

*Bridgewalk  
Community Development District*

*Agenda*

*February 17, 2025*

# AGENDA

# *Bridgewalk*

## *Community Development District*

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219 E. Livingston Street, Orlando, Florida 32801

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

February 10, 2025

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, February 17, 2025 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 November 18, 2024 Meeting
4. Ratification of Data Sharing and Usage Agreement with the Osceola County Property Appraiser
5. 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 Registers
    - ii. Balance Sheet and Income Statement
  - D. Field Manager's Report
6. Other Business
7. Supervisor's Requests
8. 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, November 18, 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
Alan Scheerer	Field Manager
Brian Phelan	District Engineer
Michelle Dudley	Lennar Homes

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order and called the roll.

Mr. Flint: We have four Board members here and one on the phone and we have a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint: Next is public comment and we just have Board and staff here.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the October 21,  
2024 Meeting**

Mr. Flint: Approval of your minutes from October 21, 2024. Were there any comments or corrections to those?

Mr. Morgan: I make a motion to accept.

On MOTION by Mr. Morgan, seconded by Mr. Kewley with all in favor, the Minutes of the October 21, 2024 Meeting, were approved, as presented.

**FOURTH ORDER OF BUSINESS**

**Ratification of Revised Proposal from TraceAir to Provide Drone Flyovers, Data Processing and Cloud Software Subscription Services**

Mr. Flint: Counsel has prepared a front-end agreement for this.

Mr. Morgan: Once again, do we have money in the budget for this?

Mr. Flint: Yes.

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

On MOTION by Mr. Morgan, seconded by Mr. Kewley with all in favor, the Revised Proposal from TraceAir to Provide Drone Flyovers, Data Processing and Cloud Software Subscription Services, was ratified.

**FIFTH ORDER OF BUSINESS**

**Consideration of Series 2023 Requisitions #6 – #7**

Mr. Flint: Item five is Requisitions #6 and #7. The only thing I would recommend is on Requisition 7 we may want to adjust that to leave adequate funding in there for the TraceAir for the balance of the year. If you could approve it in substantial form subject to potential adjustment because that requisition is intended to take down the balance of the construction account. We want to leave a little bit in there for that contract. Are there any questions on the requisitions?

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

Mr. Flint: Okay. This is subject to Requisition #7 being adjusted slightly.

On MOTION by Mr. Morgan, seconded by Mr. Kewley with all in favor, the Series 2023 Requisitions #6-#7, was approved in substantial form subject to Requisition #7 being adjusted.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-01 Approving the Conveyance of Real Property and Improvements**

Mr. Flint: Item six is approval of the conveyance of real property and improvements, Resolution 2025-01.

Ms. Trucco: This is actually an update to the conveyance documents that were previously approved, but they added the Phase 2C since we we're waiting on approval of one of the systems.

We’ve just added the utilities that are being conveyed to TWA, Toho Water Authority, and Phase 2C as well. This is going to approve and ratify the conveyance. There is a deed here because we’re also conveying actual real property tracts in Phase 1A, 2A and 2B and then it’s going to go ahead and ratify the conveyance of other utilities from Standard Pacific of Florida to the CDD and then CDD to OUC as well as TWA and Orange County. I won’t go through all of these, but if you have any questions on the actual conveyance documents that are attached to the resolution, I can answer them now. You’ve already seen these conveyance documents. There has just been an update to add the Phase 2C utility conveyance to TWA.

Mr. Morgan: Are you good with all of this, Lane?

Mr. Register: Yes.

Mr. Morgan: Thank you.

On MOTION by Mr. Morgan, seconded by Mr. Register with all in favor, Resolution 2025-01 Approving the Conveyance of Real Property and Improvements, was approved.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Flint: Staff reports, Kristen.

Ms. Trucco: Other than updating those conveyance documents and finalizing that, which we’ll be doing after this Board meeting, we’ve been working on finalizing the petition to expand the CDD. We’re just on the final leg here, getting all the final documents signed like the petition and the application for the county, but otherwise we’ve gotten the exhibits that are in good shape, I think. We are ready to move forward on that.

Mr. Morgan: Nothing remaining needed from Broc?

Ms. Trucco: No. Broc has supplied everything we need so far. Actually, the surveyor also sent us that overall legal description too last week. We have that, so I am not expecting any issues.

Mr. Morgan: Understood.

Ms. Trucco: That’s all I have unless you have any questions for me.

**B. Engineer**

**i. Discussion of Pending Plat Conveyance**

**ii. Status of Permit Transfers**

Mr. Flint: Is there anyone from Osceola Engineering on?

Mr. Phelan: I am. Brian Phelan, Osceola Engineering.

Mr. Flint: Do you have any report today?

Mr. Phelan: No, nothing to report at this time.

**C. District Manager's Report**

**i. Approval of Check Register**

Mr. Flint: You have approval of the check register for the general fund. Checks #96 through #100 for \$8,377.11. Any questions on that?

Mr. Morgan: I make a motion to approve.

Mr. Register: Second.

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

**ii. Balance Sheet and Income Statement**

Mr. Flint: We have the balance sheet and income statement for October. Are there any questions or comments? There is no action required. Are there any questions on the financials?

Mr. Morgan: I just saw some negative balances. That is why I was asking my accountant.

Mr. Flint: If you are talking about the variance in the far right.

Mr. Morgan: Yes.

Mr. Flint: That is comparing actuals to the prorate.

Mr. Morgan: But we are going to be okay?

Mr. Flint: Yes, this is the first month of the fiscal year.

Mr. Morgan: Okay. Brent, are you good?

Mr. Kewley: Yes.

Mr. Flint: Alright. No action is required on that.

**D. Field Manager's Report**

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

Mr. Scheerer: Yes. Again, hurricanes. We survived pretty well. We did the turn over walk for the 1B Tracts as well as the dog park. We installed an actual doggie station in the dog park last Friday, so that has been done so we can keep waste out of the trash can. I think Carly indicated that they had made repairs to the concrete. I haven't seen that yet, but I will be out this week to take a look. It's all decorated and will be looking pretty for the holidays.



Mr. Morgan: Nice.

Mr. Scheerer: I can answer any questions that you all might have.

Mr. Flint: Any questions for Alan? Hearing none, we will move on to the next item.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**NINTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS**

**Adjournment**

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

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Secretary/Assistant Secretary

---

Chairman/Vice Chairman

# SECTION IV



# KATRINA SCARBOROUGH, CFA, CCF, MCF OSCEOLA COUNTY PROPERTY APPRAISER

## Bridgewalk CDD

This Data Sharing And Usage Agreement, hereafter referred to as "Agreement," establishes the terms and conditions under which the **Bridgewalk CDD**, hereafter referred to as agency, can acquire and use Osceola County Property Appraiser (OCPA) data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

Please note the referenced statute has amended as of October 1, 2021. The paragraph below reflects the changes.

The confidentiality of personal identifying and location information including: names, mailing address, or any other descriptive property information that may reveal identity or home address pertaining to parcels owned by individuals that have received exempt/confidential status, hereafter referred to as confidential personal identifying and location information, **will be protected as follows:**

1. The **agency** will not release confidential personal identifying and location information that may reveal identifying and location information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the confidential personal identifying and location information in the results of data analysis (including maps) in any manner that would reveal personal identifying and location information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all State laws and regulations governing the confidentiality of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying and location information is released.
6. The terms of this Agreement shall commence on **January 1, 2025** and shall run until **December 31, 2025**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually for the following year.

IN WITNESS THEREOF, both the Osceola County Property Appraiser, through its duly authorized representative, and the **agency**, through its duly authorized representative, have hereunto executed this Data Sharing and Usage Agreement as of the last below written date.

OSCEOLA COUNTY PROPERTY APPRAISER

Signature: \_\_\_\_\_

Print: Katrina S. Scarborough

Date: \_\_\_\_\_

2/5/2025

Bridgewalk CDD

Signature: \_\_\_\_\_

Print: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

[Handwritten Signature]

George S. Flint

District Manager

12/12/24

Please returned signed **original copy**, no later than January 31, 2025.

# SECTION V

# SECTION C

# SECTION 1

# Bridgewalk

## Community Development District

### Summary of Invoices

December 01, 2024 - December 31, 2024

<b>Fund</b>	<b>Date</b>	<b>Check No.'s</b>	<b>Amount</b>
General Fund			
	12/12/24	206-207	\$ 22,408.37
	12/13/24	208-210	605,508.19
	12/19/24	211-212	4,736.02
			<hr/>
			\$ 632,652.58
<b>TOTAL</b>			<b>\$ 632,652.58</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #	
12/12/24	00008	11/04/24 117540	202410 320-53800-53100	HURRICANE-CLN/STKE 10TREE	*	1,220.00		
		11/06/24 118123	202411 320-53800-53100	HURRICANE-CLEANUP MILTON	*	520.00		
		11/21/24 120726	202411 320-53800-46200	MTHLY LANDSCAPE MNT NOV24	*	7,529.00		
		12/01/24 123709	202412 320-53800-46200	MTHLY LANDSCAPE MNT DEC24	*	7,529.00		
							FLORIDA ULS OPERATING LLC DBA	16,798.00 000206
12/12/24	00001	12/01/24 76	202412 310-51300-34000	MANAGEMENT FEES DEC24	*	3,333.33		
		12/01/24 76	202412 310-51300-35200	WEBSITE ADMIN DEC24	*	105.00		
		12/01/24 76	202412 310-51300-35100	INFORMATION TECH DEC24	*	157.50		
		12/01/24 76	202412 310-51300-31300	DISSEMINATION FEE DEC24	*	612.50		
		12/01/24 76	202412 310-51300-51000	OFFICE SUPPLIES	*	.09		
		12/01/24 76	202412 310-51300-42000	POSTAGE	*	3.55		
		12/01/24 76	202412 310-51300-42500	COPIES	*	6.30		
		12/01/24 77	202412 320-53800-12000	FIELD MANAGEMENT DEC24	*	1,391.25		
		12/01/24 77A	202410 310-51300-42000	USPS-MAIL 941 FORMS	*	.85		
							GOVERNMENTAL MANAGEMENT SERVICES	5,610.37 000207
12/13/24	00012	12/11/24 12112024	202412 300-20700-10000	FY25 DEBT SERV SER2022	*	213,172.56		
							BRIDGEWALK CDD C/O USBANK	213,172.56 000208
12/13/24	00012	12/11/24 12112024	202412 300-20700-10100	FY25 DEBT SERV SER2023	*	92,335.63		
							BRIDGEWALK CDD C/O USBANK	92,335.63 000209
12/13/24	00017	12/11/24 12112024	202412 300-15100-10000	TRANSFER FUNDS - OPER.RES	*	300,000.00		
							BRIDGEWALK CDD C/O STATE BOARD OF	300,000.00 000210
12/19/24	00002	12/09/24 133008	202411 310-51300-31500	MTG/TASK LIST/2C BOAT RMP	*	781.02		
		12/09/24 133009	202411 310-51300-31500	PH2A/2B/2C UTILITY/2C PLT	*	900.00		
				BWLK BRIDGEWALK	TVISCARRA			



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/09/24		133010	202411 310-51300-31500		*	2,089.00	
			UPDT PETITION/EXP.PARCEL	LATHAM, LUNA, EDEN & BEAUDINE, LLP			3,770.02 000211
12/19/24	00019	9/30/24 223041	202409 320-53800-47000	AQUATIC PLANT MGMT SEP24	*	322.00	
		10/31/24 223801	202410 320-53800-47000	AQUATIC PLANT MGMT OCT24	*	322.00	
		11/30/24 224482	202411 320-53800-47000	AQUATIC PLANT MGMT NOV24	*	322.00	
				APPLIED AQUATIC MANAGEMENT INC			966.00 000212
TOTAL FOR BANK A						632,652.58	
TOTAL FOR REGISTER						632,652.58	

of the study. The authors would like to thank the following people for their help and support: the staff of the Department of Psychology, University of York; the staff of the Department of Psychology, University of Hull; and the staff of the Department of Psychology, University of Liverpool.

Correspondence: Dr S. J. Gray, Department of Psychology, University of York, Heslington Road, York YO10 5DD, UK. Email: s.j.gray@york.ac.uk

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# Bridgewalk

## Community Development District

### Summary of Invoices

January 01, 2025 - January 31, 2025

<b>Fund</b>	<b>Date</b>	<b>Check No.'s</b>	<b>Amount</b>
General Fund			
	1/8/25	213-216	\$ 4,529.04
	1/9/25	217	5,608.11
	1/16/25	218-221	8,429.25
	1/29/25	222-224	9,152.74
			<hr/>
			\$ 27,719.14
<b>TOTAL</b>			<b>\$ 27,719.14</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/08/25	00019	12/31/24	225175	202412	320-53800-47000			AQUATIC PLANT MGMT DEC24	*	322.00		
								APPLIED AQUATIC MANAGEMENT INC			322.00	000213
1/08/25	00012	1/01/25	01012025	202501	300-20700-10000			FY25 SPCL ASMNT SER2022	*	2,813.41		
								BRIDGEWALK CDD C/O USBANK			2,813.41	000214
1/08/25	00012	1/01/25	01012025	202501	300-20700-10100			FY25 SPCL ASMNT SER2023	*	1,218.63		
								BRIDGEWALK CDD C/O USBANK			1,218.63	000215
1/08/25	00007	12/16/24	12369	202411	310-51300-31100			BOS MEETING 11/18/24	*	175.00		
								OSCEOLA ENGINEERING INC			175.00	000216
1/09/25	00001	1/01/25	78	202501	310-51300-34000			MANAGEMENT FEES JAN25	*	3,333.33		
		1/01/25	78	202501	310-51300-35200			WEBSITE ADMIN JAN25	*	105.00		
		1/01/25	78	202501	310-51300-35100			INFORMATION TECH JAN25	*	157.50		
		1/01/25	78	202501	310-51300-31300			DISSEMINATION FEE JAN25	*	612.50		
		1/01/25	78	202501	310-51300-42000			POSTAGE	*	8.53		
		1/01/25	79	202501	320-53800-12000			FIELD MANAGEMENT JAN25	*	1,391.25		
								GOVERNMENTAL MANAGEMENT SERVICES			5,608.11	000217
1/16/25	00012	1/10/25	01102025	202501	300-20700-10000			FY25 SPCL ASMNT SER2022	*	4,061.16		
								BRIDGEWALK CDD C/O USBANK			4,061.16	000218
1/16/25	00012	1/10/25	01102025	202501	300-20700-10100			FY25 SPCL ASMNT SER2023	*	1,759.09		
								BRIDGEWALK CDD C/O USBANK			1,759.09	000219
1/16/25	00002	1/14/25	134186	202412	310-51300-31500			EXPD PETITION/SPRINGHD PCL	*	1,309.00		
								LATHAM LUNA EDEN & BEAUDINE LLP			1,309.00	000220
1/16/25	00021	1/05/25	2067	202501	320-53800-46700			PRS.WSH-BRDGWLK PARK AREA	*	1,300.00		
								PRESSURE WASH THIS			1,300.00	000221

BWLK BRIDGEWALK TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/29/25	00008	1/20/25 129546	202501 320-53800-46200	MTLHY LANDSCAPE MNT JAN25 FLORIDA ULS OPERATING LLC	*	7,529.00	7,529.00 000222
1/29/25	00007	1/20/25 12429	202412 310-51300-31100	CDD ANNEXATION EXHIBITS OSCEOLA ENGINEERING INC	*	1,487.50	1,487.50 000223
1/29/25	00014	1/22/25 2018889	202501 310-51300-49200	2024 TAX ROLL ADMIN FEE OSCEOLA COUNTY PROPERTY APPRAISER	*	136.24	136.24 000224
TOTAL FOR BANK A						27,719.14	
TOTAL FOR REGISTER						27,719.14	

BWLK BRIDGEWALK TVISCARRA

# SECTION 2

***Bridgewalk***  
***Community Development District***

***Unaudited Financial Reporting***  
***January 31, 2025***



# Table of Contents

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



**Bridgewalk**  
**Community Development District**  
**Balance Sheet**  
**January 31, 2025**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
Cash - Truist Bank	\$ 74,452	\$ -	\$ -	\$ 74,452
Investments:				
Series 2022				
Reserve	-	123,450	-	123,450
Revenue	-	266,465	-	266,465
Construction	-	-	4,857	4,857
Series 2023				
Reserve	-	189,991	-	189,991
Revenue	-	242,259	-	242,259
Interest	-	0	-	0
Construction	-	-	32,484	32,484
State Board of Administration	423,608	-	-	423,608
Due From General Fund	-	290	-	290
Due from Other	120	-	-	120
Prepaid Expenses	-	-	-	-
<b>Total Assets</b>	<b>\$ 498,180</b>	<b>\$ 822,455</b>	<b>\$ 37,341</b>	<b>\$ 1,357,976</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 1,822	\$ -	\$ -	\$ 1,822
Due to Debt Service 2022	202	-	-	202
Due to Debt Service 2023	88	-	-	88
<b>Total Liabilities</b>	<b>\$ 2,112</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,112</b>
<b>Fund Balances:</b>				
Assigned For Debt Service 2022	\$ -	\$ 390,118	\$ -	\$ 390,118
Assigned For Debt Service 2023	-	432,337	-	432,337
Assigned For Capital Projects 2022	-	-	4,857	4,857
Assigned For Capital Projects 2023	-	-	32,484	32,484
Unassigned	496,068	-	-	496,068
<b>Total Fund Balances</b>	<b>\$ 496,068</b>	<b>\$ 822,455.15</b>	<b>\$ 37,341</b>	<b>\$ 1,355,864</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 498,180</b>	<b>\$ 822,455</b>	<b>\$ 37,341</b>	<b>\$ 1,357,976</b>

# Bridgewalk

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending January 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/25	Thru 01/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 278,940	\$ 269,807	\$ 269,807	\$ -
Special Assessments - Direct Billed	212,533	106,266	106,266	-
Interest	12,000	4,000	3,580	(420)
Miscellaneous Income	-	-	120	120
<b>Total Revenues</b>	<b>\$ 503,473</b>	<b>\$ 380,073</b>	<b>\$ 379,773</b>	<b>\$ (300)</b>
<b>Expenditures:</b>				
<b>Administrative:</b>				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 1,600	\$ 2,400
FICA Expense	918	306	122	184
Engineering Fees	9,500	3,167	3,238	(71)
Attorney	25,000	8,333	6,259	2,075
Arbitrage	900	-	-	-
Dissemination	7,350	2,450	2,450	-
Dissemination - DTS	-	-	1,500	(1,500)
Annual Audit	4,600	-	-	-
Trustee Fees	8,100	-	-	-
Assessment Administration	5,565	5,565	5,565	-
Management Fees	40,000	13,333	13,333	0
Information Technology	1,890	630	630	-
Website Maintenance	1,260	420	420	-
Telephone	300	100	-	100
Postage	1,000	333	78	255
Printing & Binding	1,000	333	13	320
Insurance	6,119	6,119	5,952	167
Legal Advertising	2,500	833	-	833
Other Current Charges	600	200	169	31
Office Supplies	625	208	1	208
Property Appraiser	400	400	136	264
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total Administrative:</b>	<b>\$ 129,802</b>	<b>\$ 46,907</b>	<b>\$ 41,641</b>	<b>\$ 5,266</b>

# Bridgewalk

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending January 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/25	Thru 01/31/25	Variance
<b><i>Operations &amp; Maintenance</i></b>				
Field Services	\$ 16,695	\$ 5,565	\$ 5,565	\$ -
Property Insurance	7,500	7,500	2,129	5,371
Electric	2,400	800	161	639
Streetlights	157,123	52,374	22,087	30,288
Water & Sewer	41,020	13,673	13,800	(127)
Landscape Maintenance	118,560	39,520	30,116	9,404
Landscape Contingency	10,000	3,333	-	3,333
Irrigation Repairs	3,864	1,288	-	1,288
Lake Maintenance	15,000	5,000	1,288	3,712
Contingency	2,500	833	-	833
Repairs & Maintenance	2,500	833	1,485	(652)
Hurricane Expenses	-	-	1,740	(1,740)
<b><i>Springhead Lake South</i></b>				
Streetlights	24,000	8,000	-	8,000
Landscape Maintenance	24,279	8,093	-	8,093
Lake Maintenance	2,730	910	-	910
Janitorial Services	750	250	-	250
Boat Dock Maintenance	2,500	833	-	833
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 431,421</b>	<b>\$ 148,807</b>	<b>\$ 78,371</b>	<b>\$ 70,436</b>
<b>Total Expenditures</b>	<b>\$ 561,223</b>	<b>\$ 195,714</b>	<b>\$ 120,012</b>	<b>\$ 75,701</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (57,750)</b>		<b>\$ 259,761</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 57,750</b>		<b>\$ 236,307</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 496,068</b>	

# Bridgewalk

## Community Development District

### Debt Service Fund - Series 2022

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

#### For The Period Ending January 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/25	Thru 01/31/25	Variance
<b>Revenues:</b>				
Special Assessments	\$ 246,900	\$ 239,212	\$ 239,212	\$ -
Interest	11,500	3,833	3,457	(377)
<b>Total Revenues</b>	<b>\$ 258,400</b>	<b>\$ 243,046</b>	<b>\$ 242,669</b>	<b>\$ (377)</b>
<b>Expenditures:</b>				
<b>Series 2022</b>				
Interest - 12/15	\$ 74,906	\$ 74,906	\$ 74,906	\$ -
Principal - 06/15	95,000	-	-	-
Interest - 06/15	74,906	-	-	-
<b>Total Expenditures</b>	<b>\$ 244,813</b>	<b>\$ 74,906</b>	<b>\$ 74,906</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ (5,700)	\$ (1,900)	\$ (1,764)	\$ (136)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ (5,700)</b>	<b>\$ (1,900)</b>	<b>\$ (1,764)</b>	<b>\$ (136)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 7,888</b>		<b>\$ 165,999</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 99,872</b>		<b>\$ 224,119</b>	
<b>Fund Balance - Ending</b>	<b>\$ 107,760</b>		<b>\$ 390,118</b>	

# Bridgewalk

## Community Development District

### Debt Service Fund - Series 2023

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending January 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/25	Thru 01/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 107,060	\$ 103,615	\$ 103,615	\$ -
Special Assessments - Direct Billed	270,327	135,164	135,164	-
Interest	6,000	2,000	5,400	3,400
<b>Total Revenues</b>	<b>\$ 383,387</b>	<b>\$ 240,778</b>	<b>\$ 244,178</b>	<b>\$ 3,400</b>
<b>Expenditures:</b>				
<b>Series 2023</b>				
Interest - 12/15	\$ 155,569	\$ 155,569	\$ 155,569	\$ -
Principal - 12/15	40,000	40,000	40,000	-
Interest - 06/15	154,469	-	-	-
<b>Total Expenditures</b>	<b>\$ 350,038</b>	<b>\$ 195,569</b>	<b>\$ 195,569</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (1,412)	\$ 1,412
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (1,412)</b>	<b>\$ 1,412</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 33,350</b>		<b>\$ 47,197</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 199,404</b>		<b>\$ 385,140</b>	
<b>Fund Balance - Ending</b>	<b>\$ 232,754</b>		<b>\$ 432,337</b>	

# Bridgewalk

## Community Development District Capital Projects Fund - Series 2022

### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 53	\$ 53
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 53</b>	<b>\$ 53</b>
<b>Expenditures:</b>				
<b>Series 2022</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 1,764	\$ (1,764)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,764</b>	<b>\$ (1,764)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 1,817</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 3,040</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 4,857</b>	

# Bridgewalk

## Community Development District Capital Projects Fund - Series 2023

### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 31,523	\$ 31,523
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 31,523</b>	<b>\$ 31,523</b>
<b>Expenditures:</b>				
<b>Series 2023</b>				
Capital Outlay	\$ -	\$ -	\$ 1,347	\$ (1,347)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,347</b>	<b>\$ (1,347)</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 1,412	\$ (1,412)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,412</b>	<b>\$ (1,412)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 31,588</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 896</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 32,484</b>	

**Bridgewalk**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments - Tax Roll	\$ -	\$ 21,388	\$ 243,610	\$ 4,809	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 269,807
Special Assessments - Direct Billed	106,266	-	-	-	-	-	-	-	-	-	-	-	106,266
Interest	514	482	947	1,637	-	-	-	-	-	-	-	-	3,580
Miscellaneous Income	-	-	-	120	-	-	-	-	-	-	-	-	120
<b>Total Revenues</b>	<b>\$ 106,780</b>	<b>\$ 21,871</b>	<b>\$ 244,557</b>	<b>\$ 6,566</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 379,773</b>
<b>Expenditures:</b>													
<b>Administrative:</b>													
Supervisor Fees	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600
FICA Expense	61	61	-	-	-	-	-	-	-	-	-	-	122
Engineering Fees	1,575	175	1,488	-	-	-	-	-	-	-	-	-	3,238
Attorney	1,180	3,770	1,309	-	-	-	-	-	-	-	-	-	6,259
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination	613	613	613	613	-	-	-	-	-	-	-	-	2,450
Dissemination - DTS	1,500	-	-	-	-	-	-	-	-	-	-	-	1,500
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	5,565	-	-	-	-	-	-	-	-	-	-	-	5,565
Management Fees	3,333	3,333	3,333	3,333	-	-	-	-	-	-	-	-	13,333
Information Technology	158	158	158	158	-	-	-	-	-	-	-	-	630
Website Maintenance	105	105	105	105	-	-	-	-	-	-	-	-	420
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	15	51	4	9	-	-	-	-	-	-	-	-	78
Printing & Binding	2	4	6	-	-	-	-	-	-	-	-	-	13
Insurance	5,952	-	-	-	-	-	-	-	-	-	-	-	5,952
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	54	38	39	39	-	-	-	-	-	-	-	-	169
Office Supplies	0	0	0	-	-	-	-	-	-	-	-	-	1
Property Appraiser	-	-	-	136	-	-	-	-	-	-	-	-	136
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total Administrative:</b>	<b>\$ 21,088</b>	<b>\$ 9,108</b>	<b>\$ 7,053</b>	<b>\$ 4,392</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 41,641</b>
<b>Operations &amp; Maintenance</b>													
Field Services	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,565
Property Insurance	2,129	-	-	-	-	-	-	-	-	-	-	-	2,129
Electric	37	37	38	49	-	-	-	-	-	-	-	-	161
Streetlights	5,534	5,507	5,520	5,526	-	-	-	-	-	-	-	-	22,087
Water & Sewer	3,315	2,966	3,897	3,623	-	-	-	-	-	-	-	-	13,800
Landscape Maintenance	7,529	7,529	7,529	7,529	-	-	-	-	-	-	-	-	30,116
Landscape Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	322	322	322	322	-	-	-	-	-	-	-	-	1,288
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	-	185	-	1,300	-	-	-	-	-	-	-	-	1,485
Hurricane Expenses	1,220	520	-	-	-	-	-	-	-	-	-	-	1,740
<b>Springhead Lake South</b>													
Streetlights	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Boat Dock Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 21,477</b>	<b>\$ 18,457</b>	<b>\$ 18,697</b>	<b>\$ 19,740</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 78,371</b>
<b>Total Expenditures</b>	<b>\$ 42,564</b>	<b>\$ 27,566</b>	<b>\$ 25,750</b>	<b>\$ 24,132</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 120,012</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 64,216</b>	<b>\$ (5,695)</b>	<b>\$ 218,807</b>	<b>\$ (17,566)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 259,761</b>



# Bridgewalk

## Community Development District

### Long Term Debt Report

<b>SERIES 2022, SPECIAL ASSESSMENT BONDS</b>	
<b>ASSESSMENT AREA ONE PROJECT</b>	
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)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$4,255,000</b>

<b>SERIES 2023, SPECIAL ASSESSMENT BONDS</b>	
<b>ASSESSMENT AREA TWO PROJECT</b>	
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	\$189,991
BONDS OUTSTANDING - 11/16/23	\$4,930,000
LESS: PRINCIPAL PAYMENT - 12/15/24	(\$40,000)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$4,890,000</b>



**Bridgewalk**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Special Assessment Bonds, Series 2022**

Date	Requisition #	Contractor	Description	Requisition
<b>Fiscal Year 2025</b>				
<b>TOTAL</b>				<b>\$ -</b>
<b>Fiscal Year 2025</b>				
10/2/24		Interest		\$ 11.27
10/3/24		Transfer from Reserve		465.90
11/1/24		Interest		12.88
11/4/24		Transfer from Reserve		453.97
12/2/24		Interest		13.45
12/3/24		Transfer from Reserve		421.74
12/19/24		Interest		0.02
12/20/24		Transfer from Reserve		0.56
1/2/25		Interest		15.01
1/3/25		Transfer from Reserve		421.93
<b>TOTAL</b>				<b>\$ 1,816.73</b>
Project (Construction) Fund at 09/30/24				\$ 3,040.20
Interest Earned/Transferred Funds thru 1/31/25				\$ 1,816.73
Requisitions Paid thru 1/31/25				\$ -
<b>Remaining Project (Construction) Fund</b>				<b>\$ 4,856.93</b>

**Bridgewalk**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Special Assessment Bonds, Series 2023**

Date	Requisition #	Contractor	Description	Requisition
<b>Fiscal Year 2025</b>				
12/3/24	6	Latham, Luna, Eden & Beaudine, LLP	Invoice #131653 - Correspondence for conveyances for PH1B, 2A & 2B - Sept.24	\$ 120.00
12/3/24	7	Lennar Homes LLC	Reimbursement of infrastructure costs for Phase 2C	2,821,915.92
1/23/25	8	Latham, Luna, Eden & Beaudine, LLP	Invoice #134185 - Correspondence for conveyances for PH1B, 2A & 2B - Dec.24	1,346.65
<b>TOTAL</b>				<b>\$ 2,823,382.57</b>
<b>Fiscal Year 2025</b>				
10/1/24		Interest		\$ 10,645.74
11/1/24		Interest		10,418.88
12/2/24		Interest		9,712.27
12/3/24		Transfer from Reserve		1,411.85
12/19/24		Interest		0.15
1/2/25		Interest		\$ 746.14
<b>TOTAL</b>				<b>\$ 32,935.03</b>
Project (Construction) Fund at 09/30/24				\$ 2,822,931.68
Interest Earned/Transferred Funds thru 1/31/25				\$ 32,935.03
Requisitions Paid thru 1/31/25				\$ (2,823,382.57)
<b>Remaining Project (Construction) Fund</b>				<b>\$ 32,484.14</b>