

Bridgewalk
Community Development District

Agenda

May 19, 2025

BOARD OF SUPERVISORS MEETING

AGENDA

Bridgewalk

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

May 12, 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, May 19, 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:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the April 21, 2025 Meeting
4. Consideration of Landscape Maintenance Addendum with United Land Services
5. Consideration of Resolution 2025-02 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing
6. Consideration of Pond Maintenance Agreement with Applied Aquatic Management, Inc.
7. Discussion of Fish Stocking in District Ponds for Mosquito Control
8. Appointment of Audit Committee and Chairman
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Discussion of Pending Plat Conveyances
 - ii. Status of Permit Transfers
 - iii. Status of Construction Funds & Requisitions
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Number of Registered Voters – 311
 - iv. Designation of **November 17, 2025** as the Landowners' Meeting Date
 - D. Field Manager's Report
10. Other Business
11. Supervisor's Requests
12. Adjournment

Audit Committee

1. Roll Call
2. Public Comment Period
3. Audit Services
 - A. Approval of Request for Proposals and Selection Criteria
 - B. Approval of Notice of Request for Proposals for Audit Services
 - C. Public Announcement of Opportunity to Provide Audit Services

4. Adjournment

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

Sincerely,

George S. Flint

George S. Flint
District Manager

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

Enclosures

MINUTES

MINUTES OF MEETING
BRIDGEWALK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bridgewalk Community Development District was held Monday, April 21, 2025, 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 <i>joined late</i>	Vice Chairman
Brent Kewley	Assistant Secretary
Kathryn Farr	Assistant Secretary

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. There were three Supervisors present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: There are no members of the public present other than Board and staff to provide comment.

THIRD ORDER OF BUSINESS

Approval of Minutes of the February 17, 2025, Meeting

Mr. Flint: We have approval of your February 17, 2025 meeting minutes. Are there any comments or corrections?

Mr. Morgan: Everything looked good, make a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Kewley with all in favor, the Minutes of the February 17, 2025 Meeting, were approved as presented.

FOURTH ORDER OF BUSINESS

Consideration of Series 2023 Requisition #9

Mr. Flint: Item four is requisition #9.

Mr. Morgan: Is this requisition for TraceAir?

Mr. Flint: Yes, it is.

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

On MOTION by Mr. Morgan, seconded by Mr. Kewley with all in favor, the Series 2023 Requisition #9, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: The only update is just that we are nearing filing the petition to expand the CDD boundary.

Mr. Morgan: That was my question.

Ms. Trucco: We should have that done this week. I just need to make sure I have all of the pieces that are needed. There are no other updates besides that. That is probably going to get filed in the next few days.

Mr. Morgan: Great, let me know if you need anything.

Ms. Trucco: Okay, will do. Thank you. That is all I have.

B. Engineer

i. Discussion of Pending Plat Conveyance

ii. Status of Permit Transfers

iii. Status of Construction Funds & Requisitions

Mr. Althafer: I don't have anything to report today. I am working on the dock guidelines and hopefully I will be able to send those out for review in the next couple of weeks so we can have them available for the next meeting.

Mr. Morgan: What is that for Broc?

Mr. Flint: The dock.

Mr. Morgan: Oh, the boat dock. Okay, great.

Mr. Flint: That house in front of the pond we had entered into an agreement with the HOA to allow them. It is based on the CDD's approval so what we are doing is Broc is coming up with guidelines for the dock construction.

Mr. Morgan: I remember that now.

Mr. Flint: As long as they meet those guidelines then the HOA would be authorized to approve it.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have the check register from February 1st through April 15th for the general fund and Board compensation. Were there any questions on the check register?

Mr. Morgan: Is everybody good? If so, I will 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 have the unaudited financials through March 31st. There is no action required.

Mr. Morgan: I saw something about construction funds left somewhere. Where did I see that?

Mr. Flint: There is \$31,000 in the 2023 account and \$5,600 in the 2022 account.

Mr. Morgan: Just enough for TraceAir.

Mr. Kewley: The streetlights jumped up quite a bit. Do we add anything or anything like that? It's on page 35.

Mr. Scheerer: 2C?

Mr. Kewley: I just want to make sure we are okay on this.

Mr. Scheerer: We just recently went through all of 2C.

Mr. Flint: There is often a lag.

Mr. Kewley: I just wanted to make sure because it jumped up \$4,000 per month.

Mr. Scheerer: I saw some paperwork on the future phases coming up.

**Rob Bonin joined the meeting at this time.*

D. Field Manager's Report

Mr. Scheerer: Just a couple of things. I think at last month's meeting we had the 2C walk scheduled with Lennar. We did that walk. There were some deficiencies in there that were identified and those are being corrected. We are going to be bringing you back an addendum on the contract for 2C. We will have questions on the two ponds that are over there because they were indicated as being dry but they are wet. We are just kind of doing the outer edges of the pond banks for right now. I think they are dewatering.

Mr. Morgan: They are dewatering into the one on the East side.

Mr. Scheerer: Yes, the one on the East side which is Springhead South. We are also in the middle of budget season right now. At your next meeting I am sure you will have some budgets to consider. I have been asking and I am being told that Springhead North and South will be online by September of next year.

Mr. Morgan: North won't be. There is no way.

Mr. Bonin: Who said Springhead North?

Mr. Scheerer: Barry.

Mr. Morgan: Are you talking about Orange County Springhead North?

Mr. Scheerer: Yes. I am just trying to feel what I need to put in the budget.

Mr. Bonin: What did you call them?

Mr. Scheerer: Springhead North and Springhead South. North is Orange County and South is Osceola.

Mr. Bonin: Osceola County will be roads by fourth quarter this year. When did you say?

Mr. Scheerer: We are looking for September 30th of next year for the budget for next year.

Mr. Bonin: Yes. There will be roads in the ground in Orlando a year from this September.

Mr. Scheerer: But probably no areas for us to maintain.

Mr. Bonin: No.

Mr. Scheerer: We will just add Springhead South in for 2026, the Osceola piece.

Mr. Morgan: We will have all of the ponds by then and everything, roads.

Mr. Scheerer: We will have the ramp. We are working on janitorial costs for the bathroom and some additional costs that deal with the boat ramps since we are going to own that boat ramp.

Mr. Flint: There is a bathroom.

Mr. Scheerer: That is the plan I received from Bonnet Design Group. A set of plans. I think it looks like right now it's a single building, multi-use building.

Mr. Morgan: Is that considered an amenity?

Mr. Scheerer: It is on our property.

Mr. Morgan: Is a boat ramp considered an amenity?

Mr. Flint: It is going to be a public boat ramp.

Mr. Bonin: Yeah!

Mr. Flint: It will be open to anybody and not just the residents.

Mr. Morgan: That is going to take special insurance since it's open to the public.

Mr. Flint: No, our standard insurance will cover it. It's going to be a maintenance issue, if you have ever been in a bathroom in a public building.

Mr. Scheerer: We are getting estimates right now anywhere from \$1,000 to \$2,000 a month for five days a week service just to come clean and restock. That is one time. Imagine that getting used in the summer as a lot of people are on Lake AJ. We may have to go to twice a day. We will have to shuffle that deck when we get to it.

Mr. Morgan: It's open to the public, can't we get the county or FWC to cost share on that?

Mr. Flint: Apparently part of the deal was the CDD would own and maintain that as part of the development approvals.

Mr. Scheerer: Other than that, I am anxious to see how your Command soil project unfolds out there to see if we maybe need to add some Command soil at some point.

Mr. Morgan: I was out there two weeks ago when they were putting it down.

Mr. Scheerer: I saw some improvement but then I know that Andrea had some watering issues for a while.

Mr. Morgan: They had a broken line I think that they had to fix.

Mr. Scheerer: We will get back out there this week and see if it works out. I guess it is going to have to be done at least twice from what I was told. That is all I have.

SIXTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

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

SERVICES AGREEMENT ADDENDUM

This Services Agreement Addendum (the “**Agreement**”) is entered into this 1st day of March, 2025 between Bridgewalk CDD (the “**Customer**”), and Florida ULS Operating , LLC DBA United Land Services (the “**Contractor**”). Contractor is in the business of providing landscape maintenance services and Customer desires to contract with Contractor to provide landscape maintenance services to Customer and certain properties managed by Customer.

Landscape customer wishes to obtain landscape services for the following work:

Landscape maintenance, agronomics and irrigation inspections for phase 2C.

The Additional Services are to be performed to the following address:

Bidgewalk Pase 2C

Addison Way Saint Cloud Fl 34771

Changes in Service. Any changes to the Services must be in writing and signed by Customer and Contractor. The changes in the services or services areas may result in additional charges and may modify the schedule of current services rendered.

Start Date of New Service

3/1/2025

Addendum Additional Pricing;

Monthly

\$2167.00

Yearly

\$26,004.00

Term and Termination. The initial term of the Agreement Addendum shall commence on the Effective Date and, unless earlier terminated as permitted under this Agreement, shall coincide with the end date of the Master Initial Agreement of both parties. The Agreement Addendum shall automatically renew for successive one year periods as follows on the initial agreement. The Agreement Addendum is in addition to the already agreed upon signed contract between both parties. All articles listed on the Master Agreement will remain in effect upon signing the Agreement Addendum.

CUSTOMER

Name: _____

Title: _____

Date : _____

CONTRACTOR

Name: _____

Title: _____

Date: _____

SECTION V

RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (**“Board”**) of the Bridgewalk Community Development District (**“District”**) prior to June 15, 2025, a proposed budget (**“Proposed Budget”**) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (**“Fiscal Year 2025/2026”**); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: August 18, 2025

HOUR: 10:00 a.m.

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

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

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

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

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

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

PASSED AND ADOPTED THIS 19TH DAY OF MAY, 2025.

ATTEST:

**BRIDGEWALK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

Bridgewalk
Community Development District

Proposed Budget
FY2026



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Bridgewalk
Community Development District
Proposed Budget
FY2026
General Fund

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2025	4/30/25	5 Months	9/30/25	FY2026

Revenues:

Special Assessments	\$ 491,473	\$ 488,125	\$ 3,187	\$ 491,312	\$ 491,473
Interest	12,000	8,232	6,250	14,482	12,000
Carry Forward Surplus	57,750	96,001	-	96,001	55,793

Total Revenues	\$ 561,223	\$ 592,358	\$ 9,437	\$ 601,794	\$ 559,266
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Expenditures:

Administrative:

Supervisor Fees	\$ 12,000	\$ 2,400	\$ 5,800	\$ 8,200	\$ 12,000
FICA Expense	918	184	444	627	918
Engineering Fees	9,500	4,095	4,405	8,500	9,500
Attorney	25,000	5,482	9,518	15,000	25,000
Arbitrage	900	-	900	900	900
Dissemination	7,350	4,288	3,063	7,350	7,571
Dissemination - DTS	-	1,500	-	1,500	1,500
Annual Audit	4,600	-	4,600	4,600	4,600
Trustee Fees	8,100	8,297	-	8,297	8,869
Assessment Administration	5,565	5,565	-	5,565	5,732
Management Fees	40,000	23,333	16,667	40,000	41,200
Information Technology	1,890	1,103	788	1,890	1,947
Website Maintenance	1,260	735	525	1,260	1,298
Telephone	300	-	50	50	300
Postage	1,000	145	130	275	500
Printing & Binding	1,000	48	52	100	250
Insurance	6,119	5,952	-	5,952	7,196
Legal Advertising	2,500	-	2,500	2,500	2,500
Other Current Charges	600	295	250	545	600
Office Supplies	625	8	17	25	250
Property Appraiser Fee	400	136	-	136	400
Dues, Licenses & Subscriptions	175	175	-	175	175

Total Administrative:	\$ 129,802	\$ 63,738	\$ 49,707	\$ 113,445	\$ 133,206
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Bridgewalk

Community Development District

Proposed Budget

FY2026

General Fund

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2025	4/30/25	5 Months	9/30/25	FY2026
<u>Operations & Maintenance</u>					
Field Services	\$ 16,695	\$ 9,739	\$ 6,956	\$ 16,695	\$ 17,196
Property Insurance	7,500	2,129	-	2,129	2,299
Electric	2,400	280	250	530	2,400
Streetlights	157,123	43,766	36,250	80,016	154,350
Water & Sewer	41,020	38,094	60,000	98,094	88,895
Landscape Maintenance	118,560	57,037	48,480	105,517	119,880
Landscape Contingency	10,000	-	5,000	5,000	10,000
Lake Maintenance	3,864	2,254	1,985	4,239	6,720
Irrigation Repairs	15,000	1,148	6,352	7,500	15,000
Janitorial Services	-	-	-	-	4,320
Repairs & Maintenance	2,500	1,485	1,015	2,500	2,500
Contingency	2,500	-	2,000	2,000	2,500
Hurricane Expenses	-	1,740	-	1,740	-
<u>Springhead Lake South</u>					
Streetlights	\$ 24,000	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	24,279	-	-	-	-
Lake Maintenance	2,730	-	-	-	-
Janitorial Services	750	-	-	-	-
Boat Dock Maintenance	2,500	-	-	-	-
Total Operations & Maintenance:	\$ 431,421	\$ 157,672	\$ 168,288	\$ 325,960	\$ 426,060
Total Expenditures	\$ 561,223	\$ 221,409	\$ 217,996	\$ 439,405	\$ 559,266
Excess Revenues (Expenditures)	\$ 0	\$ 370,949	\$ (208,559)	\$ 162,389	\$ -

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

Bridgewalk

Community Development District

Gross Per Unit Assessment Comparison Chart

FY2026

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

FY2025

Property Type	Platted Units	Gross Per Unit	Gross Total
Townhome 25'	117	\$560	\$65,566
Single Family 40'	87	\$897	\$78,006
Single Family 50'	222	\$1,121	\$248,813
Single Family 60'	97	\$1,345	\$130,458
Total	523		\$522,843

Property Type	FY2025	FY2026	Increase/(Decrease)
Townhome 25'	\$560	\$560	(\$0)
Single Family 40'	\$897	\$897	\$0
Single Family 50'	\$1,121	\$1,121	(\$0)
Single Family 60'	\$1,345	\$1,345	\$0

Bridgewalk

Community Development District

GENERAL FUND BUDGET

REVENUES:

Special Assessments

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

Interest

The District generates funds from invested funds.

EXPENDITURES:

Administrative:

Supervisor Fees

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

FICA Expense

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

Engineering Fees

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

Attorney

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

Arbitrage

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

Bridgewalk

Community Development District

GENERAL FUND BUDGET

Dissemination

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

Dissemination - DTS

The District has contracted with Dissemination Technical Services (DTS) to utilize their software to meet the bond reporting requirements in the Continuing Disclosure Agreement(s) for each bond series issued by the District.

Annual Audit

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

Trustee Fees

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

Assessment Administration

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

Management Fees

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

Information Technology

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

Website Maintenance

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

Bridgewalk
Community Development District
GENERAL FUND BUDGET

Telephone

Telephone and fax machine.

Postage

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

Printing & Binding

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

Insurance

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

Miscellaneous office supplies.

Property Appraiser Fee

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

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Field Services

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

Bridgewalk

Community Development District

GENERAL FUND BUDGET

Property Insurance

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

Electric

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

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

Streetlights

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

Account #	Description	Monthly	Annual
02130 28116	71 - 20' Streetlights & 37 - 27" Streetlights	\$5,900	\$70,800
	Phase 2A/B - Streetlights	\$1,350	\$16,200
TBD	Phase 2C - Streetlights	\$5,000	\$60,000
	Contingency		\$7,350
Total			\$154,350

Bridgewalk

Community Development District

GENERAL FUND BUDGET

Water & Sewer

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

Account #	Description	Monthly	Annual
002702083-033330659	2900 Addison Boulevard Odd	\$2,675	\$32,100
002702083-033330679	5600 Quiet Palm Loop Even	\$160	\$1,920
002702083-033330709	3100 Addison Boulevard Even	\$730	\$8,760
002702083-033503511	5600 Even Stephens Road RM	\$230	\$2,760
	3000 Even Park Vale Road Dog		
002702083-033504151	Station	\$10	\$120
002825888-033510351	3100 Odd Addison Boulevard RM	\$65	\$780
002825888-033510361	3100 ODD Zuni Road RM	\$2,675	\$32,100
	Contingency		\$10,355
Total			\$88,895

Landscape Maintenance

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

Description	Monthly	Annual
Landscape Maintenance		
Phase 1A & 1B	\$7,758	\$93,096
Phase 2C	\$2,232	\$26,784
Total		\$119,880

Landscape Contingency

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

Lake Maintenance

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

Description	Monthly	Annual
Pond Maintenance		
North, South & East Shoreline	\$332	\$3,984
2 Stormwater Retention Ponds PH2C (7 Mths)	\$228	\$2,736
Total		\$6,720

Irrigation Repairs

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

Bridgewalk
Community Development District
GENERAL FUND BUDGET

Janitorial Services

Represents estimated costs for janitorial services for one public restroom. Amount is based on proposal by Clean Star Services of Central Florida, Inc.

Description	Monthly	Annual
Janitorial Services - 3x Per Week	\$360	\$4,320
Total		\$4,320

Repairs & Maintenance

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

Contingency

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

Bridgewalk
Community Development District
Proposed Budget
FY2026
Debt Service Fund
Series 2022

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2025	4/30/25	5 Months	9/30/25	FY2026

Revenues:

Special Assessments	\$	246,900	\$	244,342	\$	2,825	\$	247,167	\$	246,900
Interest		11,500		7,138		6,125		13,263		11,500
Carry Forward Surplus		99,872		100,669		-		100,669		111,480

Total Revenues	\$	358,272	\$	352,149	\$	8,950	\$	361,099	\$	369,880
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Expenditures:

Series 2022

Interest - 12/15	\$	74,906	\$	74,906	\$	-	\$	74,906	\$	73,719
Principal - 06/15		95,000		-		95,000		95,000		100,000
Interest - 06/15		74,906		-		74,906		74,906		73,719

Total Expenditures	\$	244,813	\$	74,906	\$	169,906	\$	244,813	\$	247,438
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Other Sources/(Uses)

Transfer In/(Out)	\$	(5,700)	\$	(2,932)	\$	(1,875)	\$	(4,807)	\$	(4,500)
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Total Other Financing Sources (Uses)	\$	(5,700)	\$	(2,932)	\$	(1,875)	\$	(4,807)	\$	(4,500)
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Excess Revenues (Expenditures)	\$	107,760	\$	274,311	\$	(162,831)	\$	111,480	\$	117,943
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Interest - 12/15/2026	\$72,469
Total	\$72,469
Net Assessment	\$246,899
Collection Cost (6%)	\$15,760
Gross Assessment	\$262,659

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

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
6/15/25	\$ 4,255,000	\$ 95,000	\$ 74,906.25	\$ -
12/15/25	\$ 4,160,000	\$ -	\$ 73,718.75	\$ 243,625.00
6/15/26	\$ 4,160,000	\$ 100,000	\$ 73,718.75	\$ -
12/15/26	\$ 4,060,000	\$ -	\$ 72,468.75	\$ 246,187.50
6/15/27	\$ 4,060,000	\$ 100,000	\$ 72,468.75	\$ -
12/15/27	\$ 3,960,000	\$ -	\$ 71,218.75	\$ 243,687.50
6/15/28	\$ 3,960,000	\$ 105,000	\$ 71,218.75	\$ -
12/15/28	\$ 3,855,000	\$ -	\$ 69,643.75	\$ 245,862.50
6/15/29	\$ 3,855,000	\$ 105,000	\$ 69,643.75	\$ -
12/15/29	\$ 3,750,000	\$ -	\$ 68,068.75	\$ 242,712.50
6/15/30	\$ 3,750,000	\$ 110,000	\$ 68,068.75	\$ -
12/15/30	\$ 3,640,000	\$ -	\$ 66,418.75	\$ 244,487.50
6/15/31	\$ 3,640,000	\$ 115,000	\$ 66,418.75	\$ -
12/15/31	\$ 3,525,000	\$ -	\$ 64,693.75	\$ 246,112.50
6/15/32	\$ 3,525,000	\$ 115,000	\$ 64,693.75	\$ -
12/15/32	\$ 3,410,000	\$ -	\$ 62,968.75	\$ 242,662.50
6/15/33	\$ 3,410,000	\$ 120,000	\$ 62,968.75	\$ -
12/15/33	\$ 3,290,000	\$ -	\$ 61,018.75	\$ 243,987.50
6/15/34	\$ 3,290,000	\$ 125,000	\$ 61,018.75	\$ -
12/15/34	\$ 3,165,000	\$ -	\$ 58,987.50	\$ 245,006.25
6/15/35	\$ 3,165,000	\$ 130,000	\$ 58,987.50	\$ -
12/15/35	\$ 3,035,000	\$ -	\$ 56,875.00	\$ 245,862.50
6/15/36	\$ 3,035,000	\$ 135,000	\$ 56,875.00	\$ -
12/15/36	\$ 2,900,000	\$ -	\$ 54,681.25	\$ 246,556.25
6/15/37	\$ 2,900,000	\$ 135,000	\$ 54,681.25	\$ -
12/15/37	\$ 2,765,000	\$ -	\$ 52,487.50	\$ 242,168.75
6/15/38	\$ 2,765,000	\$ 140,000	\$ 52,487.50	\$ -
12/15/38	\$ 2,625,000	\$ -	\$ 50,212.50	\$ 242,700.00
6/15/39	\$ 2,625,000	\$ 145,000	\$ 50,212.50	\$ -
12/15/39	\$ 2,480,000	\$ -	\$ 47,856.25	\$ 243,068.75
6/15/40	\$ 2,480,000	\$ 150,000	\$ 47,856.25	\$ -
12/15/40	\$ 2,330,000	\$ -	\$ 45,418.75	\$ 243,275.00
6/15/41	\$ 2,330,000	\$ 155,000	\$ 45,418.75	\$ -
12/15/41	\$ 2,175,000	\$ -	\$ 42,900.00	\$ 243,318.75
6/15/42	\$ 2,175,000	\$ 160,000	\$ 42,900.00	\$ -
12/15/42	\$ 2,015,000	\$ -	\$ 40,300.00	\$ 243,200.00
6/15/43	\$ 2,015,000	\$ 165,000	\$ 40,300.00	\$ -
12/15/43	\$ 1,850,000	\$ -	\$ 37,000.00	\$ 242,300.00
6/15/44	\$ 1,850,000	\$ 175,000	\$ 37,000.00	\$ -
12/15/44	\$ 1,675,000	\$ -	\$ 33,500.00	\$ 245,500.00
6/15/45	\$ 1,675,000	\$ 180,000	\$ 33,500.00	\$ -
12/15/45	\$ 1,495,000	\$ -	\$ 29,900.00	\$ 243,400.00
6/15/46	\$ 1,495,000	\$ 190,000	\$ 29,900.00	\$ -
12/15/46	\$ 1,305,000	\$ -	\$ 26,100.00	\$ 246,000.00
6/15/47	\$ 1,305,000	\$ 195,000	\$ 26,100.00	\$ -
12/15/47	\$ 1,110,000	\$ -	\$ 22,200.00	\$ 243,300.00
6/15/48	\$ 1,110,000	\$ 205,000	\$ 22,200.00	\$ -
12/15/48	\$ 905,000	\$ -	\$ 18,100.00	\$ 245,300.00
6/15/49	\$ 905,000	\$ 215,000	\$ 18,100.00	\$ -
12/15/49	\$ 690,000	\$ -	\$ 13,800.00	\$ 246,900.00
6/15/50	\$ 690,000	\$ 220,000	\$ 13,800.00	\$ -
12/15/50	\$ 470,000	\$ -	\$ 9,400.00	\$ 243,200.00
6/15/51	\$ 470,000	\$ 230,000	\$ 9,400.00	\$ -
12/15/51	\$ 240,000	\$ -	\$ 4,800.00	\$ 244,200.00
6/15/52	\$ 240,000	\$ 240,000	\$ 4,800.00	\$ 244,800.00
Totals		\$ 4,255,000	\$ 2,584,381.25	\$ 6,839,381.25

Bridgewalk
Community Development District
Proposed Budget
FY2026
Debt Service Fund
Series 2023

	Proposed Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2025	4/30/25	5 Months	9/30/25	FY2026

Revenues:

Special Assessments	\$	377,387	\$	376,164	\$	1,224	\$	377,388	\$	377,387
Interest		6,000		9,740		6,500		16,240		12,000
Carry Forward Surplus*		199,404		196,446		-		196,446		234,125

Total Revenues	\$	582,791	\$	582,350	\$	7,724	\$	590,074	\$	623,512
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Expenditures:

Series 2023

Interest - 12/15	\$	155,569	\$	155,569	\$	-	\$	155,569	\$	154,469
Principal - 12/15		40,000		40,000		-		40,000		65,000
Interest - 06/15		154,469		-		154,469		154,469		152,681

Total Expenditures	\$	350,038	\$	195,569	\$	154,469	\$	350,038	\$	372,150
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Other Sources/(Uses)

Transfer In/(Out)	\$	-	\$	(1,412)	\$	(4,500)	\$	(5,912)	\$	(5,000)
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Total Other Financing Sources (Uses)	\$	-	\$	(1,412)	\$	(4,500)	\$	(5,912)	\$	(5,000)
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Excess Revenues (Expenditures)	\$	232,754	\$	385,370	\$	(151,245)	\$	234,125	\$	246,362
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*Less Reserve amount.

Principal - 12/15/2026	\$70,000
Interest - 12/15/2026	\$152,681
Total	\$222,681
Net Assessment	\$377,387
Collection Cost (6%)	\$24,089
Gross Assessment	\$401,475

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

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
6/15/25	\$ 4,890,000	\$ -	\$ 154,469	\$ -
12/15/25	\$ 4,890,000	\$ 65,000	\$ 154,469	\$ 373,938
6/15/26	\$ 4,825,000	\$ -	\$ 152,681	\$ -
12/15/26	\$ 4,825,000	\$ 70,000	\$ 152,681	\$ 222,681
6/15/27	\$ 4,755,000	\$ -	\$ 150,756	\$ -
12/15/27	\$ 4,755,000	\$ 75,000	\$ 150,756	\$ 225,756
6/15/28	\$ 4,680,000	\$ -	\$ 148,694	\$ -
12/15/28	\$ 4,680,000	\$ 80,000	\$ 148,694	\$ 228,694
6/15/29	\$ 4,600,000	\$ -	\$ 146,494	\$ -
12/15/29	\$ 4,600,000	\$ 80,000	\$ 146,494	\$ 372,988
6/15/30	\$ 4,520,000	\$ -	\$ 144,294	\$ -
12/15/30	\$ 4,520,000	\$ 85,000	\$ 144,294	\$ 373,588
6/15/31	\$ 4,435,000	\$ -	\$ 141,956	\$ -
12/15/31	\$ 4,435,000	\$ 90,000	\$ 141,956	\$ 373,913
6/15/32	\$ 4,345,000	\$ -	\$ 139,144	\$ -
12/15/32	\$ 4,345,000	\$ 95,000	\$ 139,144	\$ 373,288
6/15/33	\$ 4,250,000	\$ -	\$ 136,175	\$ -
12/15/33	\$ 4,250,000	\$ 105,000	\$ 136,175	\$ 377,350
6/15/34	\$ 4,145,000	\$ -	\$ 132,894	\$ -
12/15/34	\$ 4,145,000	\$ 110,000	\$ 132,894	\$ 375,788
6/15/35	\$ 4,035,000	\$ -	\$ 129,456	\$ -
12/15/35	\$ 4,035,000	\$ 115,000	\$ 129,456	\$ 373,913
6/15/36	\$ 3,920,000	\$ -	\$ 125,863	\$ -
12/15/36	\$ 3,920,000	\$ 125,000	\$ 125,863	\$ 376,725
6/15/37	\$ 3,795,000	\$ -	\$ 121,956	\$ -
12/15/37	\$ 3,795,000	\$ 130,000	\$ 121,956	\$ 373,913
6/15/38	\$ 3,665,000	\$ -	\$ 117,894	\$ -
12/15/38	\$ 3,665,000	\$ 140,000	\$ 117,894	\$ 375,788
6/15/39	\$ 3,525,000	\$ -	\$ 113,519	\$ -
12/15/39	\$ 3,525,000	\$ 150,000	\$ 113,519	\$ 377,038
6/15/40	\$ 3,375,000	\$ -	\$ 108,831	\$ -
12/15/40	\$ 3,375,000	\$ 155,000	\$ 108,831	\$ 372,663
6/15/41	\$ 3,220,000	\$ -	\$ 103,988	\$ -
12/15/41	\$ 3,220,000	\$ 165,000	\$ 103,988	\$ 372,975
6/15/42	\$ 3,055,000	\$ -	\$ 98,831	\$ -
12/15/42	\$ 3,055,000	\$ 175,000	\$ 98,831	\$ 372,663
6/15/43	\$ 2,880,000	\$ -	\$ 93,363	\$ -
12/15/43	\$ 2,880,000	\$ 190,000	\$ 93,363	\$ 376,725
6/15/44	\$ 2,690,000	\$ -	\$ 87,425	\$ -
12/15/44	\$ 2,690,000	\$ 200,000	\$ 87,425	\$ 374,850
6/15/45	\$ 2,490,000	\$ -	\$ 80,925	\$ -
12/15/45	\$ 2,490,000	\$ 215,000	\$ 80,925	\$ 376,850
6/15/46	\$ 2,275,000	\$ -	\$ 73,938	\$ -
12/15/46	\$ 2,275,000	\$ 225,000	\$ 73,938	\$ 372,875
6/15/47	\$ 2,050,000	\$ -	\$ 66,625	\$ -
12/15/47	\$ 2,050,000	\$ 240,000	\$ 66,625	\$ 373,250
6/15/48	\$ 1,810,000	\$ -	\$ 58,825	\$ -
12/15/48	\$ 1,810,000	\$ 255,000	\$ 58,825	\$ 372,650
6/15/49	\$ 1,555,000	\$ -	\$ 50,538	\$ -
12/15/49	\$ 1,555,000	\$ 275,000	\$ 50,538	\$ 376,075
6/15/50	\$ 1,280,000	\$ -	\$ 41,600	\$ -
12/15/50	\$ 1,280,000	\$ 290,000	\$ 41,600	\$ 373,200
6/15/51	\$ 990,000	\$ -	\$ 32,175	\$ -
12/15/51	\$ 990,000	\$ 310,000	\$ 32,175	\$ 374,350
6/15/52	\$ 680,000	\$ -	\$ 22,100	\$ -
12/15/52	\$ 680,000	\$ 330,000	\$ 22,100	\$ 374,200
6/15/53	\$ 350,000	\$ -	\$ 11,375	\$ -
12/15/53	\$ 350,000	\$ 350,000	\$ 11,375	\$ 372,750
Totals		\$ 4,890,000	\$ 5,973,563	\$ 10,863,563

SECTION VI



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

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: **May 8, 2025**

Name **Bridgewalk CDD**
c/o GMS Central Florida
Address **219 E. Livingston St.**
City **Orlando, FL 32801**
Phone **407-398-2890**

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

The parties hereto agree as follows

- A. AAM agrees to provide aquatic management services for a period of **5 months** in accordance with the terms and conditions of this Agreement in the following sites:

Phase II C Tract 8 Pond

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

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

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

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

The terms of this agreement shall be: **05/01/2025 thru 09/30/2025.**

Agreement will automatically renew as per Term & Condition 14.

Start-up Charge	<u>NA</u>	Due at the start of work
Maintenance Fee	<u>\$75.00</u>	Due <u>monthly</u> as billed x 5.
Total Annual Cost	<u>\$375.00</u>	

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

- D. AAM agrees to commence treatment within **NA** days, weather permitting, from the date of execution or receipt of the proper permits.
- E. The Agreement shall have no force & is withdrawn unless executed and returned by Customer to AAM on or before **June 8, 2025**
- F. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: **Telly R. Smith**

Date: **5/8/2025**

Accepted

Date:

AAM

Customer

Terms and Conditions

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

SECTION VII

From: Stacie Vanderbilt svanderbilt@gmscfl.com
Subject: Fwd: Bridgewalk
Date: May 12, 2025 at 3:58 PM
To:

From: J Coop
Subject: Lake
Date: May 8, 2025 at 9:40:35 PM EDT
To: "BW Alan Sheerer (CDD)" <ascheerer@gmscfl.com>

Hi. The residents of Bridgewalk would like to stock the lake with gambusia and baby catfish to help control the mosquito population. We will spend our own money, and require no assistance from the CDD. I just wanted to make sure that it would not interfere with any future plans of the CDD. Please let me know if we are cleared to proceed with stocking. Thank you.

Jeremy Cooper
Realtor

SECTION IX

SECTION C

SECTION 1

Bridgewalk

Community Development District

Summary of Invoices

April 16, 2025 - May 14, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	4/23/25	250	\$ 322.00
	4/29/25	251	9,695.98
	4/30/25	252	7,403.87
	5/1/25	253	4,748.03
			<hr/>
			\$ 22,169.88
Payroll			
	<u>April 2025</u>		
	Adam Morgan	50111	\$ 184.70
	Brent Kewley	50112	\$ 184.70
	Kathryn Farr	50113	\$ 184.70
	Patrick Bonin Jr.	50114	\$ 184.70
			<hr/>
			\$ 738.80
TOTAL			<hr/>
			\$ 22,908.68

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
4/23/25	00019	4/15/25 227609	202504 320-53800-47000	AQUATIC PLANT MGMT APR25	*	322.00	
				APPLIED AQUATIC MANAGEMENT INC			322.00 000250
4/29/25	00008	4/16/25 145218	202504 320-53800-46200	LANDSCAPE MNT PH2C APR25	*	2,166.98	
		4/16/25 145221	202504 320-53800-46200	MTHLY LANDSCAPE MNT APR25	*	7,529.00	
				FLORIDA ULS OPERATING LLC			9,695.98 000251
4/30/25	00022	4/30/25 04302025	202504 320-53800-43200	3100 ODD ZUNI RD-REIMBURS	*	7,403.87	
				LENNAR HOMES, LLC			7,403.87 000252
5/01/25	00022	5/01/25 05012025	202503 320-53800-43200	3100 ZUNI RD-REIMB.MAR25	*	4,748.03	
				LENNAR HOMES, LLC			4,748.03 000253
TOTAL FOR BANK A						22,169.88	
TOTAL FOR REGISTER						22,169.88	

BWLK BRIDGEWALK TVISCARRA

SECTION 2

Bridgewalk
Community Development District

Unaudited Financial Reporting
April 30, 2025



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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
April 30, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash - Truist Bank	\$ 208,380	\$ -	\$ -	\$ 208,380
Investments:				
Series 2022				
Reserve	-	123,450	-	123,450
Revenue	-	274,302	-	274,302
Construction	-		6,074	6,074
Series 2023				
Reserve	-	191,793	-	191,793
Revenue	-	314,685	-	314,685
Interest	-	0	-	0
Construction	-	-	32,795	32,795
State Board of Administration	368,260	-	-	368,260
Due from Capital	3,235	-	-	3,235
Due from Developer	3,723	-	-	3,723
Due From General Fund	-	67,595	-	67,595
Prepaid Expenses	-	-	-	-
Total Assets	\$ 583,597	\$ 971,825	\$ 38,869	\$ 1,594,291
Liabilities:				
Accounts Payable	\$ 4,748	\$ -	\$ 1,689	\$ 6,437
Due to Debt Service 2022	9	-	-	9
Due to Debt Service 2023	67,586	-	-	67,586
Total Liabilities	\$ 72,343	\$ -	\$ 1,689	\$ 74,032
Fund Balances:				
Assigned For Debt Service 2022	\$ -	\$ 397,761	\$ -	\$ 397,761
Assigned For Debt Service 2023	-	574,064	-	574,064
Assigned For Capital Projects 2022	-	-	6,074	6,074
Assigned For Capital Projects 2023	-	-	31,106	31,106
Unassigned	511,254	-	-	511,254
Total Fund Balances	\$ 511,254	\$ 971,824.86	\$ 37,180	\$ 1,520,259
Total Liabilities & Fund Equity	\$ 583,597	\$ 971,825	\$ 38,869	\$ 1,594,291

Bridgewalk

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 278,940	\$ 275,592	\$ 275,592	\$ -
Special Assessments - Direct Billed	212,533	212,533	212,533	-
Interest	12,000	7,000	8,232	1,232
Total Revenues	\$ 503,473	\$ 495,125	\$ 496,357	\$ 1,232
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 7,000	\$ 2,400	\$ 4,600
FICA Expense	918	536	184	352
Engineering Fees	9,500	5,542	4,095	1,447
Attorney	25,000	14,583	5,482	9,102
Arbitrage	900	-	-	-
Dissemination	7,350	4,288	4,288	-
Dissemination - DTS	-	-	1,500	(1,500)
Annual Audit	4,600	-	-	-
Trustee Fees	8,100	8,100	8,297	(197)
Assessment Administration	5,565	5,565	5,565	-
Management Fees	40,000	23,333	23,333	0
Information Technology	1,890	1,103	1,103	-
Website Maintenance	1,260	735	735	-
Telephone	300	175	-	175
Postage	1,000	583	145	439
Printing & Binding	1,000	583	48	536
Insurance	6,119	6,119	5,952	167
Legal Advertising	2,500	1,458	-	1,458
Other Current Charges	600	350	295	55
Office Supplies	625	365	8	357
Property Appraiser	400	400	136	264
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	\$ 129,802	\$ 80,992	\$ 63,738	\$ 17,255

Bridgewalk

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
<u>Operations & Maintenance</u>				
Field Services	\$ 16,695	\$ 9,739	\$ 9,739	\$ -
Property Insurance	7,500	7,500	2,129	5,371
Electric	2,400	1,400	280	1,120
Streetlights	157,123	91,655	43,766	47,889
Water & Sewer	41,020	23,928	38,094	(14,166)
Landscape Maintenance	118,560	69,160	57,037	12,123
Landscape Contingency	10,000	5,833	-	5,833
Irrigation Repairs	3,864	2,254	1,148	1,106
Lake Maintenance	15,000	8,750	2,254	6,496
Contingency	2,500	1,458	-	1,458
Repairs & Maintenance	2,500	1,458	1,485	(27)
Hurricane Expenses	-	-	1,740	(1,740)
<u>Springhead Lake South</u>				
Streetlights	24,000	14,000	-	14,000
Landscape Maintenance	24,279	14,163	-	14,163
Lake Maintenance	2,730	1,593	-	1,593
Janitorial Services	750	438	-	438
Boat Dock Maintenance	2,500	1,458	-	1,458
Total Operations & Maintenance:	\$ 431,421	\$ 254,787	\$ 157,672	\$ 97,116
Total Expenditures	\$ 561,223	\$ 335,780	\$ 221,409	\$ 114,370
Excess Revenues (Expenditures)	\$ (57,750)		\$ 274,948	
Fund Balance - Beginning	\$ 57,750		\$ 236,307	
Fund Balance - Ending	\$ -		\$ 511,254	

Bridgewalk

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
<u>Revenues:</u>				
Special Assessments	\$ 246,900	\$ 244,342	\$ 244,342	\$ -
Interest	11,500	6,708	7,138	430
Total Revenues	\$ 258,400	\$ 251,050	\$ 251,480	\$ 430
<u>Expenditures:</u>				
Series 2022				
Interest - 12/15	\$ 74,906	\$ 74,906	\$ 74,906	\$ -
Principal - 06/15	95,000	-	-	-
Interest - 06/15	74,906	-	-	-
Total Expenditures	\$ 244,813	\$ 74,906	\$ 74,906	\$ -
<u>Other Sources/(Uses)</u>				
Transfer In/(Out)	\$ (5,700)	\$ (3,325)	\$ (2,932)	\$ (393)
Total Other Financing Sources (Uses)	\$ (5,700)	\$ (3,325)	\$ (2,932)	\$ (393)
Excess Revenues (Expenditures)	\$ 7,888		\$ 173,642	
Fund Balance - Beginning	\$ 99,872		\$ 224,119	
Fund Balance - Ending	\$ 107,760		\$ 397,761	

Bridgewalk

Community Development District

Debt Service Fund - Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 107,060	\$ 105,837	\$ 105,837	\$ -
Special Assessments - Direct Billed	270,327	270,327	270,327	-
Interest	6,000	3,500	9,740	6,240
Total Revenues	\$ 383,387	\$ 379,664	\$ 385,904	\$ 6,240
Expenditures:				
Series 2023				
Interest - 12/15	\$ 155,569	\$ 155,569	\$ 155,569	\$ -
Principal - 12/15	40,000	40,000	40,000	-
Interest - 06/15	154,469	-	-	-
Total Expenditures	\$ 350,038	\$ 195,569	\$ 195,569	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (1,412)	\$ 1,412
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (1,412)	\$ 1,412
Excess Revenues (Expenditures)	\$ 33,350		\$ 188,923	
Fund Balance - Beginning	\$ 199,404		\$ 385,140	
Fund Balance - Ending	\$ 232,754		\$ 574,064	

Bridgewalk

Community Development District Capital Projects Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2025

	Adopted Budget	Prorated Budget Thru 04/30/25	Actual Thru 04/30/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 102	\$ 102
Total Revenues	\$ -	\$ -	\$ 102	\$ 102
Expenditures:				
Series 2022				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 2,932	\$ (2,932)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 2,932	\$ (2,932)
Excess Revenues (Expenditures)	\$ -		\$ 3,034	
Fund Balance - Beginning	\$ -		\$ 3,040	
Fund Balance - Ending	\$ -		\$ 6,074	

Bridgewalk

Community Development District

Capital Projects Fund - Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 31,834	\$ 31,834
Total Revenues	\$ -	\$ -	\$ 31,834	\$ 31,834
Expenditures:				
Series 2023				
Capital Outlay	\$ -	\$ -	\$ 3,036	\$ (3,036)
Total Expenditures	\$ -	\$ -	\$ 3,036	\$ (3,036)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 1,412	\$ (1,412)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 1,412	\$ (1,412)
Excess Revenues (Expenditures)	\$ -		\$ 30,210	
Fund Balance - Beginning	\$ -		\$ 896	
Fund Balance - Ending	\$ -		\$ 31,106	

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	\$ -	\$ 21,388	\$ 243,610	\$ 4,809	\$ 1,399	\$ 1,631	\$ 2,756	\$ -	\$ -	\$ -	\$ -	\$ -	275,592
Special Assessments - Direct Billed	106,266	-	-	-	53,133	-	53,133	-	-	-	-	-	212,533
Interest	514	482	947	1,637	1,474	1,627	1,551	-	-	-	-	-	8,232
Total Revenues	\$ 106,780	\$ 21,871	\$ 244,557	\$ 6,446	\$ 56,006	\$ 3,258	\$ 57,440	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 496,357
Expenditures:													
Administrative:													
Supervisor Fees	\$ 800	\$ 800	\$ -	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,400
FICA Expense	61	61	-	-	61	-	-	-	-	-	-	-	184
Engineering Fees	1,575	175	1,488	683	175	-	-	-	-	-	-	-	4,095
Attorney	1,180	3,770	-	35	345	153	-	-	-	-	-	-	5,482
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination	613	613	613	613	613	613	613	-	-	-	-	-	4,288
Dissemination - DTS	1,500	-	-	-	-	-	-	-	-	-	-	-	1,500
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	4,256	-	-	4,041	-	-	-	-	-	-	8,297
Assessment Administration	5,565	-	-	-	-	-	-	-	-	-	-	-	5,565
Management Fees	3,333	3,333	3,333	3,333	3,333	3,333	3,333	-	-	-	-	-	23,333
Information Technology	158	158	158	158	158	158	158	-	-	-	-	-	1,103
Website Maintenance	105	105	105	105	105	105	105	-	-	-	-	-	735
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	15	51	4	10	46	0	18	-	-	-	-	-	145
Printing & Binding	2	4	6	-	-	35	-	-	-	-	-	-	48
Insurance	5,952	-	-	-	-	-	-	-	-	-	-	-	5,952
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	54	38	39	39	42	42	42	-	-	-	-	-	295
Office Supplies	0	0	0	7	0	-	0	-	-	-	-	-	8
Property Appraiser	-	-	-	136	-	-	-	-	-	-	-	-	136
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Administrative:	\$ 21,088	\$ 9,108	\$ 10,001	\$ 5,117	\$ 5,678	\$ 8,478	\$ 4,268	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63,738
Operations & Maintenance													
Field Services	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ -	\$ -	\$ -	\$ -	\$ -	9,739
Property Insurance	2,129	-	-	-	-	-	-	-	-	-	-	-	2,129
Electric	37	37	38	49	45	38	36	-	-	-	-	-	280
Streetlights	5,534	5,507	5,520	5,526	5,542	8,935	7,202	-	-	-	-	-	43,766
Water & Sewer	3,315	2,966	3,897	3,623	974	12,016	11,303	-	-	-	-	-	38,094
Landscape Maintenance	7,529	7,529	7,529	7,529	7,529	9,696	9,696	-	-	-	-	-	57,037
Landscape Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	-	-	-	1,148	-	-	-	-	-	-	-	1,148
Lake Maintenance	322	322	322	322	322	322	322	-	-	-	-	-	2,254
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	-	185	-	1,300	-	-	-	-	-	-	-	-	1,485
Hurricane Expenses	1,220	520	-	-	-	-	-	-	-	-	-	-	1,740
Springhead Lake South													
Streetlights	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Boat Dock Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Operations & Maintenance:	\$ 21,477	\$ 18,457	\$ 18,697	\$ 19,740	\$ 16,951	\$ 32,399	\$ 29,951	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 157,672
Total Expenditures	\$ 42,564	\$ 27,566	\$ 28,697	\$ 24,857	\$ 22,629	\$ 40,877	\$ 34,218	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 221,409
Excess Revenues (Expenditures)	\$ 64,216	\$ (5,695)	\$ 215,860	\$ (18,411)	\$ 33,377	\$ (37,619)	\$ 23,222	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 274,948

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	\$191,793	
BONDS OUTSTANDING - 11/16/23		\$4,930,000
LESS: PRINCIPAL PAYMENT - 12/15/24		(\$40,000)
CURRENT BONDS OUTSTANDING		\$4,890,000

Bridgewalk
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2025

Gross Assessments	\$	296,573.12	\$	262,943.48	\$	113,893.89	\$	673,410.49
Net Assessments	\$	278,778.73	\$	247,166.87	\$	107,060.26	\$	633,005.86

TAX COLLECTOR ASSESSMENTS

							44.04%	39.05%	16.91%	100.00%
Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	2022 Debt Service Asmt	2023 Debt Service Asmt	Total
11/18/24	ACH	\$1,522.56	\$28.85	\$79.94	\$0.00	\$1,413.77	\$622.63	\$552.03	\$239.11	\$1,413.77
11/22/24	ACH	\$50,117.79	\$962.25	\$2,004.69	\$0.00	\$47,150.85	\$20,765.45	\$18,410.77	\$7,974.62	\$47,150.84
12/11/24	ACH	\$580,298.36	\$11,141.75	\$23,211.75	\$0.00	\$545,944.86	\$240,436.66	\$213,172.56	\$92,335.63	\$545,944.85
12/20/24	ACH	\$7,632.16	\$147.05	\$279.84	\$0.00	\$7,205.27	\$3,173.23	\$2,813.41	\$1,218.63	\$7,205.27
01/09/25	ACH	\$765.14	\$14.84	\$22.95	\$0.00	\$727.35	\$320.33	\$284.00	\$123.02	\$727.35
01/09/25	ACH	\$10,176.16	\$197.41	\$305.28	\$0.00	\$9,673.47	\$4,260.24	\$3,777.16	\$1,636.07	\$9,673.47
01/28/25	ACH	\$0.00	\$0.00	\$0.00	\$518.29	\$518.29	\$228.26	\$202.37	\$87.66	\$518.29
02/10/25	ACH	\$3,307.25	\$64.83	\$66.15	\$0.00	\$3,176.27	\$1,398.84	\$1,240.22	\$537.20	\$3,176.26
03/11/25	ACH	\$3,816.06	\$75.55	\$38.16	\$0.00	\$3,702.35	\$1,630.53	\$1,445.64	\$626.18	\$3,702.35
04/09/25	ACH	\$765.14	\$15.31	\$0.00	\$0.00	\$749.83	\$330.23	\$292.78	\$126.82	\$749.83
04/09/25	ACH	\$5,596.94	\$111.94	\$0.00	\$0.00	\$5,485.00	\$2,415.62	\$2,141.70	\$927.68	\$5,485.00
04/30/25	ACH	\$0.00	\$0.00	\$0.00	\$23.10	\$23.10	\$10.17	\$9.02	\$3.91	\$23.10
05/12/25	ACH	\$1,310.18	\$26.20	\$0.00	\$0.00	\$1,283.98	\$565.47	\$501.35	\$217.16	\$1,283.98
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL		\$ 665,307.74	\$ 12,785.98	\$ 26,008.76	\$ 541.39	\$ 627,054.39	\$ 276,157.66	\$ 244,843.01	\$ 106,053.69	\$ 627,054.36

99.06%	Net Percent Collected
\$ 5,951.47	Balance Remaining to Collect

DIRECT BILLED ASSESSMENTS

STANDARD PACIFIC OF FLORIDA

\$482,860.03

\$212,532.79

\$270,327.24

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	General Fund	Series 2023 Fund
10/24/24	11/1/24	2329683	\$241,430.01	\$241,430.01	\$106,266.39	\$135,163.62
2/5/24	2/1/25	2383683	\$120,715.01	\$120,715.01	\$53,133.20	\$67,581.81
4/30/25	5/1/25	2436390	\$120,715.01	\$120,715.01	\$53,133.20	\$67,581.81
			\$482,860.03	\$482,860.03	\$212,532.79	\$270,327.24

Bridgewalk
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Bonds, Series 2022

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2025				
TOTAL				\$ -
Fiscal Year 2025				
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
2/3/25		Interest		15.84
2/4/25		Transfer from Reserve		404.88
3/3/25		Interest		15.40
3/4/25		Transfer from Reserve		363.30
4/1/25		Interest		18.17
4/2/25		Transfer from Reserve		399.23
TOTAL				\$ 3,033.55
Project (Construction) Fund at 09/30/24				\$ 3,040.20
Interest Earned/Transferred Funds thru 4/30/25				3,033.55
Requisitions Paid thru 4/30/25				-
Remaining Project (Construction) Fund				\$ 6,073.75

Bridgewalk
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Bonds, Series 2023

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2025				
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
TOTAL				\$ 2,823,382.57
Fiscal Year 2025				
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
2/3/25		Interest		109.58
3/3/25		Interest		95.89
4/1/25		Interest		105.68
TOTAL				\$ 33,246.18
Project (Construction) Fund at 09/30/24				\$ 2,822,931.68
Interest Earned/Transferred Funds thru 4/30/25				33,246.18
Requisitions Paid thru 4/30/25				(2,823,382.57)
Remaining Project (Construction) Fund				\$ 32,795.29

SECTION 3



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 24, 2025

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

RE: Bridgewalk Community Development District – Registered Voters

Dear Ms. Vanderbilt:

Thank you for your letter requesting confirmation of the number of registered voters within the Bridgewalk Community Development District as of April 15, 2025.

The number of registered voters within the Bridgewalk CDD is 311 as of April 15, 2025.

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

Respectfully yours,

A handwritten signature in blue ink that reads "Mary Jane Arrington".

Mary Jane Arrington
Supervisor of Elections

RECEIVED

MAY 01 2025

GMS-CF, LLC

Vote
Osceola

SECTION 4

LANDOWNER PROXY
LANDOWNERS' MEETING – NOVEMBER 17, 2025

BRIDGEWALK
COMMUNITY DEVELOPMENT DISTRICT
OSECOLA COUNTY, FLORIDA

NOW ALL PERSONS BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints:

Proxy Holder

For and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the **Bridgewalk Community Development District** to be held at **The Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida** on **November 17, 2025 at 10:00 AM**, and at any continuances or adjournments thereof, according to the number of acres of un-platted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to, the election of members of the Governing Board. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the annual meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

Print or type name of Landowner

Date _____

Signature of Landowner

Parcel Description

Acreage

Authorized Votes*

(must be street address, tax parcel ID number,
or legal description attached)

Total Number of Authorized Votes:

*Pursuant to section 190.006 (2)(b), Florida Statutes (2007), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

Please note that a particular real property is entitled to only one vote for each eligible acre of lands or fraction thereof; two (2) or more person who own real property in common that is one acre or less are together entitled to only one vote for that real property. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g., bylaws, corporate resolution, etc.). If more than one parcel, each must be listed or described.

INSTRUCTIONS

At the Board meeting, when the landowners' election is announced, instructions on how landowners may participate in the election, along with a sample proxy, shall be provided.

At a landowners' meeting, landowners shall organize by electing a Chair who shall conduct the meeting. The Chair may be any person present at the meeting. If the Chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions.

Nominations are made from the floor.

After all nominations are made, a ballot is distributed and votes are cast

Each landowner is entitled to one vote for each acre he owns or portion of an acre.

SAMPLE AGENDA

1. Determination of Number of Voting Units Represented
2. Call to Order
3. Election of a Chairman for the Purpose of Conducting the Landowners' Meeting
4. Nominations for the Position of Supervisor
5. Casting of Ballots
6. Ballot Tabulation
7. Landowners Questions and Comments
8. Adjournment

AUDIT COMMITTEE MEETING

SECTION III

SECTION A

**BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

Annual Audit Services for Fiscal Year 2025
Osceola County, Florida

INSTRUCTIONS TO PROPOSE

SECTION 1. DUE DATE. Sealed proposals must be received no later than **Friday, August 8, 2025, at 2:00 P.M.**, at the offices of District Manager, located at 219 E. Livingston Street, Orlando, FL 32801. Proposals will be publicly opened at that time.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules, and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit one (1) hard copy and one (1) electronic copy of the Proposal Documents, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services - Bridgewalk Community Development District" on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the "Proposal Documents").

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes for each person listed: list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The cost of the provision of the services under the proposal for Fiscal Year 2025, 2026, 2027, 2028 and 2029. The District intends to enter into five (5) separate one-year agreements.
- E. Provide a proposed schedule for performance of audit.

SECTION 13. PROTESTS. Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after the receipt of the documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

AUDITOR SELECTION EVALUATION CRITERIA

1. *Ability of Personnel.* (20 Points)

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

2. *Proposer's Experience.* (20 Points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation, of respondent, etc.)

3. *Understanding of Scope of Work.* (20 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. *Ability to Furnish the Required Services.* (20 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required (E.g. the existence of any natural disaster plan for business operations).

5. *Price.* (20 Points)

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.

SECTION B

**BRIDGEWALK
COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

The Bridgewalk Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the Fiscal Year ending September 30, 2025, with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Osceola County and has a general administrative operating fund and two debt service funds.

The Auditing entity submitting a proposal must be duly licensed under Chapter 173, Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) hard copy and one (1) electronic copy of their proposal to GMS - CF, LLC, District Manager, 219 E. Livingston Street, Orlando, FL 32801, telephone (407) 841-5524, in an envelope marked on the outside **"Auditing Services - Bridgewalk Community Development District."** Proposals must be received by **Friday, August 8, 2025, 2:00 P.M.**, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

George S. Flint
Governmental Management Services - Central Florida, LLC
District Manager