,425	\$ 374,850
6/15/45	\$ 2,490,000	\$ -	\$ 80,925	\$ -
12/15/45	\$ 2,490,000	\$ 215,000	\$ 80,925	\$ 376,850
6/15/46	\$ 2,275,000	\$ -	\$ 73,938	\$ -
12/15/46	\$ 2,275,000	\$ 225,000	\$ 73,938	\$ 372,875
6/15/47	\$ 2,050,000	\$ -	\$ 66,625	\$ -
12/15/47	\$ 2,050,000	\$ 240,000	\$ 66,625	\$ 373,250
6/15/48	\$ 1,810,000	\$ -	\$ 58,825	\$ -
12/15/48	\$ 1,810,000	\$ 255,000	\$ 58,825	\$ 372,650
6/15/49	\$ 1,555,000	\$ -	\$ 50,538	\$ -
12/15/49	\$ 1,555,000	\$ 275,000	\$ 50,538	\$ 376,075
6/15/50	\$ 1,280,000	\$ -	\$ 41,600	\$ -
12/15/50	\$ 1,280,000	\$ 290,000	\$ 41,600	\$ 373,200
6/15/51	\$ 990,000	\$ -	\$ 32,175	\$ -
12/15/51	\$ 990,000	\$ 310,000	\$ 32,175	\$ 374,350
6/15/52	\$ 680,000	\$ -	\$ 22,100	\$ -
12/15/52	\$ 680,000	\$ 330,000	\$ 22,100	\$ 374,200
6/15/53	\$ 350,000	\$ -	\$ 11,375	\$ -
12/15/53	\$ 350,000	\$ 350,000	\$ 11,375	\$ 372,750
Totals		\$ 4,930,000	\$ 6,309,764	\$ 11,239,764

SECTION V



P.O. Box 1469
Eagle Lake, FL 33839
1-800-408-8882

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: **April 30, 2024**

Name **Bridgewalk
c/o GMS**

Address **219 E Livingston St**

City **Orlando, FL 32801**

Phone **407-398-2890**

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and **signee** hereafter called "Customer".

The parties hereto agree as follows

- A. AAM agrees to provide aquatic management services for a period of **16 months** in accordance with the terms and conditions of this Agreement in the following sites:

**North, South & East Shoreline of Lake Associated with
Bridgewalk Located off of Cyrils Dr
St Cloud, FL**

- B. The AAM management program will include the control of the following categories of vegetation for the specified sum:

- | | |
|------------------------------------|-----------------|
| 1. Submersed vegetation control | NA |
| 2. Emersed vegetation control | Included |
| 3. Floating vegetation control | NA |
| 4. Filamentous algae control | Included |
| 5. Shoreline grass & brush control | Included |

Service shall consist of a minimum of monthly inspections and/or treatments as needed to maintain control of noxious growth throughout the term of our service.

- C. Customer agrees to pay AAM the following amounts during the term of this Agreement:

The terms of this agreement shall be: 06/01/2024 thru 09/30/2025.

Agreement will automatically renew as per Term & Condition 14.

Start-up Charge	NA	Due at the start of work
Maintenance Fee	\$322.00	Due monthly as billed x 16
Total Annual Cost	\$5,152.00	

Invoices are due and payable within 30 days. Overdue accounts may accrue a service charge of 1 1/2% per month

- D. AAM agrees to commence treatment within **NA** days, weather permitting, from the date of execution or receipt of the proper permits.
- E. The Agreement shall have no force & is withdrawn unless executed and returned by Customer to AAM on or before **May 30, 2024**
- F. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: **Telly R. Smith**

Date: **4/30/2024**

Accepted

Date:

AAM

Customer

Terms and Conditions

1. The AAM Aquatic Plant Management Program will be conducted in a manner consistent with good water management practice using only chemicals which have a wide margin of safety for fish, waterfowl and human life and in conformance with applicable State and Federal Laws, regulations and rules. AAM agrees to indemnify Customer for any violation of such laws, rules or regulations.
2. Federal & State regulations require that various time-use restrictions be observed during & following treatment. AAM agrees to notify Customer of such restrictions verbally &/or by posting the restrictions at several readily visible locations on the perimeter of each body of water at the time of treatment. It shall be the Customer's responsibility to observe the restrictions throughout the required period. Customer understands & agrees that notwithstanding any other provisions of this Agreement, AAM does not assume any liability by any party to be notified, or to observe, the regulations.
3. The AAM Aquatic Plant Management Program is devised so that water areas are brought into a maintenance configuration as rapidly after their start, consistent with responsible management practices. Some forms of vegetation (particularly grasses & cattail) have visible residues after chemical treatment. Customer is responsible for removing such residues.
4. In addition to the amounts noted on the face of this Agreement, Customer shall also pay fees, taxes (including sales taxes) or charges that might be imposed by any government body with respect to the services offered herein.
5. This Agreement shall have as its effective date the first day of the month in which services are first rendered to Customer and shall terminate upon the last day of a month.
6. AAM is licensed & insured. Certificates of Insurance will be provided upon Customers request.
7. If at any time during the term of this Agreement, Customer does not feel AAM is performing in a satisfactory manner Customer shall promptly notify AAM who shall investigate the cause of Customer's lack of satisfaction & attempt to cure same. If nonsatisfactory performance continues, this Agreement may be voided by either party giving thirty days written notice & payment of all monies owing to the effective date of termination, which shall be the last day of the month.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders & regulations, curtailment or failure to obtain sufficient material, or other forces (whether or not of the same class or kind as those set forth above) beyond its reasonable control & which, by the exercise of due diligence, it is unable to overcome.
9. AAM agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of AAM however, AAM shall in no event be liable to Customer or others, for indirect, special or consequential damages resulting from any cause whatsoever.
10. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida
11. In the event a legal action is necessary to enforce any of the provisions of this Agreement, the prevailing party is entitled to recover legal costs & reasonable attorney fees.
12. This Agreement constitutes the entire Agreement of the parties hereto & no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing & accepted by an authorized representative of AAM & Customer.
13. This Agreement may not be assigned by Customer without the prior written consent of AAM.
14. This Agreement shall automatically renew for term equal to its original term, unless a "Notice of Cancellation" has been received. The contract amount shall be adjusted at a minimum rate of 3% increase per year on the anniversary date of this Agreement. Unless otherwise agreed to in writing, by both parties, services shall be continuous without interruption.

SECTION VI

SECTION C

SECTION 1

Bridgewalk

Community Development District

Summary of Invoices

April 01, 2024 - April 30, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	4/4/24	147	\$ 6,087.00
	4/11/24	148-151	14,565.14
	4/17/24	152	180,632.60
	4/25/24	153	1,780.00
			<hr/>
			\$ 203,064.74
Payroll			
	<u>April 2024</u>		
	Adam Morgan	50077	\$ 184.70
	Brent Kewley	50078	\$ 184.70
	David Register	50079	\$ 184.70
	Patrick Bonin Jr.	50080	\$ 184.70
			<hr/>
			\$ 738.80
TOTAL			<hr/>
			\$ 203,803.54

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 5/13/24		PAGE 1		
*** CHECK DATES 04/01/2024 - 04/30/2024 ***		BRIDGEWALK - GENERAL FUND									
		BANK A GENERAL FUND									
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME		STATUS	AMOUNT	.....CHECK..... AMOUNT	#	
4/04/24	00008	4/03/24 76850	202404 320-53800-46200	MTHLY LANDSCAPE MNT APR24		*	6,087.00				
							FLORIDA ULS OPERATING LLC DBA	6,087.00	000147		
4/11/24	00012	4/08/24 04082024	202404 300-20700-10000	FY24 SPCL ASMNT SER2022		*	3,589.55				
							BRIDGEWALK CDD C/O USBANK	3,589.55	000148		
4/11/24	00008	4/03/24 76960	202404 320-53800-46400	RPR LINE BRK/ROTATOR/SPRY		*	1,512.66				
							FLORIDA ULS OPERATING LLC DBA	1,512.66	000149		
4/11/24	00001	4/01/24 55	202404 310-51300-34000	MANAGEMENT FEES APR24		*	3,246.25				
							4/01/24 55	100.00			
							WEBSITE ADMIN APR24				
							4/01/24 55	150.00			
							INFORMATION TECH APR24				
							4/01/24 55	583.33			
							DISSEMINATION FEE APR24				
							4/01/24 55	.12			
							OFFICE SUPPLIES				
							4/01/24 55	2.60			
							POSTAGE				
							4/01/24 55	15.00			
							COPIES				
							4/01/24 56	1,325.00			
							FIELD MANAGEMENT APR24				
							GOVERNMENTAL MANAGEMENT SERVICES	5,422.30	000150		
4/11/24	00015	3/25/24 7266890	202403 310-51300-32300	TRUSTEE FEES-SER.2022		*	3,750.00				
							3/25/24 7266890	290.63			
							INCIDENTAL EXPENSES				
							USBANK	4,040.63	000151		
4/17/24	00012	4/16/24 04162024	202404 300-20700-10100	FY24 SPCL ASMNT SER2023		*	180,632.60				
							BRIDGEWALK CDD C/O USBANK	180,632.60	000152		
4/25/24	00018	4/13/24 5516	202403 320-53800-46700	RPLC MISSING FENCE BOARDS		*	1,780.00				
							BERRY CONSTRUCTION INC	1,780.00	000153		
							TOTAL FOR BANK A	203,064.74			
				BWLK BRIDGEWALK	TVISCARRA						

CHECK	VEND#	.....INVOICE.....	...EXPENSED TO...	VENDOR NAME				STATUS	AMOUNT	....CHECK.....
DATE		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS		AMOUNT	#
TOTAL FOR REGISTER									203,064.74		

SECTION 2

Bridgewalk
Community Development District

Unaudited Financial Reporting
April 30, 2024



Table of Contents

1	Balance Sheet
2	General Fund Income Statement
3	Debt Service Fund Series 2022 Income Statement
4	Debt Service Fund Series 2023 Income Statement
5	Capital Projects Fund Series 2022 Income Statement
6	Capital Projects Fund Series 2023 Income Statement
7	Month to Month
8	Long Term Debt Summary
9	Assessment Receipt Schedule
10	Construction Schedule Series 2022
11	Construction Schedule Series 2023

Bridgewalk
Community Development District
Balance Sheet
April 30, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash - Truist Bank	\$ 96,869	\$ -	\$ -	\$ 96,869
Investments:				
Series 2022				
Reserve	\$ -	\$ 123,450	\$ -	\$ 123,450
Revenue	\$ -	\$ 442,316	\$ -	\$ 442,316
Construction	\$ -	\$ -	\$ 544	\$ 544
Series 2023				
Reserve	\$ -	\$ 192,113	\$ -	\$ 192,113
Revenue	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ 2,761,049	\$ 2,761,049
Cost of Issuance	\$ -	\$ -	\$ 113	\$ 113
State Board of Administration	\$ 279,617	\$ -	\$ -	\$ 279,617
Due From General Fund	\$ -	\$ 14	\$ -	\$ 14
Due From Series 2022	\$ -	\$ 180,633	\$ -	\$ 180,633
Total Assets	\$ 376,486	\$ 938,525	\$ 2,761,705	\$ 4,076,717
Liabilities:				
Accounts Payable	\$ 6,820	\$ -	\$ -	\$ 6,820
Due to Debt Service 2022	\$ 14	\$ -	\$ -	\$ 14
Due to Debt Service 2023	\$ -	\$ 180,633	\$ -	\$ 180,633
Total Liabilities	\$ 6,834	\$ 180,633	\$ -	\$ 187,467
Fund Balances:				
Assigned For Debt Service 2022	\$ -	\$ 385,148	\$ -	\$ 385,148
Assigned For Debt Service 2023	\$ -	\$ 372,745	\$ -	\$ 372,745
Assigned For Capital Projects 2022	\$ -	\$ -	\$ 544	\$ 544
Assigned For Capital Projects 2023	\$ -	\$ -	\$ 2,761,161	\$ 2,761,161
Unassigned	\$ 369,652	\$ -	\$ -	\$ 369,652
Total Fund Balances	\$ 369,652	\$ 757,892.84	\$ 2,761,705	\$ 3,889,250
Total Liabilities & Fund Equity	\$ 376,486	\$ 938,525	\$ 2,761,705	\$ 4,076,717

Bridgewalk

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/24	Thru 04/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 278,990	\$ 275,579	\$ 275,579	\$ -
Special Assessments - Direct Billed	\$ 222,011	\$ 222,011	\$ 222,011	\$ -
Interest	\$ -	\$ -	\$ 4,617	\$ 4,617
Total Revenues	\$ 501,001	\$ 497,591	\$ 502,208	\$ 4,617
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 7,000	\$ 3,800	\$ 3,200
FICA Expense	\$ 918	\$ 536	\$ 291	\$ 245
Engineering Fees	\$ 9,500	\$ 5,542	\$ 3,228	\$ 2,314
Attorney	\$ 25,000	\$ 14,583	\$ 17,287	\$ (2,703)
Arbitrage	\$ 900	\$ -	\$ -	\$ -
Dissemination	\$ 7,000	\$ 4,083	\$ 3,500	\$ 583
Annual Audit	\$ 4,400	\$ -	\$ -	\$ -
Trustee Fees	\$ 8,100	\$ 4,041	\$ 4,041	\$ -
Assessment Administration	\$ 5,300	\$ 5,300	\$ 5,300	\$ -
Management Fees	\$ 38,955	\$ 22,724	\$ 22,724	\$ -
Information Technology	\$ 1,800	\$ 1,050	\$ 1,050	\$ -
Website Maintenance	\$ 1,200	\$ 700	\$ 700	\$ -
Telephone	\$ 300	\$ 175	\$ -	\$ 175
Postage	\$ 1,000	\$ 583	\$ 116	\$ 467
Printing & Binding	\$ 1,000	\$ 583	\$ 49	\$ 534
Insurance	\$ 5,915	\$ 5,915	\$ 5,563	\$ 352
Legal Advertising	\$ 2,500	\$ 1,458	\$ 685	\$ 774
Other Current Charges	\$ 600	\$ 350	\$ 4,160	\$ (3,810)
Office Supplies	\$ 625	\$ 365	\$ 15	\$ 349
Property Appraiser	\$ 400	\$ 400	\$ 172	\$ 228
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Administrative:	\$ 127,588	\$ 75,563	\$ 72,854	\$ 2,709
Operations & Maintenance				
Field Services	\$ 15,900	\$ 9,275	\$ 9,275	\$ -
Property Insurance	\$ 7,500	\$ 7,500	\$ 2,066	\$ 5,434
Electric	\$ 2,400	\$ 1,400	\$ 210	\$ 1,190
Streetlights	\$ 157,123	\$ 91,655	\$ 28,080	\$ 63,575
Water & Sewer	\$ 25,000	\$ 14,583	\$ 17,525	\$ (2,942)
Landscape Maintenance	\$ 117,824	\$ 68,731	\$ 42,609	\$ 26,122
Landscape Contingency	\$ 5,000	\$ 2,917	\$ 12,304	\$ (9,388)
Irrigation Repairs	\$ 2,500	\$ 1,458	\$ 6,345	\$ (4,886)
Lake Maintenance	\$ 1,152	\$ 672	\$ -	\$ 672
Contingency	\$ 2,500	\$ 1,458	\$ -	\$ 1,458
Repairs & Maintenance	\$ 2,500	\$ 1,458	\$ 1,780	\$ (322)
Capital Outlay	\$ 34,014	\$ 19,842	\$ -	\$ 19,842
Total Operations & Maintenance:	\$ 373,413	\$ 220,949	\$ 120,194	\$ 100,755
Total Expenditures	\$ 501,001	\$ 296,512	\$ 193,048	\$ 103,464
Excess Revenues (Expenditures)	\$ -		\$ 309,160	
Fund Balance - Beginning	\$ -		\$ 60,492	
Fund Balance - Ending	\$ -		\$ 369,652	

Bridgewalk

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/24	Thru 04/30/24	Variance
Revenues:				
Special Assessments	\$ 246,900	\$ 244,330	\$ 244,330	\$ -
Interest	\$ 5,000	\$ 2,917	\$ 8,096	\$ 5,179
Total Revenues	\$ 251,900	\$ 247,247	\$ 252,426	\$ 5,179
Expenditures:				
Series 2022				
Interest - 12/15	\$ 76,094	\$ 76,094	\$ 76,094	\$ -
Principal - 06/15	\$ 95,000	\$ -	\$ -	\$ -
Interest - 06/15	\$ 76,094	\$ -	\$ -	\$ -
Total Expenditures	\$ 247,188	\$ 76,094	\$ 76,094	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (3,456)	\$ 3,456
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (3,456)	\$ 3,456
Excess Revenues (Expenditures)	\$ 4,713		\$ 172,877	
Fund Balance - Beginning	\$ 86,799		\$ 212,271	
Fund Balance - Ending	\$ 91,512		\$ 385,148	

Bridgewalk

Community Development District

Debt Service Fund - Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/24	Thru 04/30/24	Variance
Revenues:				
Special Assessments - Direct Billed	\$ -	\$ -	\$ 180,633	\$ 180,633
Bond Proceeds	\$ -	\$ -	\$ 188,694	\$ 188,694
Interest	\$ -	\$ -	\$ 3,419	\$ 3,419
Total Revenues	\$ -	\$ -	\$ 372,745	\$ 372,745
Expenditures:				
Series 2023				
Interest - 06/15	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 372,745	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 372,745	

Bridgewalk

Community Development District Capital Projects Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 583	\$ 583
Total Revenues	\$ -	\$ -	\$ 583	\$ 583
Expenditures:				
Series 2022				
Capital Outlay	\$ -	\$ -	\$ 24,458	\$ (24,458)
Total Expenditures	\$ -	\$ -	\$ 24,458	\$ (24,458)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 3,456	\$ (3,456)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 3,456	\$ (3,456)
Excess Revenues (Expenditures)	\$ -		\$ (20,420)	
Fund Balance - Beginning	\$ -		\$ 20,964	
Fund Balance - Ending	\$ -		\$ 544	

Bridgewalk

Community Development District

Capital Projects Fund - Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/24	Thru 04/30/24	Variance
Revenues:				
Bond Proceeds	\$ -	\$ -	\$ 4,741,306	\$ 4,741,306
Interest	\$ -	\$ -	\$ 75,984	\$ 75,984
Total Revenues	\$ -	\$ -	\$ 4,817,290	\$ 4,817,290
Expenditures:				
Series 2023				
Capital Outlay	\$ -	\$ -	\$ 1,719,057	\$ (1,719,057)
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 337,072	\$ (337,072)
Total Expenditures	\$ -	\$ -	\$ 2,056,129	\$ (2,056,129)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 2,761,161	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 2,761,161	

Bridgewalk
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 28,252	\$ 237,418	\$ 891	\$ 1,036	\$ 3,918	\$ 4,065	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 275,579
Special Assessments - Direct Billed	\$ 111,006	\$ -	\$ -	\$ 55,503	\$ -	\$ -	\$ 55,503	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 222,011
Interest	\$ -	\$ -	\$ -	\$ 839	\$ 1,216	\$ 1,299	\$ 1,263	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,617
													\$ -
Total Revenues	\$ 111,006	\$ 28,252	\$ 237,418	\$ 57,233	\$ 2,252	\$ 5,218	\$ 60,831	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 502,208
Expenditures:													
Administrative:													
Supervisor Fees	\$ 600	\$ 600	\$ 400	\$ -	\$ 600	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,800
FICA Expense	\$ 46	\$ 46	\$ 31	\$ -	\$ 46	\$ 61	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 291
Engineering Fees	\$ 875	\$ -	\$ 175	\$ -	\$ 2,178	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,228
Attorney	\$ 3,435	\$ 1,115	\$ 1,864	\$ 1,780	\$ 5,137	\$ 3,958	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,287
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 292	\$ 292	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,041
Assessment Administration	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,300
Management Fees	\$ 3,246	\$ 3,246	\$ 3,246	\$ 3,246	\$ 3,246	\$ 3,246	\$ 3,246	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,724
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,050
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 700
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 0	\$ 8	\$ 2	\$ 13	\$ 76	\$ 14	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 116
Printing & Binding	\$ -	\$ 10	\$ 7	\$ 2	\$ -	\$ 15	\$ 15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49
Insurance	\$ 5,563	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,563
Legal Advertising	\$ 685	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 685
Other Current Charges	\$ -	\$ -	\$ 78	\$ 47	\$ 3,958	\$ 38	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,160
Office Supplies	\$ -	\$ 0	\$ 0	\$ 15	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ 172	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 172
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total Administrative:	\$ 20,466	\$ 5,567	\$ 6,636	\$ 5,936	\$ 16,245	\$ 13,006	\$ 4,997	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 72,854
Operations & Maintenance													
Field Services	\$ 1,325	\$ 1,325	\$ 1,325	\$ 1,325	\$ 1,325	\$ 1,325	\$ 1,325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,275
Property Insurance	\$ 2,066	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,066
Electric	\$ -	\$ 43	\$ 48	\$ -	\$ 45	\$ 38	\$ 37	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 210
Streetlights	\$ -	\$ 5,918	\$ 5,925	\$ -	\$ 5,173	\$ 5,539	\$ 5,525	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,080
Water & Sewer	\$ 2,063	\$ 1,723	\$ 2,850	\$ 2,376	\$ 2,344	\$ 3,200	\$ 2,969	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,525
Landscape Maintenance	\$ 6,087	\$ 6,087	\$ 6,087	\$ 6,087	\$ 6,087	\$ 6,087	\$ 6,087	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,609
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ 12,304	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,304
Irrigation Repairs	\$ -	\$ 1,230	\$ 1,824	\$ 905	\$ 434	\$ 438	\$ 1,513	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,345
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,780	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,780
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance:	\$ 11,541	\$ 16,326	\$ 18,058	\$ 10,693	\$ 27,714	\$ 18,407	\$ 17,455	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120,194
Total Expenditures	\$ 32,008	\$ 21,893	\$ 24,695	\$ 16,628	\$ 43,959	\$ 31,414	\$ 22,452	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 193,048
Excess Revenues (Expenditures)	\$ 78,998	\$ 6,359	\$ 212,723	\$ 40,605	\$ (41,708)	\$ (26,196)	\$ 38,379	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 309,160

Bridgewalk

Community Development District

Long Term Debt Report

SERIES 2022, SPECIAL ASSESSMENT BONDS ASSESSMENT AREA ONE PROJECT		
OPTIONAL REDEMPTION DATE:	6/15/2032	
INTEREST RATES:	2.500%, 3.000%, 3.250%, 4.000%	
MATURITY DATE:	12/15/2052	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$123,450	
RESERVE FUND BALANCE	\$123,450	
BONDS OUTSTANDING - 02/22/22		\$4,440,000
LESS: PRINCIPAL PAYMENT - 06/15/23		(\$90,000)
CURRENT BONDS OUTSTANDING		\$4,350,000

SERIES 2023, SPECIAL ASSESSMENT BONDS ASSESSMENT AREA TWO PROJECT		
OPTIONAL REDEMPTION DATE:	12/15/2033	
INTEREST RATES:	5.500%, 6.250%, 6.500%	
MATURITY DATE:	12/15/2053	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$188,694	
RESERVE FUND BALANCE	\$192,113	
BONDS OUTSTANDING - 11/16/23		\$4,930,000
CURRENT BONDS OUTSTANDING		\$4,930,000

Bridgewalk
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2024

Gross Assessments \$ 296,573.12 \$ 262,943.48 \$ 559,516.60
Net Assessments \$ 278,778.73 \$ 247,166.87 \$ 525,945.60

TAX COLLECTOR ASSESSMENTS

53.01% 46.99% 100.00%

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	2022 Debt		Total
							O&M Portion	Service Asmt	
11/10/23	ACH	\$693.72	\$13.15	\$36.42	\$0.00	\$644.15	\$341.43	\$302.72	\$644.15
11/24/23	ACH	\$55,968.86	\$1,074.60	\$2,238.73	\$0.00	\$52,655.53	\$27,910.19	\$24,745.34	\$52,655.53
12/11/23	ACH	\$467,168.01	\$8,969.63	\$18,686.62	\$0.00	\$439,511.76	\$232,964.27	\$206,547.49	\$439,511.76
12/22/23	ACH	\$8,904.13	\$171.46	\$330.72	\$0.00	\$8,401.95	\$4,453.47	\$3,948.48	\$8,401.95
01/10/24	ACH	\$1,179.56	\$22.89	\$35.39	\$0.00	\$1,121.28	\$594.34	\$526.94	\$1,121.28
01/31/24	ACH	\$0.00	\$0.00	\$0.00	\$559.10	\$559.10	\$296.35	\$262.75	\$559.10
02/08/24	ACH	\$2,035.23	\$39.89	\$40.70	\$0.00	\$1,954.64	\$1,036.06	\$918.58	\$1,954.64
03/08/24	ACH	\$7,632.11	\$150.86	\$89.04	\$0.00	\$7,392.21	\$3,918.26	\$3,473.95	\$7,392.21
04/08/24	ACH	\$6,614.50	\$132.29	\$0.00	\$0.00	\$6,482.21	\$3,435.91	\$3,046.30	\$6,482.21
04/08/24	ACH	\$1,179.56	\$23.59	\$0.00	\$0.00	\$1,155.97	\$612.72	\$543.25	\$1,155.97
04/19/24	ACH	\$0.00	\$0.00	\$0.00	\$30.66	\$30.66	\$16.25	\$14.41	\$30.66
05/08/24	ACH	\$5,240.72	\$104.82	\$0.00	\$0.00	\$5,135.90	\$2,722.30	\$2,413.60	\$5,135.90
						\$0.00	\$0.00	\$0.00	\$0.00
TOTAL		\$ 556,616.40	\$ 10,703.18	\$ 21,457.62	\$ 589.76	\$ 525,045.36	\$ 278,301.55	\$ 246,743.81	\$ 525,045.36

99.83%	Net Percent Collected
\$ 900.24	Balance Remaining to Collect

DIRECT BILLED ASSESSMENTS

STANDARD PACIFIC OF FLORIDA \$598,212.78 \$222,011.43 \$376,201.35

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	General Fund	Series 2023 Fund
10/18/23	11/1/23	2114382	\$111,005.71	\$111,005.71	\$111,005.71	\$0.00
1/19/24	2/1/24	2168514	\$55,502.86	\$55,502.86	\$55,502.86	\$0.00
4/12/24	4/1/24	2216303	\$180,632.60	\$180,632.60	\$0.00	\$180,632.60
4/12/24	5/1/24	2216303	\$55,502.86	\$55,502.86	\$55,502.86	\$0.00
	9/1/24		\$195,568.75	\$0.00	\$0.00	\$0.00
				\$598,212.78	\$222,011.43	\$180,632.60

Bridgewalk
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Bonds, Series 2022

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2024				
12/8/23	4	Latham, Luna, Eden & Beaudine	Invoice #122129 - Services for Phase 1A Lift Station Conveyance to TWA - Oct.23	\$ 168.00
3/15/24	5	Latham, Luna, Eden & Beaudine	Invoice #122616 - Services for Phase 2A Lift Station Conveyance to TWA - Nov.23	\$ 1,036.00
3/15/24	6	Osceola Engineering Inc.	Invoice #11602-1 - Prepare requisition for remaining costs. - Nov.23	\$ 175.00
3/15/24	7	Lennar Homes LLC	Unfunded portion of infrastructure costs fo AA1.	\$ 23,079.42
TOTAL				\$ 24,458.42
Fiscal Year 2024				
10/2/23		Interest		\$ 87.38
10/3/23		Transfer from Reserve		\$ 485.85
11/1/23		Interest		\$ 87.75
11/2/23		Transfer from Reserve		\$ 503.87
12/1/23		Interest		\$ 87.65
12/4/23		Transfer from Reserve		\$ 489.39
1/2/24		Interest		\$ 92.20
1/3/24		Transfer from Reserve		\$ 505.45
2/1/24		Interest		\$ 94.17
2/2/24		Transfer from Reserve		\$ 503.31
3/1/24		Interest		\$ 89.84
3/4/24		Transfer from Reserve		\$ 467.71
4/1/24		Interest		\$ 44.17
4/2/24		Transfer from Reserve		\$ 500.00
TOTAL				\$ 4,038.74
Project (Construction) Fund at 09/30/23				\$ 20,963.85
Interest Earned/Transferred Funds thru 4/30/24				\$ 4,038.74
Requisitions Paid thru 4/30/24				\$ (24,458.42)
Remaining Project (Construction) Fund				\$ 544.17

Bridgewalk
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Bonds, Series 2023

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2024				
3/13/24	1	Osceola Engineering Inc.	Invoices #11601-1 & 11673 - Update engineer's report & prep reimbursement req.	\$ 6,925.00
3/15/24	2	Lennar Homes LLC	Reimbursement of infrastructure costs for Phase 1B.	\$ 1,712,131.73
TOTAL				\$ 1,719,056.73
Fiscal Year 2024				
12/1/23		Interest		\$ 8,738.54
1/2/24		Interest		\$ 18,060.99
2/1/24		Interest		\$ 18,060.23
3/1/24		Interest		\$ 16,853.46
4/1/24		Interest		\$ 14,258.07
TOTAL				\$ 75,971.29
Project (Construction) Fund at 11/16/23				\$ 4,404,134.05
Interest Earned/Transferred Funds thru 4/30/24				\$ 75,971.29
Requisitions Paid thru 4/30/24				\$ (1,719,056.73)
Remaining Project (Construction) Fund				\$ 2,761,048.61

SECTION 3



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 19, 2024

Ms. Stacie Vanderbilt
Recording Secretary
Bridgewalk Community Development District
219 E. Livingston St.
Orlando, FL 32801

RE: Bridgewalk Community Development District – Registered Voters

Dear Ms. Vanderbilt:

Thank you for your letter requesting confirmation of the number of registered voters within the Bridgewalk Community Development District as of April 15, 2024.

The number of registered voters within the Bridgewalk CDD is 199 as of April 15, 2024.

If I can be of further assistance, please contact me at 407.742.6000.

Respectfully yours,

A handwritten signature in black ink that reads "M. J. Arrington".

Mary Jane Arrington
Supervisor of Elections

RECEIVED

APR 24 2024

GMS-CF, LLC

Vote
Osceola