

*Bridgewalk
Community Development District*

Agenda

July 15, 2024

AGENDA

Bridgewalk

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

July 8, 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, July 15, 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 June 17, 2024 Meeting
4. Consideration of Outdoor Lighting Agreement with OUC for Bridgewalk Phase 2C
5. Consideration of Proposal from Amtec to Provide Arbitrage Rebate Calculation Services for the Series 2022 & 2023 Bonds
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Presentation of Annual Engineer's Report
 - ii. Discussion of Pending Plat Conveyances
 - iii. Status of Permit Transfers
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - 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, June 17, 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 <i>by phone</i>	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.

Mr. Flint: We have four Board members in attendance and one on the phone constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: Any public comment? Hearing no comments, we will move to the next item.

THIRD ORDER OF BUSINESS

Approval of Minutes of the May 20, 2024 Meeting

Mr. Flint: You have approval of the minutes from May 20, 2024 meeting. Did the Board have any comments, corrections, or changes to those?

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

On MOTION by Mr. Morgan, seconded by Mr. Register with all in favor, the Minutes of the May 20, 2024 of the Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Boat Dock Easement Agreement with Bridgewalk Homeowners Association, Inc.

Ms. Trucco: The Board will recall that you gave me direction previously to draft an agreement between the CDD and the Bridgewalk Homeowner's Association so that we can document the HOA has permission to basically have their boat dock, ramp, and slips into the waterbody tract that is owned by the CDD. That is what this document is intended to do. It basically just shows in the first paragraph that this easement agreement is from the CDD and is being granted to the HOA. The specific tract is tract U of the Bridgewalk Phase 1A plat. It also goes through the permits that we are aware of and that apply or basically have jurisdiction over that contract.

Mr. Bonin: This is just the boat dock/ramp up at the amenity center?

Mr. Morgan: Yes. It has nothing to do with Lake AJ. We are giving them permission to build a boat dock and use the ramp and maintain it.

Ms. Trucco: Operate that and grant permission to residents to use that. It states they are fully responsible for operation, replacement, and repair, etc. The HOA is responsible for indemnifying the CDD in the event the CDD ever faces damage as a result of either the HOAs use or whatever individuals they granted to use our property. The HOA would be responsible for that. They would also be responsible for repairing any damage. If the HOA fails to do that then the CDD has rights under this agreement to basically lean their property if they fail to do it and the CDD has to go out and make their own repair on something that the HOA or individuals that were granted authority by the HOA. If there is damage by those individuals then it would protect the CDD too in that situation.

Mr. Bonin: This was just overlooked all this time basically?

Mr. Register: Yes, just the HOA amenity and CDD pond.

Ms. Trucco: I understand this has already gone to the HOA's counsel and he or she has given their blessing on this moving forward. We have also asked that individual residents that were granted authority have to sign a waiver so that is in process. We feel this protects the CDD because the HOA will ultimately be responsible for any damages.

Mr. Bonin: What individual residents have?

Mr. Morgan: They park their boat at the dock.

Mr. Bonin: Will those be covered in the agreement or separate?

Ms. Trucco: Those are covered in the HOA CCNR so the declaration of covenants, conditions and restrictions that the HOA records.

Mr. Bonin: I thought our HOA docs don't even allow docks. I think we missed that one.

Mr. Register: I think we have amended them since then.

Mr. Bonin: We have amended them to allow this. Now that they have permission, this document enables the permission via the CDD.

Mr. Morgan: This is just to build a common area boat dock, not individuals.

Mr. Bonin: What if an individual wants to go do a dock?

Mr. Morgan: That is on the HOA.

Mr. Bonin: What permission do they have to get from the CDD?

Ms. Trucco: None. The HOA needed permission from the CDD in order to operate that system with its residents because it is the CDD's property.

Mr. Register: A resident will go to the HOA and ask permission and the HOA will decide to allow them to put a dock on the CDD's property or not.

Mr. Bonin: If they do, do they have to get permission from the CDD.

Mr. Register: There is no subsequent permission from the CDD, correct me if I am wrong.

Mr. Bonin: This is talking about the boat ramp and dock at the amenity center, one boat ramp dock. We have 40 homes that homeowners may or may not choose to build their own dock into this same lake in the future. We are presuming that at least one person will decide to do that so my question is, have we thought through that permission process?

Mr. Register: I thought we had covered this. I am looking through the agreement to see if there is anything specific through the easement.

Ms. Trucco: It will protect the CDD for that but if that is the case, where you are saying what is contemplated is not just use of the boat dock.

Mr. Bonin: Just like we forgot to do it at the amenity, we forgot to do it with the homeowners too.

Mr. Morgan: This particular easement only has to do with the amenity.

Mr. Bonin: Understood, but I want to make sure we are good when that happens.

Ms. Trucco: That is great. Thank you for bringing that up because I was not aware of that other piece here that we are also contemplating separate.

Mr. Register: It references the boat dock in here as a defined term so presumably the homeowner that wants to build a dock, it is HOA or rather architectural review board approval and then presumably that homeowner probably needs their own easement over the CDD property not through the HOA. I don't know where we have or would memorialize that a resident can do that. If a resident comes into the county or water management district to apply for a permit to build a dock, one of those agencies theoretically is going to say you have to go get permission from the landowner being the CDD.

Mr. Bonin: The way I see it is we create a vehicle or document that allows them to do that but they still have to individually get Board approval. That is how I see it happening.

Mr. Morgan: That is correct.

Ms. Trucco: Yes, it is up to the CDD Board.

Mr. Bonin: I want to have the general overall document in place so we are not recreating this every time. It says you have permission, the CDD grants permission but you have to go get individual permission from the Board when you decide to do it.

Mr. Register: We need to create the document.

Mr. Bonin: The document says the CDD is granting it but the Board has to approve like if they are going to do some crazy dock or something that's not going to be safe. We will still have the veto authority.

Mr. Flint: We have a process at Hanover Lakes, correct?

Mr. Register: Yes.

Mr. Flint: I think it works okay; we inherited it.

Mr. Bonin: Is it just granting general permission for the CDD or does each homeowner that wants to build a dock have to get CDD permission each time they build a dock?

Mr. Scheerer: The HOA handles the application, the design, and the approval but the dock goes into water that is owned by the CDD. We have an agreement.

Mr. Register: Are you the attorney for Hanover Lakes?

Ms. Trucco: No, but I have seen that and this is similar. I just wasn't aware that we were also doing individual homeowner lots here but we can add that language. Also, what you are talking about is you also just want a pair of CDD eyes on those applications as they come in.

Mr. Register: Sure, and I would say to the extent that there is any involvement with the individual residential lots with this agreement, it is more of a recital section. This does not provide easement rights to individual homeowner's seeking to build a dock on or adjacent to their property and to the CDD property.

Mr. Flint: You can do a separate agreement.

Mr. Register: A separate agreement will be required. That is the extent to which I would modify this agreement that we currently have. This does not cover that.

Ms. Trucco: We can do a separate agreement or combine that.

Mr. Bonin: I think you combine it because the CDD and HOA are both parties allowing this to happen.

Ms. Trucco: That is fine. We would just ask for written signoff from the CDD because it is the HOA that would ultimately be granted that authority but it would come back to the CDD if an individual resident wanted to build a dock off their lot. This agreement would be to contemplate that and also needs to come back to the CDD.

Mr. Register: Draft something up and let's look at it. If we need to tweak it a little bit, we can.

Mr. Scheerer: I think there is some licensing and insurance requirements and boat identification numbers.

Mr. Bonin: We want to have the last look and make sure they have done everything they are supposed to and we are okay with what they are proposing. If they have checked all of the boxes, they get their dock.

Mr. Register: The HOA has to provide a certificate of insurance to the CDD. I am not 100% sure how that works on the individual homeowner level, but in my mind, I am seeing something like we want some sort of indemnification and insurance requirements from the homeowner directly to the CDD.

Ms. Trucco: A couple of options, I can revise this to try to accommodate what you are asking this to reflect and we can bring it back to the Board or you can delegate authority to someone.

Mr. Bonin: Are we in a hurry to get this thing across the goal line?

Mr. Register: The dock is not constructed yet.

Mr. Register: Do we have a chain across the boat ramp?

Mr. Scheerer: No.

Mr. Bonin: Someone could go drop a boat in right now.

Mr. Scheerer: We are going to use it to spray the pond.

Ms. Trucco: This does cover the amenity boat dock and slip. If this is time sensitive, this could proceed forward and we can just let them know this does not cover.

Mr. Bonin: I don't think it is that time sensitive.

Mr. Register: From the standpoint that somebody could physically go drop a boat in there, my thought process is rather than waiting a month, let's just delegate authority to one of you guys.

Mr. Morgan: Michele is pushing it because the HOA wants to build a dock.

Mr. Bonin: So right now, they need permission to build their dock? Okay so let's do that.

On MOTION by Mr. Bonin, seconded by Mr. Register with all in favor, the Boat Dock Easement Agreement with Bridgewalk Homeowner's Association, Inc. Subject to Staff Signoff and Delegation of Authority to the Chair or Vice Chair for Final Signoff, was approved.

FIFTH ORDER OF BUSINESS

Review and Acceptance of Draft FY2023 Audit Report

Mr. Flint: The Board is required to have an annual independent audit performed. You selected DMHB as your annual independent auditor. If there were any findings or recommendations they would be included in the letter to management at the end. You can see that there are no current or prior year findings and we have complied with the provisions of the Attorney General.

Mr. Morgan: It's a clean audit.

Mr. Flint: Any questions? If not, is there a motion to accept it and authorize it to be transmitted to the State?

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Accepting the Draft FY2023 Audit Report and transmitting it to the State, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Memorandum Regarding Recently Enacted Legislation

Mr. Flint: Kristen, any updates?

Ms. Trucco: I have been working on that boat dock easement since the last Board meeting. All of the Supervisors here today have already heard the update about House Bill 7013. By October 1st, we need to adopt those goals, objectives and standards for measuring that. Starting December 1, 2025, we will need to publish the results of those goals and objectives and whether or not the CDD reached them.

B. Engineer

i. Discussion of Pending Plat Conveyance

ii. Status of Permit Transfers

Mr. Flint: Engineer, Broc are you on?

Mr. Althafer: I don't have anything to report.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have the check register for the month of May for the General Fund and Board compensation totaling \$31,205.77. Any questions on the check register?

Mr. Morgan: Make a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: You also have the unaudited financials. There is \$2.77M in the 2023 capital project fund.

Mr. Morgan: Where do we stand on doing a requisition for those funds?

Mr. Flint: Broc, where are we on being able to requisition the remainder of the 2023 project?

Mr. Althafer: Is that Assessment Area Two?

Mr. Flint: Yes.

Mr. Althafer: Phase 2C is still under construction. We have requisitioned everything we could from Phase 1B so we are waiting for 2C to progress.

Mr. Register: We are probably four months out or so.

Mr. Flint: Any other questions for Broc? Hearing no comments, we will move on to the next item.

iii. Form 1 Filing Reminder – Due July 1st

Mr. Flint: Form 1 is due July 1st. I think the Board is aware of that.

D. Field Manager's Report

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

Mr. Scheerer: We are just doing regular site visits at Bridgewalk. We just did a recent treatment, turf weed application. They are getting ready to do a complete detail of the community and irrigation inspection. As you know up until recently, we didn't have any water between Tuesday and Saturday. Toho had the water shut off. Now that we are starting to see the seasonal rains, we are back to a more regular watering schedule.

Mr. Morgan: I thought we had our own water.

Mr. Register: That is not applicable because of the stormwater pump system.

Mr. Morgan: They turned our own water off?

Mr. Scheerer: They just told us that we shouldn't be watering between 10:00 and 4:00 Tuesday through Saturday.

Mr. Register: I will reach out to Toho because I need to make sure they are not shutting it off.

Mr. Scheerer: No, it wasn't shut off.

Mr. Register: I am okay if we restrict our watering times but home building needs reclaimed water to tie in.

Mr. Scheerer: It was just a request from Rodney Tilley at Toho to make sure we are not overwatering and stay within the watering guidelines that they have issued for all of Osceola County.

Mr. Morgan: We lost trees because we weren't watering enough, is that correct?

Mr. Scheerer: There was months without any water while the tie in process was going on but those trees have since been replaced. We have seen some pine beetles get into some of the pine trees which we are replacing as we can within the scope and within the confines of the budget. Other than that, we are just keeping an eye on things.

Mr. Morgan: Are we required to replace with Loblolly or Longleaf pine or can they replace with something else? There had to be landscape plans approved by the county that said we had to plant X trees.

Mr. Register: The CDD is not bound by any particular requirements.

Mr. Morgan: Why are we replacing pines with pines if the beetles are bad?

Mr. Register: We can reach out to Lori and see what the specific letter of the law is because we have seen in the past where the county has come in at the conclusion of an overall project and said something you did five years ago in the first phase is not in compliance so go fix this. We may not be required to. It may just be a species variety.

Mr. Morgan: Let's look into that. When I was out there two weeks ago, the pines were looking awful. You could tell they were getting hit by the beetles.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Flint: Is there a motion to adjourn?

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the meeting was adjourned.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV



SERVICE AGREEMENT FOR LIGHTING SERVICE BRIDGEWALK PHASE 2C

This Agreement is entered into this _____ day of _____, 20____, by and between **ORLANDO UTILITIES COMMISSION**, whose address is 100 West Anderson Street, Orlando, Florida 32801 ("OUC") and **BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT**, whose address is 219 E. Livingston Street, Orlando, FL 32801, ("Customer"), for the provision of Lighting Service as more particularly set forth below.

DEFINITIONS

1. "BILLING CYCLE" shall mean the time between the reading date of the prior month bill and the reading date of the current month bill for the lighting Service provided by OUC during that time.
2. "CUSTOMER" shall mean the legal entity that owns the premises receiving Lighting Service and is responsible for paying the CUSTOMER bill.
3. "FORCE MAJEURE EVENT" means any event beyond OUC's reasonable control which results in the failure of some performance under this agreement, including without limitation, acts of God, epidemics, lightning, storms, earthquakes, fires, floods and washouts; strikes, lockouts or other industrial disturbances; acts of the public enemy, wars, blockades, insurrections, civil disturbances and riots; arrests, orders, directives or restraints of government agencies, either local, state, federal, civil or military; or acts of CUSTOMER which prevent OUC from providing Lighting Service.
4. "INSTALLATION DATE" shall mean the date entered in Exhibit 1, for each phase of the project, upon which OUC is to commence installation of the LIGHTING EQUIPMENT.
5. "LIGHTING EQUIPMENT" means poles, wires, fixtures, conduit, junction boxes, bases, photocells, controllers, and any other associated parts.
6. "LIGHTING SERVICE" shall collectively mean, all such installation, operation, maintenance and (if applicable) electric supply services.
7. "OUC" shall mean ORLANDO UTILITIES COMMISSION, a statutory commission created and existing under the laws of the state of Florida and the municipal utility of the City of Orlando.

SECTION 1: OUC AGREES THAT DURING THE TERM OF THIS AGREEMENT IT SHALL:

- 1.1. Install the Lighting Equipment listed in Exhibit 1, under the heading entitled "OUC Installed Lighting Equipment" on the CUSTOMER's property more specifically described in Exhibit 1 (the "Property"), operate and maintain all such Lighting Equipment, and if possible under applicable laws and regulations, provide electric service necessary for the operation of the Lighting Equipment, all in accordance with the rates set forth in Exhibit 1 and the terms and provisions set forth in this Agreement.
- 1.2. Bill CUSTOMER, monthly, for Lighting Service based on the rates set forth in Exhibit 1; provided, however that OUC shall be entitled to adjust the rates charged for Lighting Service as set forth in Exhibit 1. OUC shall annually deliver notice to the CUSTOMER of any such changes to the Lighting Service rates.

SECTION 2: THE CUSTOMER AGREES THAT DURING THE TERM OF THIS AGREEMENT IT SHALL:

- 2.1 Whenever possible under applicable laws and regulations, purchase from OUC all of the electric energy used for the operation of the Lighting Equipment.
- 2.2 Pay by the due date indicated thereon all bills rendered by OUC for Lighting Service provided in accordance with this Agreement.
- 2.3 Trim any and all trees or other foliage that may either obstruct the light output from Lighting Equipment or that may obstruct maintenance access to the Lighting Equipment.
- 2.4 Promptly provide notice to OUC of any inoperative or malfunctioning lights and/or Lighting Equipment installed hereunder via the outage reporting options provided in Exhibit 1, or through subsequent bill inserts or publication in the relevant newspapers of general circulation.

SECTION 3: EASEMENTS AND ACCESS

CUSTOMER hereby grants to OUC an irrevocable right of entry, access, ingress and egress into, over, across, upon and through the Property for purposes of gaining access to the Lighting Equipment. In addition, CUSTOMER hereby grants, transfers and conveys to OUC, an easement over the Property for the purpose of installing, operating, replacing and maintaining the Lighting Equipment as required under this Agreement.

SECTION 4: THE PARTIES MUTUALLY AGREE:

- 4.1 OUC, while exercising reasonable diligence at all times to furnish Lighting Service hereunder, does not guarantee continuous lighting and will not be liable for any damages for any interruption, deficiency or failure of electric service, and reserves the right to interrupt electric service at any time for necessary repairs to lines or equipment. Further, the parties acknowledge that malfunctions (including burned out bulbs) and acts beyond OUC's

reasonable control do occur from time to time, which may result in the failure of illumination of said lights and/ or Lighting Equipment provided hereunder. Although OUC performs routine maintenance and periodic inspections of said Lighting Equipment installed hereunder, it is the responsibility of the CUSTOMER to promptly notify OUC of any inoperative or malfunctioning lights or Lighting Equipment, regardless of whether such condition or malfunction was discovered or should have been discovered by OUC during the performance of such maintenance or inspection. Subject to such notification and its compliance with the provisions of Florida Statutes § 768.1382(2) & (3) (2007), as may be amended from time to time, OUC is not liable and may not be held liable for any civil damages for personal injury, wrongful death, or property damage affected or caused by the malfunction or failure of illumination of such lights or Lighting Services provided hereunder, regardless of whether the malfunction or failure of illumination is alleged or demonstrated to have contributed in any manner to the personal injury, wrongful death, or property damage.

- 4.2 OUC installation of Lighting Equipment shall be made only when, in the judgment of OUC, the location and the type of the Lighting Equipment are, and will continue to be, easily and economically accessible to OUC equipment and personnel for both construction and maintenance. OUC shall not be in default for its failure to perform its obligations under this Agreement to the extent resulting from a Force Majeure Event. OUC shall be entitled to an extension of time for the performance of Lighting Service sufficient to overcome the effects of any such Force Majeure Event.
- 4.3 Except as specifically permitted under subsection 4.6 below, modification of the Lighting Equipment provided by OUC under this Agreement may only be made through the execution of an additional Agreement between OUC and CUSTOMER or by written amendment to this Agreement, delineating the modifications to be accomplished and (if applicable) setting out any adjustments to the terms and conditions necessitated by the modification. Notwithstanding anything to the contrary contained herein, CUSTOMER shall not possess or have any direction or control over the physical operation of the Lighting Equipment and the possession of the Lighting Equipment and the direction and control of the physical operation of Lighting Equipment shall be vested exclusively with OUC.
- 4.4 OUC shall, at the request of the CUSTOMER, relocate the Lighting Equipment if provided sufficient rights-of-way or easements to do so and the requested relocation does not negatively affect the ability of OUC to provide Lighting Service. The CUSTOMER shall be responsible for the payment of all costs associated with any such CUSTOMER requested relocation of OUC Lighting Equipment.
- 4.5 OUC may, at any time and without the need for CUSTOMER's permission, substitute any luminaire/lamp installed hereunder with another luminaire/lamp which shall be of at least equal illuminating capacity and efficiency.
- 4.6 OUC shall retain all title right and ownership interest in the Lighting Equipment and shall be responsible to repair or replace (and assumes all risk of loss) for any damage to any Lighting Equipment provided pursuant to

this Agreement; provided, however that notwithstanding the foregoing, OUC shall not be responsible for and the CUSTOMER agrees to take responsibility for, the cost incurred to repair or replace any Lighting Equipment that has been damaged by CUSTOMER, its employees, agents, invitees or licensees or any other third party in which case OUC shall not be required to make such repair or replacement prior to payment by the CUSTOMER for damage. Responsibility to repair or replace damage to any CUSTOMER installed Lighting Equipment transfers to OUC upon inspection and acceptance of the fully installed and energized Lighting Equipment by OUC's Lighting Inspector.

- 4.7 Should the CUSTOMER fail to pay any bills due and rendered pursuant to this Agreement or otherwise fail to perform its obligations contained in this Agreement, said obligations being material and going to the essence of this Agreement, OUC may cease to supply the Lighting Service until the CUSTOMER has paid the bills due and rendered or has fully cured such other breach of this Agreement. Any failure of OUC to exercise its rights hereunder shall not be deemed a waiver of such rights. It is understood, however, that such discontinuance of the supplying of the Lighting Service shall not constitute a breach of this Agreement by OUC, nor shall it relieve the CUSTOMER of the obligation to perform any of the terms and conditions of this Agreement.
- 4.8 CUSTOMER shall be entitled to assign its rights under this Agreement to the CUSTOMER's successor in title to the Property upon which the Lighting Equipment are installed with the written consent of OUC, which shall not be unreasonably withheld. No assignment shall relieve the CUSTOMER from its obligations hereunder until such obligations have been assumed by the Purchaser in writing and agreed to by OUC.
- 4.9 This Agreement supersedes all previous Agreements or representations, either written, oral or otherwise between the CUSTOMER and OUC, with respect to the Lighting Service referenced herein and along with OUC's electric service tariffs, constitutes the entire Agreement between the parties. This Agreement does not create any rights or provide any remedies to third parties or create any additional duty, obligation or undertakings by OUC to third parties.
- 4.10 CUSTOMER recognizes and agrees that it is ultimately responsible for the payment of all sales, municipal, use, excise, gross receipts and other taxes that may apply to, or be imposed upon, the transaction that is the subject of this Agreement, if any, irrespective of when such taxes may be charged or assessed against OUC. Any non-collection or non-assessment of such taxes by OUC contemporaneously with the occurrence of the transaction shall not waive, release or diminish CUSTOMER's ultimate responsibility for the payment thereof, irrespective of whether such taxes are later charged or assessed by OUC or the applicable taxing authority(ies).
- 4.11 This Agreement shall inure to the benefit of, and be binding upon the successors and permitted assigns of the CUSTOMER and OUC.
- 4.12 OUC will exercise reasonable efforts to furnish Lighting Service hereunder in a manner which will allow continuous operation of the Lighting Equipment,

but OUC does not warrant the continuous operation of the Lighting Equipment and shall not be liable for any damages for any interruption, deficiency or failure of Lighting Equipment. Notwithstanding any other provision of this Agreement, in no event shall OUC have any liability to CUSTOMER under this Agreement, whether based in contract, in tort (including negligence and strict liability) or otherwise, for: (a) any special, incidental, indirect, exemplary or consequential damages; (b) damages with respect to costs of capital, costs of replacement power, loss of profits or revenues, or loss of use of plant or equipment, irrespective of whether such damages may be categorized as direct, special, consequential, incidental, indirect, exemplary or otherwise.

- 4.13 CUSTOMER shall locate and advise OUC, its agents, employees, servants or subcontractors, through the provision of an accurate map and other necessary written descriptions, of the exact location of all underground facilities, including, but not limited to: sewage pipes, septic tanks, walls, swimming pools, sprinkler systems, conduits, cables, valves, lines, fuel storage tanks, and storm drainage systems ("Underground Facilities") at the installation site at least two (2) days prior to the commencement of any work by OUC at the installation site. Any and all cost or liability for damage to Underground Facilities by OUC that were not properly identified by the CUSTOMER, as described under this paragraph, shall be paid by the CUSTOMER. Except for those claims, losses and damages arising out of OUC's sole negligence, the CUSTOMER agrees to defend, at its own expense and indemnify OUC, its respective commissioner, officers, agents, employees, servants, contractors for any and all claims, losses and damages, including attorney's fees and costs, which arise or are alleged to have arisen out of furnishing, design, installation, operation, maintenance or removal of the Lighting Equipment.

SECTION 5: TERM, EFFECTIVE DATE, INSTALLATION DATE, AMENDMENT, TERMINATION AND BILLING

- 5.1 The initial term of this Agreement (the "Term") shall be for twenty 20 years. The initial term shall begin upon the due date of the first monthly invoice (bill) delivered to CUSTOMER for installed lighting or the capital investment portion of the Monthly Lighting Service Charge as set forth in section 5.3 herein below, whichever occurs first, and shall terminate at the end of two hundred and forty (240) consecutive Billing Cycles thereafter, unless extended or otherwise modified pursuant to the provisions herein. In the event that a phased installation of Lighting Equipment is to be provided by OUC by means of the Phase Installation Plan described in Exhibit 1, each development phase completed shall have its own Term (which shall commence and terminate as set forth above in this paragraph) and Installation Date under this Agreement.
- 5.2 The effective date of this Agreement shall be the date of execution by the CUSTOMER or OUC, whichever is later.
- 5.3 If OUC is ready and able to begin installation of the Lighting Equipment on the Installation Date, and the CUSTOMER is not ready and able to accept installation of the Lighting Equipment, OUC shall bill CUSTOMER monthly for the capital investment portion of the Monthly Lighting Service Charge,

until such time as the CUSTOMER is able to commence accepting installation as set forth herein. CUSTOMER may change the Installation Date by providing OUC written notice of the new Installation Date no later than one hundred (100) days prior to the original Installation Date; however, in no event shall the new Installation Date exceed six (6) months from the original Installation Date. Provided that written notice is received by OUC at least 100 days prior to the original installation date, CUSTOMER shall not be responsible for paying the monthly bill for the capital investment portion of the Lighting Service Charge. Notwithstanding any of the foregoing, the CUSTOMER shall be liable for paying the monthly bill for the capital investment portion of the Monthly Lighting Service Charge if CUSTOMER is not ready and able to accept installation of the Lighting Equipment on the new Installation Date or the date ending six (6) months after the original Installation Date, whichever occurs first. OUC reserves the right to adjust pricing when CUSTOMER changes the original Installation Date.

- 5.4 This Agreement may only be amended in writing and such amendment must be executed with the same degree of formality as this Agreement. Notwithstanding the foregoing, the annual adjustment to rates as set forth in Exhibit 1 shall not require an amendment to this Agreement provided such annual rate adjustment does not exceed three percent (3%) over the prior year's rate.
- 5.5 The CUSTOMER may opt to terminate the Agreement at the end of the initial or subsequent Terms by providing to OUC at least sixty (60) days advance written notice. In the event that CUSTOMER terminates this agreement before the end of the initial or subsequent Terms, CUSTOMER shall be liable to OUC for the capital investment portion of the Monthly Lighting Service Charge set forth in Exhibit 1 for the remainder of the Term and all direct and consequential damages incurred by OUC as a result of such early termination, including the cost incurred by OUC to remove the Lighting Equipment. In addition to the foregoing, OUC shall have the right to pursue all other remedies or damages available at law or in equity. OUC may terminate this Agreement if at any time during the Term a final court decision is issued, an Internal Revenue Service ruling is issued, or a change in the applicable statutes or regulations occurs, any of which in the reasonable opinion of OUC's general counsel, results in the continued existence of this Agreement having a material adverse effect on OUC's ability to issue tax exempt bonds. Any such termination shall be made by 30 days' prior written notice from OUC to CUSTOMER. The CUSTOMER will be responsible for the cost incurred by OUC to remove the Lighting Equipment. OUC shall issue a bill to the CUSTOMER for removal costs once removal has been completed.
- 5.6 Billing shall commence upon the energization of the first lights or as set forth in section 5.3 above.

SECTION 6: MISCELLANEOUS

- 6.1 Governing Law: The validity, construction, and performance of this agreement, shall be in accordance with the laws of the State of Florida without application of its choice-of-law rules.

- 6.2 Severability: If any provision of this Agreement shall be held void, voidable, invalid or inoperative, no other provision of this Agreement shall be affected as a result thereof, and accordingly, the remaining provisions of this Agreement shall remain in full force and effect as though such void, voidable, invalid or inoperative provision had not been contained herein.
- 6.3 Notices: All notices permitted or required to be given under this Agreement shall be in writing and shall be deemed given and received: (a) five (5) days after such notice has been deposited in the United States Mail, certified, return receipt requested, with proper postage affixed thereto if the recipient is also provided a facsimile transmittal on the same date as mailed, otherwise, when the recipient receives the U.S. Mail transmittal, (b) one (1) Business day after such notice has been deposited with Federal Express, Express Mail, or other expedited mail or package delivery service guaranteeing delivery no later than the next Business Day, or (c) upon hand delivery to the appropriate address and person as herein provided if a receipt evidencing delivery has been retained. "Electronic mail" shall not be considered a "writing" for purposes hereof. All notices shall be delivered or sent to the Parties at their respective address(es) or number(s) shown below or to such other address(es) or number(s) as a Party may designate by prior written notice given in accordance with this provision to the other Party:

If to OUC:

Orlando Utilities Commission
100 West Anderson Street
Orlando, Florida 32801
Attention: Office of The General Counsel

If to Customer:

Bridgewalk Community Development District
219 E. Livingston Street
Orlando, Florida 32801

Attention: District Manager

- 6.4 Entire Agreement: This Agreement contains the entire agreement between the Parties with respect to the subject matter hereof, and supersedes any and all prior contemporaneous written and oral agreements, proposals, negotiations, understanding and representations pertaining to the subject matter hereof.
- 6.5 Time Is Of The Essence: Time is hereby declared of the essence as to all time periods set forth in this Agreement.
- 6.6 Waiver: The failure of a party to insist on strict performance of any provision under this Agreement, or to take advantage of any right hereunder shall not be construed as a waiver of future violations of such provision or right. Any waiver at any time by any party hereto of its rights with respect to the other party, or with respect to any matter arising in connection with this Agreement

shall not be considered a waiver of any such rights or matters at any subsequent time.

- 6.7 OUC may allow, upon request, the installation of a camera on its poles under the following circumstances:
1. OUC will not be responsible for the installation, maintenance, or removal of any camera nor will OUC provide electricity to power such camera unless metered.
 2. The camera will be securely installed high enough on the pole so as not to impede vehicle or pedestrian flow and low enough as to not interfere with any purpose of the pole whether lighting, wire support or both.
 3. OUC will expect to recover any costs incurred due to any damage caused by allowing this accommodation.
 4. The installer, camera owner, and/or party instigating this action shall indemnify, save and hold OUC harmless from all loss, damage, claims, liability and expense whatsoever arising from this activity.
7. The Customer shall have the right, from time to time as the Customer shall deem appropriate, to hang banners, signs, flags and holiday decorations (collectively the "Banners") from banner arms to be attached by the Customer to the Lighting Facilities; provided, however, that same shall comply in all respects with applicable laws and regulations. Said banner arms shall be of the type and size consistent with the wind loading capabilities of the Lighting Facilities and shall be pre-approved by OUC (the "Banner Arms"). The Customer shall be responsible for acquiring, installing and maintaining all the Banner Arms. The Customer shall be responsible to repair or replace (and assumes all risk of loss) for any damage to any Banner Arms. Notwithstanding anything herein to the contrary, in the event the Lighting Facilities are damaged by the Banners or the Banner Arms the Customer shall be liable to OUC for said damage. OUC shall not be liable for any permits, fees or liabilities (of whatever kind or nature) related to the Banner Arms or the Banners placed thereon, including but not limited to the content of Banners. Notwithstanding anything herein to the contrary, the parties agree that OUC shall not be liable for any claim, demand, liability, judgment, action or right of action, of whatever kind or nature, either in law or equity, arising from or by reason of any type of liability including but not limited to contractual liability, bodily injury or personal injuries, death, or occurrence due to placement of the Banners and/or the Banner Arms on the Lighting Facilities. Customer shall to the maximum extent permitted by law defend, indemnify, and hold harmless OUC, its officers, directors, and employees from and against all claims, damages, losses, and expenses, (including but not limited to fees and charges of attorneys or other professionals and court and arbitration or other dispute resolution costs) arising out of or resulting from injury or death of third parties (including OUC employees and agents), or damage to property caused by placement of Banners and the Banner Arms by the Customer on the Lighting Facilities.

Now, therefore, the parties enter into this Agreement as of the dates of execution indicated below.

BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT

Federal ID # 87-2877095

By: _____

Name: _____

Title: _____

Date: _____

WITNESSES:

By: _____

Name: _____

Address: _____

By: _____

Name: _____

Address: _____

Pursuant to Section 117.05(13)(a), Florida Statutes, the following notarial certificates are sufficient for an acknowledgment in a representative capacity:

STATE OF _____)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 20_____, by _____ (name of person) as _____ (type of authority, e.g. officer, trustee, attorney in fact) and who acknowledge that she/he executed the foregoing instrument on behalf of _____ (name of party on behalf of whom instrument was executed). She/he is personally known to me or had produced _____ as identification.

(Notary Seal)

Notary Public

Print Name: _____

My Commission Expires: _____

ORLANDO UTILITIES COMMISSION

By: _____

Name: Clint Bullock
Title: General Manager/CEO

Date: _____

ATTEST: By: _____
Name: Paula A. Velasquez
Title: Assistant Secretary

WITNESSES:
By: _____
Name: _____
Address: _____

By: _____
Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization on this ____ day of _____, 20__, by CLINT BULLOCK, as General Manager, CEO of Orlando Utilities Commission, a Florida statutory commission, on behalf said Commission. He is personally known to me or has produced _____ as identification.

(Notarial Seal)

Notary Public, State of Florida

Print Name: _____

EXHIBIT 1

LIGHTING SERVICE FEES:

RATE PER MONTH

Monthly Lighting Service Charge:

Capital Investment	\$5,134.81
Maintenance	\$1,157.00
<u>Fuel and Energy</u>	<u>\$ 155.13</u>
Total	*** \$6,446.94

Upfront Payment \$0.00

Payment #	\$	Check #	Date Posted
		Charge Description #	Work Order #

Initial Term Charges include Capital Investment, Fuel and Energy, and Maintenance Costs, Subsequent Term Charges include Fuel and Energy, and Maintenance Costs.

*** From time to time, modifications to the original contract design ("Design Modifications") may be necessary to accommodate local site requirements or other changes which were not anticipated by either party during the original contracting phase. Actual billed amount will be based on the as-built drawings which reflect the Design Modifications.

If the increase in the actual billed amount due to the Design Modifications is up to and including 10% of the Agreement's original capital investment charge, Customer hereby assumes responsibility for payment of such charge increase without need for notification from OUC or further consent from Customer regarding same.

If the increase in the actual billed amount due to the Design Modifications exceeds 10% of the Agreement's original capital investment charge, OUC will send to Customer completed Exhibit 2 reflecting such increase and both OUC and Customer shall execute same.

ANNUAL RATE ADJUSTMENT

Taxes may be adjusted periodically. The fees established in this Exhibit 1 may be adjusted by OUC to reflect changes in electric rates, subject to review and approval by the Florida Public Service Commission. The rates for maintenance shall not change by more than three percent (3%) over the prior year's rate. The capital investment portion of the Monthly Lighting Service Charge shall remain fixed for the term of this Agreement.

LIGHTING SERVICE

The Lighting Service shall provide to CUSTOMER the foot candle lighting output (illuminating capacity) produced from the installation, operation and maintenance of the Lighting Equipment described below or such other functionally equivalent alternative lighting equipment as may be determined by OUC in its sole discretion, provided that such alternative lighting equipment provides the same illuminating capacity as the Lighting Equipment specified below.

EXHIBIT 1 (continued)

LIGHTING EQUIPMENT

OUC Installed Lighting Equipment:

(78)	20' (16' MH) ROUND CONCRETE POLE	[036-27398]
(67)	KING SINGLE HOOK ARMS BLACK	[036-24099]
(11)	KING DOUBLE HOOK ARMS BLACK	[036-25057]
(89)	60W LED AURORA SR TEAR DROP, TYPE 3, BLACK	[036-23268]

All associated poles, fixtures, parts, wires, photocells, and controllers

CUSTOMER Installed Lighting Equipment:

The CUSTOMER is responsible for the installation of the conduit, junction boxes, and bases per OUC specifications. A conduit design layout will be provided to the customer upon full execution of this agreement.

PHASED INSTALLATION PLAN

All at once

INSTALLATION DATE is 180 days after the effective date of this Agreement as defined in 5.2. If OUC and CUSTOMER are ready and able to begin installation, installation may commence prior to the INSTALLATION DATE.

EXHIBIT 1 (continued)

OUTAGE REPORTING

Light out Telephone Number – 407-737-4222

Light out Web Address – <http://www.ouc.com/customer-support/outages-and-problems/report-a-streetlight-outage>

LEGAL DESCRIPTION OF THE PROPERTY

All private/public roadways and easements within **BRIDGEWALK PHASE 2C**, according to the plat thereof, as recorded in **Plat Book 35, Pages 66-72**, of the Public Records of Osceola County, Florida.

PROPERTY / PREMISE LOCATION INFORMATION

Premise Name:	_____
Premise Address:	WOOD BRIDGE PL
City, State, Zip:	SAINT CLOUD, FL 34771
Premise Number	_____

BILLING INFORMATION

Billing Contact Name:	Bridgewalk Community Development District
Billing Address:	219 E. Livingston Street
City, State, Zip:	Orlando, Florida 32801
Billing Contact Name:	GMS-CF, LLC
Billing Contact Phone:	407-841-5524
Federal Tax ID:	87-2877095

ADDITIONAL ACCOUNT INFORMATION TO BE FILLED BY OUC

Customer Account Number:	0213028116
Work Request No:	806288
Comments:	_____

Certificate of Completion (Exhibit 2)

Notice of Modification to Original Contract Design

Project W.O. # 806288 OUC Account # 0213028116

Project Name: BRIDGEWALK PHASE 2C

Customer/Account Name Bridgewalk Community Development District

Original Monthly Lighting Service Charges, Poles, Fixtures & Installation Scope:

Investment \$5,134.81 Maintenance \$1,157.00 Fuel & Energy \$155.13

(78)	20' (16' MH) ROUND CONCRETE POLE	[036-27398]
(67)	KING SINGLE HOOK ARMS BLACK	[036-24099]
(11)	KING DOUBLE HOOK ARMS BLACK	[036-25057]
(89)	60W LED AURORA SR TEAR DROP, TYPE 3, BLACK	[036-23268]

Amended Monthly Lighting Service Charges per As-Built, Poles, Fixtures & Installation Scope:

Investment _____ Maintenance _____ Fuel & Energy _____

[Insert As Built Streetlight Fixture/Pole Type/Quantity Bill of Material]

Authorized OUC Representative

Signature: _____

Printed Name: _____

Title: _____

Date: _____

Authorized Customer Representative

Signature: _____

Printed Name: _____

Title: _____

Date: _____

SECTION V

**Arbitrage Rebate Computation
Proposal For
Bridgewalk
Community Development District
(Osceola County, Florida)**

**\$4,440,000 Special Assessment Bonds, Series 2022
(Assessment Area One Project)**

**\$4,930,000 Special Assessment Bonds, Series 2023
(Assessment Area Two Project)**





AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

June 17, 2024

Bridgewalk Community Development District
c/o Ms. Teresa Viscarra
Government Management Services – CF, LLC
6200 Lee Vista Boulevard
Suite 300
Orlando, FL 32822

Re: Bridgewalk Community Development District (Osceola County, Florida),
\$4,440,000 Special Assessment Bonds, Series 2022 (Assessment Area One Project) &
\$4,930,000 Special Assessment Bonds, Series 2023 (Assessment Area Two Project)

Dear Ms. Viscarra:

AMTEC is an independent consulting firm that specializes in arbitrage rebate calculations. We have the ability to complete rebate computations for the above-referenced Bridgewalk Community Development District (the "District") Series 2022 and Series 2023 bond issues (the "Bonds"). We do not sell investments or seek an underwriting role. As a result of our specialization, we offer very competitive pricing for rebate computations. Our typical fee averages less than \$1,000 per year, per issue and includes up to five years of annual rebate liability reporting.

Firm History

AMTEC was incorporated in 1990 and maintains a prominent client base of colleges and universities, school districts, hospitals, cities, state agencies and small-town bond issuers throughout the United States. We currently compute rebate for more than 7,500 bond issues and have delivered thousands of rebate reports. The IRS has never challenged our findings.

Southeast Client Base

We provide arbitrage rebate services to over 350 bond issues aggregating more than \$9.1 billion of tax-exempt debt in the southeastern United States. We have recently performed computations for the Magnolia West, East Park, Palm Coast Park, Windward and Town Center at Palm Coast Park Community Development Districts. Additionally, we are exclusive rebate consultant to Broward County and the Town of Palm Beach in Florida. Nationally, we are rebate consultants for the City of Tulsa (OK), the City of Lubbock (TX) and the States of Connecticut, Montana, Mississippi, West Virginia, Vermont and Alaska.

We have prepared a Proposal for the computation of arbitrage for the District's Bonds. We have established a "bond year end" of February 22nd for the Series 2022 Bonds and November 16th for the Series 2023 Bonds, based upon the anniversary of the closing dates for each series of Bonds.

Proposal

We are proposing rebate computation services based on the following:

- \$4,440,000 Special Assessment Bonds, Series 2022 (Assessment Area One Project)
- \$4,930,000 Special Assessment Bonds, Series 2023 (Assessment Area Two Project)
- Fixed Rate Debt
- Acquisition & Construction, Debt Service Reserve, Cost of Issuance & Debt Service Accounts

Should the Tax Agreement require rebate computations for any other accounts, computations will be extended to include those accounts at no additional cost to the District.

Our guaranteed fee for rebate computations for the Bonds is \$450 per year and will encompass all activity from the dates of the closings through the initial Computation Date. The fee is based upon the size as well as the complexity. Our fees are payable upon your acceptance of our rebate reports, which will be delivered shortly after the report dates specified in the following tables.

AMTEC Professional Fee – \$4,440,000 Special Assessment Bonds, Series 2022 (AA One Project)

Report Date	Type of Report	Period Covered	Fee
June 30, 2024	Rebate and Opinion	Closing – February 29, 2024 (2 Years of Activity)	\$ 900
February 28, 2025	Rebate and Opinion	Closing – February 28, 2025	\$ 450
February 28, 2026	Rebate and Opinion	Closing – February 28, 2026	\$ 450
February 22, 2027	Rebate and Opinion	Closing – February 22, 2027	\$ 450

AMTEC Professional Fee – \$4,930,000 Special Assessment Bonds, Series 2023 (AA Two Project)

Report Date	Type of Report	Period Covered	Fee
November 30, 2024	Rebate and Opinion	Closing – November 30, 2024	\$ 450
November 30, 2025	Rebate and Opinion	Closing – November 30, 2025	\$ 450
November 30, 2026	Rebate and Opinion	Closing – November 30, 2026	\$ 450
November 30, 2027	Rebate and Opinion	Closing – November 30, 2027	\$ 450
November 16, 2028	Rebate and Opinion	Closing – November 16, 2028	\$ 450

In order to begin, we are requesting copies of the following documentation:

1. Arbitrage Certificate or Tax Regulatory Agreement
2. IRS Form 8038-G
3. Closing Memorandum
4. US Bank statements for all accounts from each closing date through each report date

AMTEC's Scope of Services

Our standard engagement includes the following services:

- Review of all bond documents and account statements for possible rebate exceptions;
- Computation of the rebate liability and/or the yield restricted amount, in accordance with Section 148 of the Internal Revenue Code, commencing with the date of the closing through required reporting date of the Bonds;
- Independent calculation of the yield on the Bonds to ensure the correct basis for any rebate liability. This effort provides the basis for our unqualified opinion;
- Reconciliation of the sources and uses of funds from the bond documentation;
- Calculation and analysis of the yield on all investments, subject to the Regulations, for each computation period;
- Production of rebate reports, indicating the above stated information, and the issuance of the AMTEC Opinion;
- Recommendations for proactive rebate management;
- Commingled funds, transferred proceeds and yield restriction analyses, if necessary;
- Preparation of IRS Form 8038-T and any accompanying documentation, should a rebate payment be required;
- We will discuss the results of our Reports with you, your auditors, and our continued support in the event of an IRS inquiry; and
- We guarantee the completeness and accuracy of our work.

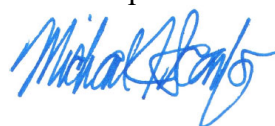
The District agrees to furnish AMTEC with the required documentation necessary to fulfill its obligation under the scope of services. The District will make available staff knowledgeable about the bond transactions, investments and disbursements of bond proceeds.

The District agrees to pay AMTEC its fee after it has been satisfied that the scope of services, as outlined under the Proposal, has been fulfilled. AMTEC agrees that its fee is all-inclusive and that it will not charge the District for any expenses connected with this engagement.

The parties have executed this Agreement on _____, 2024.

Bridgework
Community Development District

Consultant: American Municipal Tax-Exempt
Compliance Corporation



By: _____

By: Michael J. Scarfo
Senior Vice President

SECTION VI

SECTION B

SECTION 1



June 25, 2024

Mr. George Flint
District Manager
Bridgewalk Community Development District
219 E. Livingston Street
Orlando, FL 32801

Re: District Engineer's Report
Bridgewalk Community Development District
Section 9.21 of Master Trust Indenture

Dear Mr. Flint:

In accordance with Section 9.21(a) of the Master Trust Indenture for the Bridgewalk Community Development District (the CDD), on June 20, 2024, Osceola Engineering completed the annual inspection of portions of the project acquired by the CDD to date. The inspection indicated that the infrastructure has been maintained in good repair, working order and condition. It is recommended that Management continue with current maintenance practices to ensure continued success.

The Operation and Maintenance budget for the current fiscal year has been reviewed, and it is believed that the budget contains sufficient funds to maintain proper continued operation and maintenance of the CDD improvements.

Should you have any questions or require any additional information please do not hesitate to contact me.

Sincerely,

Broc L. Althafer, P.E.
District Engineer

SECTION C

SECTION 1

Bridgewalk

Community Development District

Summary of Invoices

June 01, 2024 - June 30, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	6/5/24	162	\$ 6,087.00
	6/11/24	163	-
	6/13/24	164-165	5,591.87
	6/19/24	166-168	5,373.17
			<hr/>
			\$ 17,052.04
Payroll			
	<u>June 2024</u>		
	Adam Morgan	50086	\$ 184.70
	Brent Kewley	50087	\$ 184.70
	Patrick Bonin Jr.	50088	\$ 184.70
			<hr/>
			\$ 554.10
TOTAL			<hr/>
			\$ 17,606.14

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/05/24	00008	6/05/24 89164	202406 320-53800-46200	MTHLY LANDSCAPE MNT JUN24	*	6,087.00	
				FLORIDA ULS OPERATING LLC DBA			6,087.00 000162
6/11/24	00012	6/11/24 06112024	202406 300-20700-10000	FY24 DEBT SERV SER 2022	*	1,448.17	
		6/11/24 06112024	202406 300-20700-10000	FY24 DEBT SERV SER 2022	V	1,448.17-	
				BRIDGEWALK CDD C/O USBANK			.00 000163
6/13/24	00001	6/01/24 60	202406 310-51300-34000	MANAGEMENT FEES JUN24	*	3,246.25	
		6/01/24 60	202406 310-51300-35200	WEBSITE ADMIN JUN24	*	100.00	
		6/01/24 60	202406 310-51300-35100	INFORMATION TECH JUN24	*	150.00	
		6/01/24 60	202406 310-51300-31300	DISSEMINATION FEE JUN24	*	583.33	
		6/01/24 60	202406 310-51300-51000	OFFICE SUPPLIES	*	.24	
		6/01/24 60	202406 310-51300-42000	POSTAGE	*	9.01	
		6/01/24 60	202406 310-51300-42500	COPIES	*	2.25	
		6/01/24 61	202406 320-53800-12000	FIELD MANAGEMENT JUN24	*	1,325.00	
		6/01/24 61A	202404 310-51300-42000	USPS-MAIL 941FORM-1ST QTR	*	.79	
				GOVERNMENTAL MANAGEMENT SERVICES			5,416.87 000164
6/13/24	00007	6/05/24 11968	202405 310-51300-31100	CDD MEETING 05/20/24	*	175.00	
				OSCEOLA ENGINEERING INC			175.00 000165
6/19/24	00012	6/11/24 06112024	202406 300-20700-10000	FY24 SPCL ASMNT SER2022	*	1,448.17	
				BRIDGEWALK CDD C/O USBANK			1,448.17 000166
6/19/24	00008	6/06/24 89277	202406 320-53800-46300	STRP/PRP/INST.2PALLET SOD	*	1,400.00	
				FLORIDA ULS OPERATING LLC DBA			1,400.00 000167
6/19/24	00002	6/17/24 129388	202405 310-51300-31500	REQ.BOND FUND/AFFIDAV/AGR	*	1,385.00	
		6/17/24 129389	202405 310-51300-31500	PH1A&B/2A&B PLAT/PROP.RPT	*	820.00	
				BWLK BRIDGEWALK TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		6/17/24 129390	202405 310-51300-31500		*	320.00	
		EXPD.PETITION/FUND	AGRMNT	LATHAM, LUNA, EDEN & BEAUDINE, LLP			2,525.00 000168

TOTAL FOR BANK A						17,052.04	
TOTAL FOR REGISTER						17,052.04	

SECTION 2

Bridgewalk
Community Development District

Unaudited Financial Reporting
June 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
June 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	\$ 38,743	\$ -	\$ -	\$ 38,743
Investments:				
Series 2022				
Reserve	\$ -	\$ 123,450	\$ -	\$ 123,450
Revenue	\$ -	\$ 97,063	\$ -	\$ 97,063
Construction	\$ -	\$ -	\$ 1,533	\$ 1,533
Series 2023				
Reserve	\$ -	\$ 189,466	\$ -	\$ 189,466
Revenue	\$ -	\$ 378	\$ -	\$ 378
Interest	\$ -	\$ 113	\$ -	\$ 113
Construction	\$ -	\$ -	\$ 2,786,558	\$ 2,786,558
State Board of Administration	\$ 282,188	\$ -	\$ -	\$ 282,188
Total Assets	\$ 320,931	\$ 410,470	\$ 2,788,091	\$ 3,519,493
Liabilities:				
Accounts Payable	\$ -	\$ -	\$ -	\$ -
FICA Payable	\$ 92	\$ -	\$ -	\$ 92
Due to Debt Service 2022	\$ -	\$ -	\$ -	\$ -
Due to Debt Service 2023	\$ -	\$ -	\$ -	\$ -
Total Liabilities	\$ 92	\$ -	\$ -	\$ 92
Fund Balances:				
Assigned For Debt Service 2022	\$ -	\$ 220,513	\$ -	\$ 220,513
Assigned For Debt Service 2023	\$ -	\$ 189,957	\$ -	\$ 189,957
Assigned For Capital Projects 2022	\$ -	\$ -	\$ 1,533	\$ 1,533
Assigned For Capital Projects 2023	\$ -	\$ -	\$ 2,786,558	\$ 2,786,558
Unassigned	\$ 320,840	\$ -	\$ -	\$ 320,840
Total Fund Balances	\$ 320,840	\$ 410,470.23	\$ 2,788,091	\$ 3,519,401
Total Liabilities & Fund Equity	\$ 320,931	\$ 410,470	\$ 2,788,091	\$ 3,519,493

Bridgewalk

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 278,990	\$ 278,990	\$ 279,935	\$ 945
Special Assessments - Direct Billed	\$ 222,011	\$ 222,011	\$ 222,011	\$ -
Interest	\$ -	\$ -	\$ 7,188	\$ 7,188
Total Revenues	\$ 501,001	\$ 501,001	\$ 509,134	\$ 8,133
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 9,000	\$ 5,200	\$ 3,800
FICA Expense	\$ 918	\$ 689	\$ 398	\$ 291
Engineering Fees	\$ 9,500	\$ 7,125	\$ 3,403	\$ 3,723
Attorney	\$ 25,000	\$ 18,750	\$ 22,759	\$ (4,009)
Arbitrage	\$ 900	\$ -	\$ -	\$ -
Dissemination	\$ 7,000	\$ 5,250	\$ 4,667	\$ 583
Annual Audit	\$ 4,400	\$ 4,400	\$ -	\$ 4,400
Trustee Fees	\$ 8,100	\$ 4,041	\$ 4,041	\$ -
Assessment Administration	\$ 5,300	\$ 5,300	\$ 5,300	\$ -
Management Fees	\$ 38,955	\$ 29,216	\$ 29,216	\$ -
Information Technology	\$ 1,800	\$ 1,350	\$ 1,350	\$ -
Website Maintenance	\$ 1,200	\$ 900	\$ 900	\$ -
Telephone	\$ 300	\$ 225	\$ -	\$ 225
Postage	\$ 1,000	\$ 750	\$ 129	\$ 621
Printing & Binding	\$ 1,000	\$ 750	\$ 65	\$ 685
Insurance	\$ 5,915	\$ 5,915	\$ 5,563	\$ 352
Legal Advertising	\$ 2,500	\$ 1,875	\$ 685	\$ 1,191
Other Current Charges	\$ 600	\$ 450	\$ 4,275	\$ (3,825)
Office Supplies	\$ 625	\$ 469	\$ 16	\$ 453
Property Appraiser	\$ 400	\$ 400	\$ 172	\$ 228
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Administrative:	\$ 127,588	\$ 97,029	\$ 88,311	\$ 8,718
Operations & Maintenance				
Field Services	\$ 15,900	\$ 11,925	\$ 11,925	\$ -
Property Insurance	\$ 7,500	\$ 7,500	\$ 2,066	\$ 5,434
Electric	\$ 2,400	\$ 1,800	\$ 280	\$ 1,520
Streetlights	\$ 157,123	\$ 117,842	\$ 39,144	\$ 78,698
Water & Sewer	\$ 25,000	\$ 18,750	\$ 23,869	\$ (5,119)
Landscape Maintenance	\$ 117,824	\$ 88,368	\$ 54,783	\$ 33,585
Landscape Contingency	\$ 5,000	\$ 3,750	\$ 18,347	\$ (14,597)
Irrigation Repairs	\$ 2,500	\$ 1,875	\$ 8,282	\$ (6,407)
Lake Maintenance	\$ 1,152	\$ 864	\$ -	\$ 864
Contingency	\$ 2,500	\$ 1,875	\$ -	\$ 1,875
Repairs & Maintenance	\$ 2,500	\$ 1,875	\$ 1,780	\$ 95
Capital Outlay	\$ 34,014	\$ 25,511	\$ -	\$ 25,511
Total Operations & Maintenance:	\$ 373,413	\$ 281,935	\$ 160,476	\$ 121,459
Total Expenditures	\$ 501,001	\$ 378,964	\$ 248,787	\$ 130,177
Excess Revenues (Expenditures)	\$ -		\$ 260,348	
Fund Balance - Beginning	\$ -		\$ 60,492	
Fund Balance - Ending	\$ -		\$ 320,840	

Bridgewalk

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
<u>Revenues:</u>				
Special Assessments	\$ 246,900	\$ 246,900	\$ 248,192	\$ 1,292
Interest	\$ 5,000	\$ 3,750	\$ 11,676	\$ 7,926
Total Revenues	\$ 251,900	\$ 250,650	\$ 259,868	\$ 9,218
<u>Expenditures:</u>				
Series 2022				
Interest - 12/15	\$ 76,094	\$ 76,094	\$ 76,094	\$ -
Principal - 06/15	\$ 95,000	\$ 95,000	\$ 95,000	\$ -
Interest - 06/15	\$ 76,094	\$ 76,094	\$ 76,094	\$ -
Total Expenditures	\$ 247,188	\$ 247,188	\$ 247,188	\$ -
<u>Other Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ (4,439)	\$ 4,439
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (4,439)	\$ 4,439
Excess Revenues (Expenditures)	\$ 4,713		\$ 8,242	
Fund Balance - Beginning	\$ 86,799		\$ 212,271	
Fund Balance - Ending	\$ 91,512		\$ 220,513	

Bridgewalk

Community Development District

Debt Service Fund - Series 2023

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
Revenues:				
Special Assessments - Direct Billed	\$ -	\$ -	\$ 180,633	\$ 180,633
Bond Proceeds	\$ -	\$ -	\$ 188,694	\$ 188,694
Interest	\$ -	\$ -	\$ 5,321	\$ 5,321
Total Revenues	\$ -	\$ -	\$ 374,647	\$ 374,647
Expenditures:				
Series 2023				
Interest - 06/15	\$ -	\$ -	\$ 180,633	\$ (180,633)
Total Expenditures	\$ -	\$ -	\$ 180,633	\$ (180,633)
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (4,057)	\$ 4,057
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (4,057)	\$ 4,057
Excess Revenues (Expenditures)	\$ -		\$ 189,957	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 189,957	

Bridgewalk

Community Development District Capital Projects Fund - Series 2022

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

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 589	\$ 589
Total Revenues	\$ -	\$ -	\$ 589	\$ 589
Expenditures:				
Series 2022				
Capital Outlay	\$ -	\$ -	\$ 24,458	\$ (24,458)
Total Expenditures	\$ -	\$ -	\$ 24,458	\$ (24,458)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 4,439	\$ (4,439)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 4,439	\$ (4,439)
Excess Revenues (Expenditures)	\$ -		\$ (19,430)	
Fund Balance - Beginning	\$ -		\$ 20,964	
Fund Balance - Ending	\$ -		\$ 1,533	

Bridgewalk

Community Development District

Capital Projects Fund - Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
Revenues:				
Bond Proceeds	\$ -	\$ -	\$ 4,741,306	\$ 4,741,306
Interest	\$ -	\$ -	\$ 98,023	\$ 98,023
Total Revenues	\$ -	\$ -	\$ 4,839,329	\$ 4,839,329
Expenditures:				
Series 2023				
Capital Outlay	\$ -	\$ -	\$ 1,719,757	\$ (1,719,757)
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 337,072	\$ (337,072)
Total Expenditures	\$ -	\$ -	\$ 2,056,829	\$ (2,056,829)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 4,057	\$ (4,057)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 4,057	\$ (4,057)
Excess Revenues (Expenditures)	\$ -		\$ 2,786,558	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 2,786,558	

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	\$ 2,722	\$ 1,633	\$ -	\$ -	\$ -	\$ 279,935
Special Assessments - Direct Billed	\$ 111,006	\$ -	\$ -	\$ 55,503	\$ -	\$ -	\$ 55,503	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 222,011
Interest	\$ -	\$ -	\$ -	\$ 839	\$ 1,216	\$ 1,299	\$ 1,263	\$ 1,302	\$ 1,269	\$ -	\$ -	\$ -	\$ 7,188
													\$ -
Total Revenues	\$ 111,006	\$ 28,252	\$ 237,418	\$ 57,233	\$ 2,252	\$ 5,218	\$ 60,831	\$ 4,024	\$ 2,902	\$ -	\$ -	\$ -	\$ 509,134
Expenditures:													
Administrative:													
Supervisor Fees	\$ 600	\$ 600	\$ 400	\$ -	\$ 400	\$ 800	\$ 800	\$ 1,000	\$ 600	\$ -	\$ -	\$ -	\$ 5,200
FICA Expense	\$ 46	\$ 46	\$ 31	\$ -	\$ 31	\$ 61	\$ 61	\$ 77	\$ 46	\$ -	\$ -	\$ -	\$ 398
Engineering Fees	\$ 875	\$ -	\$ 175	\$ -	\$ 2,178	\$ -	\$ -	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ 3,403
Attorney	\$ 3,435	\$ 1,115	\$ 1,864	\$ 1,780	\$ 5,137	\$ 3,958	\$ 2,947	\$ 2,525	\$ -	\$ -	\$ -	\$ -	\$ 22,759
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 292	\$ 292	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ -	\$ -	\$ -	\$ 4,667
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	\$ 3,246	\$ 3,246	\$ -	\$ -	\$ -	\$ 29,216
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ 1,350
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ 900
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 0	\$ 8	\$ 2	\$ 13	\$ 76	\$ 14	\$ 3	\$ 3	\$ 9	\$ -	\$ -	\$ -	\$ 129
Printing & Binding	\$ -	\$ 10	\$ 7	\$ 2	\$ -	\$ 15	\$ 15	\$ 14	\$ 2	\$ -	\$ -	\$ -	\$ 65
Insurance	\$ 5,563	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,563
Legal Advertising	\$ 685	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 685
Other Current Charges	\$ -	\$ -	\$ 78	\$ 47	\$ 3,958	\$ 38	\$ 39	\$ 76	\$ 39	\$ -	\$ -	\$ -	\$ 4,275
Office Supplies	\$ -	\$ 0	\$ 0	\$ 15	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ 16
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ 172	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 172
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total Administrative:	\$ 20,466	\$ 5,567	\$ 6,636	\$ 5,936	\$ 16,030	\$ 13,006	\$ 7,945	\$ 7,949	\$ 4,776	\$ -	\$ -	\$ -	\$ 88,311
Operations & Maintenance													
Field Services	\$ 1,325	\$ 1,325	\$ 1,325	\$ 1,325	\$ 1,325	\$ 1,325	\$ 1,325	\$ 1,325	\$ 1,325	\$ -	\$ -	\$ -	\$ 11,925
Property Insurance	\$ 2,066	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,066
Electric	\$ -	\$ 43	\$ 48	\$ -	\$ 45	\$ 38	\$ 37	\$ 35	\$ 35	\$ -	\$ -	\$ -	\$ 280
Streetlights	\$ -	\$ 5,918	\$ 5,925	\$ -	\$ 5,173	\$ 5,539	\$ 5,525	\$ 5,532	\$ 5,532	\$ -	\$ -	\$ -	\$ 39,144
Water & Sewer	\$ 2,063	\$ 1,723	\$ 2,850	\$ 2,376	\$ 2,344	\$ 3,200	\$ 2,969	\$ 2,746	\$ 3,598	\$ -	\$ -	\$ -	\$ 23,869
Landscape Maintenance	\$ 6,087	\$ 6,087	\$ 6,087	\$ 6,087	\$ 6,087	\$ 6,087	\$ 6,087	\$ 6,087	\$ 6,087	\$ -	\$ -	\$ -	\$ 54,783
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ 12,304	\$ -	\$ -	\$ 4,642	\$ 1,400	\$ -	\$ -	\$ -	\$ 18,347
Irrigation Repairs	\$ -	\$ 1,230	\$ 1,824	\$ 905	\$ 434	\$ 438	\$ 1,513	\$ 1,937	\$ -	\$ -	\$ -	\$ -	\$ 8,282
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	\$ 22,305	\$ 17,977	\$ -	\$ -	\$ -	\$ 160,476
Total Expenditures	\$ 32,008	\$ 21,893	\$ 24,695	\$ 16,628	\$ 43,744	\$ 31,414	\$ 25,400	\$ 30,254	\$ 22,753	\$ -	\$ -	\$ -	\$ 248,787
Excess Revenues (Expenditures)	\$ 78,998	\$ 6,359	\$ 212,723	\$ 40,605	\$ (41,492)	\$ (26,196)	\$ 35,431	\$ (26,230)	\$ (19,851)	\$ -	\$ -	\$ -	\$ 260,348

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)
LESS: PRINCIPAL PAYMENT - 06/15/24		(\$95,000)
CURRENT BONDS OUTSTANDING		\$4,255,000

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	\$189,466	
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
06/10/24	ACH	\$3,144.43	\$62.88	\$0.00	\$0.00	\$3,081.55	\$1,633.38	\$1,448.17	\$3,081.55
TOTAL		\$ 559,760.83	\$ 10,766.06	\$ 21,457.62	\$ 589.76	\$ 528,126.91	\$ 279,934.93	\$ 248,191.98	\$ 528,126.91

100.41%	Net Percent Collected
\$ (2,181.31)	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	\$402,644.03	\$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
5/1/24		Interest		\$ 2.06
5/2/24		Transfer from Reserve		\$ 483.24
6/3/24		Interest		\$ 4.11
6/4/24		Transfer from Reserve		\$ 499.91
TOTAL				\$ 5,028.06
Project (Construction) Fund at 09/30/23				\$ 20,963.85
Interest Earned/Transferred Funds thru 6/30/24				\$ 5,028.06
Requisitions Paid thru 6/30/24				\$ (24,458.42)
Remaining Project (Construction) Fund				\$ 1,533.49

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
6/5/24	3	Osceola Engineering Inc.	Invoice #11781 - Preparation of Req.2	\$ 700.00
TOTAL				\$ 1,719,756.73
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
5/1/24		Interest		\$ 10,806.57
5/16/24		Transfer from Reserve		\$ 4,170.68
6/3/24		Interest		\$ 11,231.97
TOTAL				\$ 102,180.51
Project (Construction) Fund at 11/16/23				\$ 4,404,134.05
Interest Earned/Transferred Funds thru 6/30/24				\$ 102,180.51
Requisitions Paid thru 6/30/24				\$ (1,719,756.73)
Remaining Project (Construction) Fund				\$ 2,786,557.83