

*Bridgewalk
Community Development District*

Agenda

June 16, 2025

AGENDA

Bridgewalk

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

June 9, 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, June 16, 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 May 19, 2025 Meeting
4. Consideration of Revised Resolution 2024-05 Related to the Amendment of the District's Boundaries
5. Ratification of Series 2023 Requisition #10 and Consideration of Series 2023 Requisition #11
6. 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
 - D. Field Manager's Report
7. Other Business
8. Supervisor's Requests
9. Adjournment

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

Sincerely,

George S. Flint

George S. Flint
District Manager

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

Enclosures

MINUTES

MINUTES OF MEETING
BRIDGEWALK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bridgewalk Community Development District was held Monday, May 19, 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	Vice Chairman
Brent Kewley	Assistant Secretary
Lane Register	Assistant Secretary
Kathryn Farr	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
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. All five Board members were present.

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

**Approval of Minutes of the April 21, 2025,
Meeting**

Mr. Flint: We have approval of the minutes from the April 21, 2025 meeting. Are there any comments or corrections to the minutes? If not I would ask for a motion of approval.

On MOTION by Mr. Morgan, seconded by Mr. Kewley with all in favor, the Minutes of the April 21, 2025 Meeting, were approved, as presented.
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FOURTH ORDER OF BUSINESS

**Consideration of Landscape Maintenance
Addendum with United Land Services**

Mr. Scheerer: This agreement will cover all of Phase 2C. We are just memorializing that. We have been taking care of it for the last month or so, we just need to get 2C approved so we can add it to their contract.

Mr. Register: Question, this might be unrelated to United, but what is our approach here with the two pond areas?

Mr. Scheerer: The dry ponds?

Mr. Register: Dryish ponds.

Mr. Scheerer: Later on in the agenda you will see a proposal for Applied Aquatic. That agreement, based on I believe direction from Mr. Bonin, is that we take care of the smaller pond off of Zuni. I don't know the exact pond number but that is coming up so we can spray that. I believe you guys are still using the other pond as like a deep watering. We are not doing anything with that right now. We do have in the budget which you will get to later both ponds contemplated being on line by 2026 in October, probably sooner than that. But we are funding both ponds later on. For right now, we are going to spray the smaller of the two ponds.

Mr. Bonin: Basically, you have to treat it like a wet pond at this point.

Mr. Scheerer: Yes.

Mr. Bonin: Is it just wet or is there actual water in the pond?

Mr. Scheerer: There is water in the pond which raises some questions as to if it continues that way and there is no way for the water to get out.

Mr. Bonin: It is really, and Broc can speak to this, it's really just designed for storage.

Mr. Register: It is not intended to treat or to discharge.

Mr. Scheerer: Again, we will have both ponds in the budget to be treated at some point just like a wet pond. If it ever dries up, we can mow it. Like I said later on in this agenda, you will see a proposal from Applied Aquatic for like \$75 a month to do the remainder of this calendar year or budget year and then it will change to 2026.

Mr. Althafer: Hey guys, I didn't hear all of the conversation but those areas are designed to hold water. They are going to hold between 3 and 4 feet of water pretty much at any given time.

Mr. Flint: There is enough free board in that pond without water in it to accommodate all of the flow that is going into it.

Mr. Register: There is no flow going into it.

Mr. Althafer: Yes, there is.

Mr. Register: Broc, there is no stormwater pipe that discharges into the ponds, correct?

Mr. Althafer: Those are connected to the stormwater system, the storm pipes and then they ultimately all connect to the large pond. But these little areas don't provide your typical stormwater management. They are not counted toward your quality treatment or your attenuation. They just provide some storage areas to get the hydraulic grade line lower and help to keep the streets not flooded.

Mr. Flint: Do they have outfalls?

Mr. Althafer: They do. They are directly connected to the large stormwater pond.

Mr. Flint: Okay, that is good!

Mr. Scheerer: Okay.

Mr. Flint: I don't like dry ponds with no outfalls that have water in them because that is not good.

Mr. Althafer: Right, understood.

Mr. Scheerer: Anyway, this is just the landscape addendum for United to memorialize their maintenance of Phase 2C which was turned over, I believe we started in March or April.

On MOTION by Mr. Register, seconded by Mr. Morgan with all in favor, the Landscape Maintenance Addendum with United Land Services, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-02 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing

Mr. Flint: Item 5 is Resolution 2025-02 approving the proposed budget and setting the public hearing. We have August 18th at 10:00 a.m. in this location for the hearing. Exhibit A is the proposed budget. This does not include Springhead South and Springhead North because they are not currently in the boundaries of the District. We don't have the units or the cost associated with those expansion parcels currently included.

Mr. Morgan: This doesn't include, going back now to the proper project, the boat dock, boat ramp and Lake AJ.

Mr. Scheerer: It split. A portion of it is in Springhead South but I believe the restroom side of it is in 2C.

Mr. Kewley: The only thing that falls in that Springhead boundary is the pier and maybe a very slight portion of the ramp. Everything else is with 2C.

Mr. Scheerer: I think we allocated funding for janitorial, water, and sewer.

Mr. Flint: We have the boat ramp and restrooms cost incorporated in here.

Mr. Morgan: I see adopted budget. Janitorial for that, I don't see that in there.

Mr. Flint: We have janitorial services. It is right above repairs and maintenance. It is \$4,320.

Mr. Morgan: Oh, there it is, okay.

Mr. Flint: We are going to have to kind of gauge the level of janitorial services.

Mr. Morgan: Because that is open to the public so it has got to be substantial. I mean those bathrooms are trashed daily.

Mr. Scheerer: We also want to look at a way to secure those bathrooms off after dusk if we can. If there is some sort of rulemaking that we need to get involved with but I can't imagine leaving those things open 24/7.

Mr. Flint: We will need a way to lock them at dark, so we will have to figure that out too. I don't know if the HOA once the amenity is in place is going to have staff or security but we will figure that out.

Mr. Scheerer: I will work with Andrea on that. Not related to this but kind of goes back to Knightsbridge, if you all would just check that plat for Springhead South because it says all of the open spaces HOA. But we are not looking at it that way.

Mr. Kewley: Are you looking at the recorded plat?

Mr. Scheerer: Whatever plat I have.

Mr. Bonin: Springhead Osceola.

Mr. Scheerer: Yes.

Mr. Bonin: What does it say?

Mr. Scheerer: HOA open space. I budgeted everything in anticipation for if this was in the District for this year as being CDD.

Mr. Kewley: There will be no HOA tracts whatsoever in Springhead.

Mr. Scheerer: North or South.

Mr. Kewley: Correct.

Mr. Flint: We may need to amend this budget once the areas are in. I know Springhead South is fairly well along in development.

Mr. Kewley: My expectation is that comes online this fiscal year.

Mr. Flint: But we can't really put it in there without it being in the District. That is why you don't have it. The assessments are proposed to be the same. We are using some cash to balance the budget. We have adequate cash even after funding a three-month operating reserve to be able to do that.

Mr. Morgan: We don't anticipate an increase in assessments?

Mr. Flint: No, this is level. Any questions on the proposed budget?

Mr. Morgan: Rob, you good?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2025-02 Approving Proposed Fiscal Year 2026 Budget and Setting a Public Hearing for August 18th at 10:00 a.m. at the Oasis Club at ChampionsGate, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Pond Maintenance Agreement with Applied Aquatic Management, Inc.

Mr. Scheerer: Like we talked about earlier, in your agenda is a proposal from Applied Aquatic to maintain that Phase 2C, I guess it is tract 8 pond which is the one along Zuni. As you can see it is a \$75 a month fee and will expire September 30th of this year at which time the new agreements will kick in for both ponds in 2C, the two wet ponds.

Mr. Morgan: So, it's \$75 per month?

Mr. Scheerer: Yes, through September 30th. We will bring back not only a new proposal from Applied Aquatic before the end of the fiscal year to be adopted for 2026 that will include both of those ponds as well as the resided borrow pit. I do have a price in there for Springhead South that has a big pond in it too for next year once that gets brought in.

Mr. Flint: Any questions on the proposal?

Mr. Morgan: When is the anticipated first treatment date?

Mr. Scheerer: As soon as you approve it. Maybe even this month.

Mr. Morgan: This picture was taken May 6th and it looks pretty bad.

Mr. Scheerer: It is in bad shape, yes sir. A lot of cattails popping up.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Pond Maintenance Agreement with Applied Aquatic Management, Inc., was approved.

SEVENTH ORDER OF BUSINESS

Discussion of Fish Stocking in District Ponds for Mosquito Control

Mr. Flint: We had a request from a resident to be able to stock the pond at their expense. The email you see in your agenda, they are suggesting stocking it with Gambusia and baby catfish to help control the mosquito population at their expense.

Mr. Morgan: So, they are going to pay to stock catfish and Gambusia?

Mr. Scheerer: That is what it says, yes.

Mr. Morgan: Is it the borrow pit pond only?

Mr. Scheerer: That is the only one, yes sir.

Mr. Register: Theoretically those fish could travel through the storm system to Lake AJ and what not, don't know if that is a problem. The other one is you know kind of based on what we know about the existing fish population in that pond actually being pretty decent, is there a downside to putting additional fish in here?

Ms. Trucco: Do we know if there are any restrictions in the permit for that?

Mr. Morgan: As long as they purchase the catfish from a state approved hatchery it's fine.

Ms. Trucco: We just need to confirm if the CDD does own the tract already by deed then ideally, we would have some type of license agreement where they agree to indemnify the CDD for any damage that the CDD incurs.

Mr. Flint: That is a lot of expense. We are incurring a lot of legal expense to allow them to install fish at their cost. It would be cheaper for us to install them directly probably.

Mr. Morgan: Do you want to table this and look at what it would cost for us to stock. I will drive out there, I have to go out there this week anyway to look at something else, but I will look. The last three times I have been at that pond, it is loaded with fish.

Ms. Trucco: I am just saying if the CDD incurs some type of damage as a result of granting permission to these individuals, if later we find out that we were not permitted to allow those, is it negligent of the CDD? Do we have a duty to make sure we granted permission to someone to stock the pond. I would just say we want to make sure it is permitted under the permit. If you are aware of certain type of fish that need to be stocked. I would say from a legal perspective; it is worth having them sign a document to protect the CDD. It is really up to the Board.

Mr. Morgan: Let's table it for now.

Ms. Trucco: Do you want to look closer into the specifics of it?

Mr. Morgan: Let me do some research.

Mr. Scheerer: Do you want me to gather some additional information, like how many fish are they planning of each.

Mr. Morgan: Yes, ask him where he is planning on getting his catfish from. I am not worried about the Gambusia. I don't want him stocking a South American crawling catfish.

Ms. Trucco: We can use a form license agreement too to cut down on the cost. It is just their comfort level in signing a formal legal document like that may be an issue too but you know trying to protect the CDD as much as possible.

Mr. Flint: That is a good point.

Mr. Morgan: Okay, Alan you do that and I will do the research on my end and then we will look at it at the next meeting.

Mr. Morgan: Baby catfish is a pretty broad term.

Mr. Scheerer: Good point on the State approved hatchery too.

Mr. Morgan: The State typically only allows ictalurus punctatus if I remember my ichthyology correctly in two State waters.

Mr. Scheerer: What did you call them?

Mr. Morgan: That is a channel catfish. That is the gene of species for channel catfish. I only grew like 30 million of them in the 90's. I had a catfish hatchery so I know a lot about it. I had a catfish farm.

Mr. Flint: Catfish isn't one of the species we usually would do for control of mosquitos.

Mr. Morgan: No, they live on the bottom of the pond.

Mr. Flint: There are other fish. The Gambusia, we do. Shrimp is one and there's other ones. For now we will defer this item for further research.

EIGHTH ORDER OF BUSINESS

Appointment of Audit Committee and Chairman

Mr. Flint: We have appointment of the Audit Committee and Chair.

Mr. Morgan: I propose the existing Board and Chair as Audit Committee and Chair.

On MOTION by Mr. Morgan, seconded by Mr. Kewley with all in favor, Appointment of Existing Board & Chair as Audit Committee and Chair, was approved.

NINTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Trucco: The only update since the last Board meeting, we have filed the petition to expand the CDD boundary. The City and County both responded so we are working through their process. The City has already drafted their resolution to approve the expansion and it is anticipated that, that will be on the June 9th City Council agenda as long as they have signed off basically by the 21st. We are going to push for that. That is our hope is to get on that June 9th City Council agenda. The County just said once they have that resolution approved from the City, then they will add it to the County agenda. We are trying to move that forward as quick as we can with those two jurisdictions. We will keep you updated and of course will be reaching out to the developer and Engineer if either of those two jurisdictions ask for follow up information.

B. Engineer**i. Discussion of Pending Plat Conveyance****ii. Status of Permit Transfers****iii. Status of Construction Funds & Requisitions**

Mr. Flint: Broc, anything for the Board?

Mr. Althafer: I don't have anything today, but happy to answer any questions.

Mr. Flint: We have homes that are going to be allowed to have docks behind them and delegated authority to the HOA to approve those. We had a call and the HOA wants guidelines to use to be able to approve those and I think that makes sense. We had a call with Broc and Broc has been working on putting together. Because of the way the houses lay out, we need general guidelines about where the dock would be located and how it would be designed based on the lot and how far out it can go. All of those sorts of things. He has come up with preliminary information. Broc, do you want to explain what you are waiting on or what additional information we need to move that forward?

Mr. Althafer: Sure, yes. We used a similar community, I believe it is Hanover. They have a similar situation where they do allow residents to construct docks. What we are putting together is guidelines for who, which lanes are able to put a dock on their property or on the CDD's property. The geometry out there limits some of the lots that are lake front from actually being

able to construct a dock so we are identifying which lots are able to construct and we are also putting size recommendations, maximum size recommendations that would allow residents to enjoy their dock while not impacting their neighbors if they were to build a dock as well. We have sent that over to George and the to the HOA to get a little bit of feedback. We are not in a position to fully present the report just yet. We want to get a little bit more feedback from them first before we really formally presented it to you.

Mr. Flint: Lennar may want to review that. I don't know when you sold those lots. He has identified lots that can't have docks if that will create an issue for someone that might have bought a lot planning on building a dock and now, they are going to be told that they can't.

Mr. Register: Yes, let me look into that from our MDAA from what we disclosed to purchase. I don't think that is a problem but let me confirm.

Ms. Trucco: Is it going to come back to this Board for formal approval?

Mr. Morgan: Yes.

Ms. Trucco: Okay, great!

Mr. Flint: I haven't reviewed what Broc sent but you know maybe something can be done, you know how you have joint docks and maybe some things can be done on those lots to allow them to.

Mr. Register: Is there another call scheduled on this or no?

Mr. Flint: We don't have a follow up yet but we need too. Do you want me to include you?

Mr. Register: Yes please.

Mr. Flint: Anything else, Broc?

Mr. Althafer: No, any other questions about anything else?

Mr. Flint: I am not seeing any.

Mr. Morgan: Not at this point.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have approval of the check register from April 16th through May 14th in the amount of \$22,908.68. Any questions on those?

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: You have the unaudited financials through the end of April. Any questions on that? There being none,

iii. Presentation of Number of Registered Voters – 311

Mr. Flint: You have the number of registered voters as of April 15th which is 311. The District was created in 2021 so it would be 2028 before the first two seats would transition.

iv. Designation of November 17, 2025 as the Landowners' Meeting Date

Mr. Flint: We still need to designate a landowner's meeting date. You have your regular meeting in November that would be the 17th.

Mr. Morgan: Make a motion to approve that date.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Designation of November 17, 2025 as the Landowner's Meeting Date, was approved.

D. Field Manager's Report

Mr. Scheerer: Really the only thing out there is we are trying to stay on top of the irrigation right now. Michele decided to put command soil on all of the HOA property and not the CDD property so we are trying to just make sure all of our stuff is staying tight. It's not looking bad. We are also monitoring the road construction on Siruls. They tied into the borrow pit pond so hopefully they will get that wrapped up and get our fence put back up but other than that just keep moving forward.

Mr. Register: Just a couple of quick things. That does remind me that it was more of an FYI for you when residents come and ask what is going on but Lennar will be doing a secondary potable water connection out at Siruls and Addison over close to the pump house so that will probably be happening here in the next 120 days or so. It shouldn't really impact anything but if anybody wants to know what is going on, that is just part of the Toho requirement.

Mr. Flint: Are they going to lose service at all during that?

Mr. Register: No.

TENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

TWELFTH 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

REVISED
RESOLUTION 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING A PETITION BE FILED WITH THE BOARD OF COUNTY COMMISSIONERS OF OSCEOLA COUNTY AND THE CITY COUNCIL OF THE CITY OF ORLANDO PURSUANT TO SECTION 190.046, FLORIDA STATUTES, TO EXPAND THE BOUNDARIES OF THE BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT; REQUESTING THAT THE BOARD OF COUNTY COMMISSIONERS OF OSCEOLA COUNTY ADOPT AN ORDINANCE AMENDING THE DISTRICT BOUNDARIES OF THE BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT; REQUESTING THAT THE CITY COUNCIL OF THE CITY OF ORLANDO ADOPT A RESOLUTION APPROVING THE EXPANSION OF THE BOUNDARIES OF THE BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT; DIRECTING DISTRICT STAFF TO TAKE APPROPRIATE ACTION TO FILE THE PETITION AND DO ALL THINGS NECESSARY TO EXPAND THE BOUNDARIES OF THE BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS:

WHEREAS, the Bridgewalk Community Development District (the "District") is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the "Act"), and was created by Ordinance Number 2021-64 of the County Commission of Osceola County, Florida (the "County"), adopted on September 20th, 2021 and effective on September 23rd, 2021;

WHEREAS, the District is located wholly within the boundaries of Osceola County, Florida;

WHEREAS, the sole developer within the District is Lennar Homes, LLC, a Florida limited liability company ("Lennar");

WHEREAS, the District's external boundaries currently consist of 211.99 acres of land and the land proposed to be added to the District's boundary consists of approximately 125.62 acres, as described in the metes and bounds legal descriptions and surveys, including for the "Springhead Orange" parcel (containing 42.15 acres) and for the "Springhead Osceola" parcel (containing 83.47 acres), collectively attached hereto as **Exhibit "A"** (collectively, the "Expansion Parcel");

WHEREAS, the Springhead Orange portion of the Expansion Parcel is located within

the boundaries of the City of Orlando (the “City”) and the Springhead Osceola portion of the Expansion Parcel is located within the boundaries of the County;

WHEREAS, Lennar has requested to the District that the Expansion Property be included within the boundaries of the District;

WHEREAS, subject to the conditions contained herein, the District's Board of Supervisors finds it to be in the best interest of the District that its boundaries be expanded pursuant to Section 190.046, *Florida Statutes* (the “Statute”) in order to include the Expansion Property;

WHEREAS, the District desires to authorize and direct the District Manager and District Counsel, *inter alia*, to prepare the necessary Petition to expand the boundaries of the District (the “Petition”) to the County and City in order to comply with the applicable provisions of Chapter 190, *Florida Statutes*, for the effective expansion of the boundaries of the District as contemplated herein; and

WHEREAS, the District's Board of Supervisors desires that the County adopt a non-emergency ordinance to provide for the expansion of the boundaries of the District and that the City adopt a resolution approving the expansion of the boundaries of the District, all in accordance with the Statute and as contemplated herein.

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

SECTION 1. INCORPORATION OF RECITALS. All of the representations, findings, and determinations contained within the above Recitals of this Resolution are recognized as true and accurate, and are expressly incorporated into this Resolution.

SECTION 2. AUTHORIZATION FOR PETITION. Subject to the District’s receipt of an acknowledgement or letter agreement from SPF and/or Lennar committing SPF and/or Lennar to pay for any and all reasonable fees and costs incurred by the District in association with the boundary expansion contemplated herein (regardless of whether it is successful), the District hereby authorizes the Petition be filed with the County pursuant to Section 190.046, *Florida Statutes*, to expand the boundaries of the District to include the Expansion Property.

SECTION 3. REQUEST FOR ACTION. The District hereby requests, and such request shall be repeated in the Petition, that the County adopt a non-emergency ordinance, and that the City adopt a resolution, in accordance with Chapter 190, *Florida Statutes*, providing for the expansion of the boundaries of the District to include the Expansion Property.

SECTION 4. DIRECTION TO DISTRICT STAFF. The District Manager, District Counsel, District Engineer, and any other District staff deemed necessary, are hereby authorized and directed by the Board to: (i) prepare and file the Petition in a timely manner; (ii) work with all necessary parties to transmit this Resolution to the County along with the Petition to expand the boundaries of the District as contemplated herein; and (iii) take all appropriate actions and

make all necessary filings to effectuate the expansion of the boundaries of the District consistent with the terms of this Resolution and applicable law.

SECTION 5. RATIFICATION OF PAST ACTIONS. The District hereby ratifies all past actions taken by the District Manager, District Counsel, District Engineer and any other District staff as reasonable or necessary to the preparation of this Resolution, the Petition, or any other associated documentation, including, but not limited to exhibits, memoranda, letters, emails and other communications.

SECTION 6. SEVERABILITY. Should any court of competent jurisdiction find or hold any one or more provisions of this Resolution to be invalid or unenforceable, then such provision or provisions, as the case may be, shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect immediately upon the passage and adoption of this Resolution by the Board of Supervisors of the District.

PASSED AND ADOPTED this 16th day of June, 2025.

ATTEST:

**BOARD OF SUPERVISORS OF
THE BRIDGEWALK COMMUNITY
DEVELOPMENT DISTRICT**

X _____
Secretary/Asst. Secretary

By: _____
Chairman/Vice-Chairman

EXHIBIT “A”

EXPANSION PROPERTY

[Please see attached.]

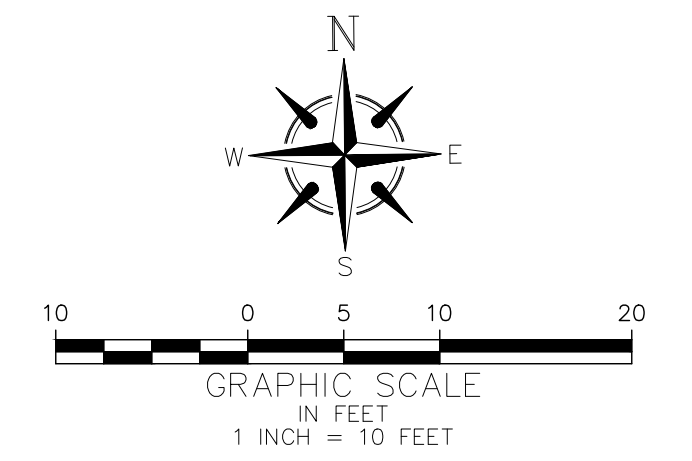
Springhead Orange

Legal Description

A PARCEL OF LAND LYING IN SECTION 33, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 33, THENCE RUN S89°28'30"W ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 528.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°28'30"W ALONG SAID SOUTH LINE, A DISTANCE OF 2,133.46 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 33; THENCE RUN S89°53'23"W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 73.30 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL C-29A; THENCE RUN THE FOLLOWING TEN (10) COURSES ALONG SAID EAST RIGHT OF WAY LINE: RUN N21°16'00"E, A DISTANCE OF 573.75 FEET; THENCE RUN N68°44'00"W, A DISTANCE OF 10.00 FEET; THENCE RUN N21°16'00"E, A DISTANCE OF 230.00 FEET; THENCE RUN N16°41'00"E, A DISTANCE OF 200.00 FEET; THENCE RUN S73°19'00"E, A DISTANCE OF 45.00 FEET; THENCE RUN N16°41'00"E, A DISTANCE OF 90.00 FEET; THENCE RUN N73°19'00"W, A DISTANCE OF 45.00 FEET; THENCE RUN N16°41'00"E, A DISTANCE OF 237.23 FEET; THENCE RUN S89°55'38"E, A DISTANCE OF 46.96 FEET; THENCE RUN N16°41'00"E, A DISTANCE OF 65.01 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF CLAPP SIMMS DUDA ROAD; THENCE RUN S89°55'38"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 181.94 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2,700.00 FEET AND A CENTRAL ANGLE OF 43°34'31"; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 2,053.43 FEET (CHORD BEARING = S49°33'52"E, CHORD = 2,004.30 FEET) TO THE POINT OF BEGINNING.

CONTAINING 42.15 ACRES, MORE OR LESS.



SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL C-29A
PER O.R.B. 1620, PAGE 778
AND O.R.B. 1667, PAGE 245
AND O.R.B. 1827, PAGE 307
WATER EL.=56.22' (MEASURE JANUARY 29, 2024)

Springhead Osceola

A PARCEL OF LAND BEING A PORTION OF LOTS 2, 5, 15, 16, 17, 18, 19, AND 20, AND ALL OF LOTS 3, 4, 21, AND 22, NEW MAP OF NARCOOSSEE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGES 73 AND 74, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, TOGETHER WITH VACATED 33.00 FEET WIDE RIGHT OF WAY LYING BETWEEN LOTS 2 AND 3, LOTS 15 AND 21, AND THE NORTH 1/2 OF LOTS 18 AND 19, TOGETHER WITH THE VACATED 33.00 FEET WIDE RIGHT OF WAY ABUTTING LOT 4, TOGETHER WITH THAT PORTION OF VACATED 33.00 FEET WIDE RIGHT OF WAY ABUTTING LOT 17, ALL LYING IN SECTION 4, TOWNSHIP 25 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 4, RUN S89°28'30"W ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4, A DISTANCE OF 1,126.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°28'30"W ALONG SAID NORTH LINE, A DISTANCE OF 1,535.66 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 4; THENCE RUN S89°53'23"W ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 4, A DISTANCE OF 73.30 FEET TO A POINT ON THE EASTERLY LINE OF CANAL C-29A; THENCE RUN S21°16'00"W ALONG SAID EASTERLY LINE, A DISTANCE OF 939.28 FEET; THENCE DEPARTING SAID EASTERLY LINE RUN N81°05'12"E, A DISTANCE OF 28.76 FEET; THENCE RUN N65°26'59"E, A DISTANCE OF 90.75 FEET; THENCE RUN N50°48'18"E, A DISTANCE OF 134.52 FEET; THENCE RUN S14°45'51"E, A DISTANCE OF 94.32 FEET; THENCE RUN S08°36'32"E, A DISTANCE OF 55.30 FEET; THENCE RUN S12°43'12"W, A DISTANCE OF 80.36 FEET; THENCE RUN S10°41'21"W, A DISTANCE OF 73.86 FEET; THENCE RUN S13°25'47"E, A DISTANCE OF 69.78 FEET; THENCE RUN S21°43'28"W, A DISTANCE OF 90.94 FEET; THENCE RUN S13°44'55"W, A DISTANCE OF 87.12 FEET; THENCE RUN S10°31'21"W, A DISTANCE OF 63.31 FEET; THENCE RUN S30°26'27"W, A DISTANCE OF 96.91 FEET; THENCE RUN S31°59'14"W, A DISTANCE OF 90.45 FEET; THENCE RUN S13°00'04"E, A DISTANCE OF 61.61 FEET; THENCE RUN S18°16'57"E, A DISTANCE OF 64.01 FEET; THENCE RUN S23°11'50"E, A DISTANCE OF 12.64 FEET; THENCE RUN N89°34'13"E, A DISTANCE OF 2,965.27 FEET; THENCE RUN N15°55'50"W, A DISTANCE OF 436.87 FEET; THENCE RUN S76°59'43"W, A DISTANCE OF 455.95 FEET; THENCE RUN N23°06'53"W, A DISTANCE OF 1,425.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 83.47 ACRES, MORE OR LESS.

SPRINGHEAD LAKE
ALTA/NSPS LAND TITLE SURVEY

SCHEDULE B-II ITEMS:

5. EASEMENT DEED IN FAVOR OF CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT
RECORDED AUGUST 8, 1957 IN OFFICIAL RECORDS BOOK 12, PAGE 84, IN THE PUBLIC RECORDS OF
OSCEOLA COUNTY, FLORIDA. (AS TO PARCEL 1) (APPLIES - AS SHOWN)

6. INTENTIONALLY DELETED

7. UTILITY EASEMENT B AND BETWEEN STANDARD PACIFIC OF FLORIDA, A FLORIDA GENERAL PARTNERSHIP AND DARYL M. CARTER AND PAMELA LEE WRAY, AS SUCCESSOR CO-TRUSTEES UNDER THE PROVISIONS OF A TRUST AGREEMENT KNOWN AS THE M.L. CARTER REALTY TRUST II; MAURY L. CARTER AND PAMELA LEE WRAY, AS TRUSTEES UNDER THE PROVISIONS OF A TRUST AGREEMENT KNOWN AS THE M.L. CARTER REALTY TRUST III AND FIDGAD, LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDED JANUARY 13, 2014 IN OFFICIAL RECORDS BOOK 4556, PAGE 620, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. (AS TO PARCEL 1) **(APPLIES - AS SHOWN)**

8. INTENTIONALLY DELETED

9. ORDINANCE NO. 2015-23 OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD RECORDED OCTOBER 28, 2015 IN OFFICIAL RECORDS BOOK 4863, PAGE 957, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. (AS TO PARCEL 1) (APPLIES - UNPLOTTABLE)

10. RESTRICTIONS SET FORTH IN THAT CERTAIN SPECIAL WARRANTY DEED FROM SPRINGHEAD NORTH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS GRANTOR TO LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS GRANTEE, RECORDED _____, 2023 IN OFFICIAL RECORDS BOOK __, PAGE __, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. (NOT PROVIDED)

11. MEMORANDUM OF ADDITIONAL PURCHASE PRICE OBLIGATION BY AND BETWEEN SPRINGHEAD NORTH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS SELLER, AND LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS BUYER, RECORDED _____, 2023 IN OFFICIAL RECORDS BOOK __, PAGE __, THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. (NOT PROVIDED)

12. INTENTIONALLY DELETED

13. INTENTIONALLY DELETED

14. ALL MATTERS AS SHOWN ON THE SURVEY PREPARED BY JOHNSTON'S SURVEYING, INC., UNDER JOB NO. 20-014, DATED NOVEMBER 17, 2023 (LAST REVISED DECEMBER 07, 2023), INCLUDING THE FOLLOWING (ALL AS SHOWN)

A) GATE AND BARB WIRE FENCE CROSS PROPERTY BOUNDARIES IN THE NORTHWESTERLY CORNER, SOUTHWESTERLY CORNER AND SOUTHEASTERLY CORNER OF SUBJECT PROPERTY.

B) GATE, BARB WIRE FENCE, SATELLITE DISH AND WOOD CARPORT ENCROACH INTO SOUTH FLORIDA WATER MANAGEMENT DISTRICT PERPETUAL USE EASEMENT RECORDED IN ORB 12 PG 84, ALONG THE WESTERLY BOUNDARY OF SUBJECT PROPERTY.

C) OVERHEAD WIRES, UTILITY POLES AND GUY WIRES LOCATED IN NORTHWESTERLY PORTION SUBJECT PROPERTY WITHOUT BENEFIT OF A RECORDED EASEMENT.

D) CATTLE DITCHES LOCATED THROUGHOUT THE SUBJECT PROPERTY.

E) WELL, FENCING, POLE BARN WITH SHED, CARPORT, SHADE STRUCTURE, WOOD DECK, AND DIRT DRIVEWAY LOCATED IN THE NORTHWESTERLY PORTION OF THE SUBJECT PROPERTY.

21. TEMPORARY ACCESS EASEMENT AGREEMENT BY AND BETWEEN STANDARD PACIFIC OF FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS GRANTOR, TO AND IN FAVOR OF AG EHC II (LEN) MULTI STATE 4, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS GRANTEE, RECORDED _____ 2023, IN OFFICIAL RECORDS BOOK _____, PAGE _____, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY. (AS TO PARCEL 2) (APPLIES - AS SHOWN; REFERS TO TRACT BB, BRIDGEWALK PHASE 1A)

22. MATTERS, FACTS AND CIRCUMSTANCES CONTAINED IN THAT CERTAIN PLAT OF BRIDGEWALK PHASE 1A, RECORDED FEBRUARY 15, 2021 IN PLAT BOOK 30, PAGES 50 THROUGH 56, INCLUSIVE, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). (AS TO PARCEL 2) (APPLIES-UNPLOTTABLE)

23. EASEMENT AS GRANTED BY VIRTUE OF THAT CERTAIN STATUTORY WARRANTY DEED BY MAURY L. CARTER, INDIVIDUALLY AND AS TRUSTEE, T. MICHAEL WOODS, INDIVIDUALLY AND AS TRUSTEE, AND MICHAEL P. HEALY, INDIVIDUALLY AND AS TRUSTEE, RECORDED MARCH 14, 1991 IN OFFICIAL RECORDS BOOK 1007, PAGE 1878, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. (AS TO PARCEL 2) (APPLIES-AS SHOWN)

24. RESERVATION AGREEMENT AND COVENANTS BY AND BETWEEN MAURY L. CARTER, INDIVIDUALLY AND AS TRUSTEE, T. MICHAEL WOODS, INDIVIDUALLY AND AS TRUSTEE, AND MICHAEL P. HEALY, INDIVIDUALLY AND AS TRUSTEE, RECORDED DECEMBER 20, 1991 IN OFFICIAL RECORDS BOOK 1044, PAGE 2532, AS AMENDED BY THAT CERTAIN AMENDED RESERVATION AGREEMENT AND COVENANTS RECORDED JUNE 18, 1993 IN OFFICIAL RECORDS BOOK 1130, PAGE 1, BOTH IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. (AS TO PARCEL 2) (APPLIES—AS SHOWN)

25. MASTER DEED RESTRICTIONS BY LENNAR HOMES, INC., A FLORIDA CORPORATION, AND US HOME CORPORATION, A DELAWARE CORPORATION, RECORDED MAY 26, 2004 IN OFFICIAL RECORDS BOOK 2523, PAGE 876, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. (AS TO PARCEL 2)
(APPLIES-UNPLOTTABLE)

26. EASEMENT FOR INGRESS, EGRESS, UTILITIES AND DRAINAGE AS CONTAINED IN THAT CERTAIN SPECIAL WARRANTY DEED BY DARYL M. CARTER AND PAMELA LEE WRAY, BOTH INDIVIDUALLY AND AS TRUSTEES, TO JAMES W. POITRAS AND PATRICIA T. POITRAS, AS HUSBAND AND WIFE, RECORDED MARCH 28, 2012 IN OFFICIAL RECORDS BOOK 4249, PAGE 1642, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. (AS TO PARCEL 2) (APPLIES-AS SHOWN)

27. ASSIGNMENT OF PERMS, DEVELOPMENT RIGHTS, OILS AND APPROVALS BY AND BETWEEN DARYL M. CARTER AND PAMELA LEE WRAY, AS TRUSTEES OF THE M.L. CARTER REALTY TRUST II, MAURY L. CARTER AND PAMELA LEE WRAY, AS TRUSTEES OF THE M.L. CARTER REALTY TRUST II, UNDER AGREEMENT DATED 10/27/87, LAMES W. POITRAS AND PATRICIA T. POITRAS, HUSBAND AND WIFE, AND FIDGAC LLC, A DELAWARE LIMITED LIABILITY COMPANY, TO AND IN FAVOR OF STANDARD PACIFIC OF FLORIDA, A FLORIDA GENERAL PARTNERSHIP, RECORDED JANUARY 13, 2014 IN OFFICIAL RECORDS BOOK 4556, PAGE 591, IN

THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, (AS TO PARCEL 2) (APPLIES--UNPLOTTABLE)
28. TOHOPEKAUGA WATER AUTHORITY WATER, WASTEWATER, AND RECLAIMED WATER SYSTEM DEVELOPER'S SERVICE AGREEMENT BY AND BETWEEN STANDARD PACIFIC OF FLORIDA, A FLORIDA GENERAL PARTNERSHIP, AND TOHOPEKAUGA WATER AUTHORITY, AN INDEPENDENT SPECIAL DISTRICT CREATED PURSUANT TO CHAPTER 189, LAWS OF FLORIDA, RECORDED MARCH 13, 2015 IN OFFICIAL RECORDS BOOK 5304, PAGE 681, WITH THAT CERTAIN TOHOPEKAUGA WATER AUTHORITY WATER, REUSE, AND WASTEWATER SYSTEM DEVELOPER'S SERVICE AGREEMENT RECORDED MARCH 4, 2021 IN OFFICIAL RECORDS BOOK 5304, PAGE 681, BOTH IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, (AS TO PARCEL 2) (APPLIES--UNPLOTTABLE)

29. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, WHICH INCLUDE PROVISIONS FOR A, AN EASEMENT ON THE LAND; B. A LIEN FOR LIQUIDATED DAMAGES; C. A PRIVATE CHARGE OR ASSESSMENTS; AS CONTAINED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR THE LANDS OF THE DELAWARE LAKESHORE CORPORATION, RECORDED FEBRUARY 15, 2021 IN OFFICIAL RECORDS BOOK 5891, PAGE 604, AS AMENDED AND RESTATED IN THAT CERTAIN AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR BIRKENHEAD BY STANDARD PACIFIC OF FLORIDA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, /s/ KENNETH W. HARRIS, PRESIDENT, FLORIDA, A GENERAL PARTNERSHIP, RECORDED AUGUST 10, 2022 IN OFFICIAL RECORDS BOOK 6226, PAGE 82, BOTH IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, (AS TO PARCEL 2) (APPEARS-UNPLOTTABLE)

30. BOARD OF COUNTY COMMISSIONERS OF OSCEOLA COUNTY, FLORIDA ORDINANCE NO. 2021-64, RECORDED SEPTEMBER 30, 2021 IN OFFICIAL RECORDS BOOK 6055, PAGE 2996, IN THE PUBLIC RECORD OF OSCEOLA COUNTY, FLORIDA. (AS TO PARCEL 2) (APPLIES-UNPLOTTABLE)

31. NOTICE OF ESTABLISHMENT OF THE BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT RECORDED SEPTEMBER 30, 2021 IN OFFICIAL RECORDS BOOK 6055, PAGE 3038, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; (AS TO PARCEL 2) TOGETHER WITH THE FOLLOWING RELATED DOCUMENTS: (APPLIES-UNPLOTTABLE)

A. ANY LIENS CREATED OR LEVIED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, RELATING TO COMMUNITY DEVELOPMENT DISTRICTS, WHICH ARE NOT YET DUE AND PAYABLE.

NOTE: COVERAGE OF ANY ALTA 9-06, 9.3-06 OR 9.5-06 ENDORSEMENT IS NOT AFFORDED FOR THIS ITEM.

32. INTERLOCAL AGREEMENT BETWEEN OSCEOLA COUNTY, FLORIDA AND THE BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT REGARDING THE EXERCISE OF POWERS AND COOPERATION ON PROVIDING ADDITIONAL DISCLOSURE AND NOTICES BY AND BETWEEN OSCEOLA COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AND THE BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT CREATED PURSUANT TO THE PROVISIONS OF CHAPTER 190, FLORIDA STATUTES, RECORDED DECEMBER 20, 2021 IN OFFICIAL RECORDS BOOK 6111, PAGE 2787, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. (AS TO PARCEL 2) (APPLIES-UNPLOTTABLE)

33. DECLARATION OF CONSENT TO JURISDICTION OF THE BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT IMPOSITION OF SPECIAL ASSESSMENTS AND IMPOSITION OF LIEN OF RECORD RECORDED IN OFFICIAL RECORDS BOOK 6068, PAGE 2030 AND OFFICIAL RECORDS BOOK 6155, PAGE 2473, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. (AS TO PARCEL 2)

A. ANY LIENS CREATED OR LEVIED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, RELATING TO COMMUNITY DEVELOPMENT DISTRICTS, WHICH ARE NOT YET DUE AND PAYABLE. (APPLIES-UNPLOTTABLE)

NOTE: COVERAGE OF ANY ALTA 9-06, 9.3-06 OR 9.5-06 ENDORSEMENT IS NOT AFFORDED FOR THIS ITEM.

34. NOTICE OF LIEN OF RECORD OF BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 6069, PAGE 160 AND RECORDED IN OFFICIAL RECORDS BOOK 6155, PAGE 2465, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. (AS TO PARCEL 2)

NOTE: COVERAGE OF ANY ALTA 9-06, 9.3-06 OR 9.5-06 ENDORSEMENT IS NOT AFFORDED FOR THIS ITEM. (APPLIES-UNPLOTTABLE)

35. NOTICE OF COLLECTION AGENT FOR SPECIAL ASSESSMENTS (BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2022 (ASSESSMENT AREA ONE PROJECT)) BY THE BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT ORGANIZED UNDER THE LAWS OF THE STATE OF FLORIDA, AND GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED FEBRUARY 22, 2022 IN OFFICIAL RECORDS BOOK 6155, PAGE 2482, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. (AS TO PARCEL 2)
(APPLIES-AS SHOWN)

36. AGREEMENT BETWEEN PRIMARY LANDOWNER AND BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT REGARDING THE TRUE UP AND PAYMENT FOR SPECIAL ASSESSMENT BONDS, SERIES 2022 (ASSESSMENT AREA ONE PROJECT) BY AND BETWEEN THE BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AND STANDARD PACIFIC OF FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED FEBRUARY 22, 2022 IN OFFICIAL RECORDS BOOK 6155, PAGE 2492, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. (AS TO PARCEL 2) (APPLIES-AS SHOWN)

37. COLLATERAL ASSIGNMENT AND ASSUMPTION OF DEVELOPMENT RIGHTS RELATING TO ASSESSMENT AREA ONE BY LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO AND IN FAVOR OF THE BRIDGEMARK COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, RECORDED FEBRUARY 22, 2022 IN OFFICIAL RECORDS BOOK 6155, PAGE 2508, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. (AS TO PARCEL 2) (APPLIES-AS SHOWN)

38. TOHOPEKALIGA WATER AUTHORITY UTILITIES EXTENSION REIMBURSEMENT AGREEMENT BY AND BETWEEN TOHOPEKALIGA WATER AUTHORITY, AN INDEPENDENT SPECIAL DISTRICT ESTABLISHED AND CREATED PURSUANT TO CHAPTER 189, FLORIDA STATUTES, AND STANDARD PACIFIC OF FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED MARCH 3, 2022 IN OFFICIAL RECORDS BOOK 6163, PAGE 2123, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. (AS TO PARCEL 2) (APPLIES-AS SHOWN)

CERTIFICATION:

I HEREBY CERTIFY TO:
LENNAR HOMES, LLC
AG EHC II (LEN) MULTI STATE 4, LLC
FIDELITY NATIONAL TITLE INSURANCE COMPANY
HOLLAND & KNIGHT, LLP
GREENBERG TRAURIG, P.A.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND INCLUDES ITEMS 1, 3, 4, 5, 8, AND 19 OF TABLE A THEREOF.

DATE OF PLAT OR MAP:
DECEMBER 14, 2023

RICHARD D. BROWN, P.S.M.
STATE OF FLORIDA
REGISTRATION NO. 5700
(NOT VALID WITHOUT EMBOSSED SEAL)

12/14/2023

DATE _____

ABBREVIATIONS

P.B. PLAT BOOK	(C) CALCULATED	M. DEGREES	ALL PROPERTY CORNERS AS NOTED.	E.L. ELEVATION	● BENCHMARK	○ CLEAN OUT
D.B. DEED BOOK	(M) METERS	MINUTES	D.U.E. DRAINAGE AND	P.P. POINT OF TANGENCY	○ CONCRETE POWER POLE	○ SANITARY SEWER M.HOLE
BK. BOOK	(D) DESCRIBED	° MORE OR LESS	IDENTIFICATION	P.P. POINT OF SURVEY	○ METAL ROOFING	○ STORM SEWER M.HOLE
TWO TO TWO	(L) LICENSED BUSINESS	±	POINT OF COMMENCEMENT	P.R. POINT OF REVERSE CURVE	○ GUY WIRE ANCHOR	○ GAS VALVE
SECT. SECTION	C.B. CHOCK BEARING	W.H. WIRE	P.O.B. POINT OF BEGINNING	N.A.T. NAIL AND TAB	○ CONCRETE LIGHT POLE	○ TELEPHONE RISER
R.C. RADIUS	R. RADIUS	H.W.F. HOWE HIRE SURVEY	P.F. FINISH FLOOR ELEVATION	S.P. STAKE	○ REINFORCED CONCRETE PIPE	○ TELR
R.G. RANGE	T. TANGENT	C.O.W. LOWE CURVE	L.F. LOWEST FLOOR ELEVATION	F.D. FOUND	○ FIREGLASS LIGHT POLE	○ TELEPHONE CONTROL BOX
R.G. RANGE	Δ DELTA	W.F. WOOD FENCE	G.F. GRADE FLOOR ELEVATION	P.M. PERMANENT REFERENCE MONUMENT	○ F.I. FIRE HYDRANT	○ ELECTRIC SERVICE METER
P.S.M. PROFESSIONAL SURVEYOR	C.V. CENTERLINE	F.M. FORM FACE OF PAVEMENT	R.T. RIGHT OF WAY	T.M. TRANSFORMER	○ T.S. TRANSFORMER	○ TRANS. SIGNAL CONTROL
AC. ACRES		G/S. GRADIENT	ST. CITY		○ WATER METER	○ SIGNAL
AND MAPPER		O/S. OVERLAP	CONCRETE		○ WEL	○ SIGN
CONCRETE BLOCK & STUCCO		B. BURIED TELEPHONE LINE	B. BURIED WATER LINE		○ RECLAIMED WATER METER	○ PLASTER MARKER
REINFORCED CONCRETE		U.S. BURIED GAS LINE	SAN. BURIED SANITARY SEWER LINE		○ AIR RELEASE VALVE	○ GAS MARKER
OVERLAP					● FOUND 1/2" IRON ROD AND CAP	(LB 68)

LEGEND

ALTA/NSPS LAND TITLE SURVEY

SPRINGHEAD LAKE

REVISIONS

NO.	DESCRIPTION	DATE
ADDT. TOPO 4/13/23, 6/14/23		
4/18/23, 5/1/23		
TITLE UPDATE 5/1/23, 12/17/23		
UPDATE 11/17/23, 12/12/23, 12/14/23		
DATE: 5/1/23, 5/2/23, 5/3/23, 5/4/23, 5/11/23, 5/15/23, 5/16/23, 5/17/23, 5/18/23, 5/19/23, 5/20/23, 5/21/23, 5/22/23, 5/23/23, 5/24/23, 5/25/23, 5/26/23, 5/27/23, 5/28/23, 5/29/23, 5/30/23, 5/31/23, 6/1/23, 6/2/23, 6/3/23, 6/4/23, 6/5/23, 6/6/23, 6/7/23, 6/8/23, 6/9/23, 6/10/23, 6/11/23, 6/12/23, 6/13/23, 6/14/23, 6/15/23, 6/16/23, 6/17/23, 6/18/23, 6/19/23, 6/20/23, 6/21/23, 6/22/23, 6/23/23, 6/24/23, 6/25/23, 6/26/23, 6/27/23, 6/28/23, 6/29/23, 6/30/23, 6/31/23, 7/1/23, 7/2/23, 7/3/23, 7/4/23, 7/5/23, 7/6/23, 7/7/23, 7/8/23, 7/9/23, 7/10/23, 7/11/23, 7/12/23, 7/13/23, 7/14/23, 7/15/23, 7/16/23, 7/17/23, 7/18/23, 7/19/23, 7/20/23, 7/21/23, 7/22/23, 7/23/23, 7/24/23, 7/25/23, 7/26/23, 7/27/23, 7/28/23, 7/29/23, 7/30/23, 7/31/23, 8/1/23, 8/2/23, 8/3/23, 8/4/23, 8/5/23, 8/6/23, 8/7/23, 8/8/23, 8/9/23, 8/10/23, 8/11/23, 8/12/23, 8/13/23, 8/14/23, 8/15/23, 8/16/23, 8/17/23, 8/18/23, 8/19/23, 8/20/23, 8/21/23, 8/22/23, 8/23/23, 8/24/23, 8/25/23, 8/26/23, 8/27/23, 8/28/23, 8/29/23, 8/30/23, 8/31/23, 9/1/23, 9/2/23, 9/3/23, 9/4/23, 9/5/23, 9/6/23, 9/7/23, 9/8/23, 9/9/23, 9/10/23, 9/11/23, 9/12/23, 9/13/23, 9/14/23, 9/15/23, 9/16/23, 9/17/23, 9/18/23, 9/19/23, 9/20/23, 9/21/23, 9/22/23, 9/23/23, 9/24/23, 9/25/23, 9/26/23, 9/27/23, 9/28/23, 9/29/23, 9/30/23, 9/31/23, 10/1/23, 10/2/23, 10/3/23, 10/4/23, 10/5/23, 10/6/23, 10/7/23, 10/8/23, 10/9/23, 10/10/23, 10/11/23, 10/12/23, 10/13/23, 10/14/23, 10/15/23, 10/16/23, 10/17/23, 10/18/23, 10/19/23, 10/20/23, 10/21/23, 10/22/23, 10/23/23, 10/24/23, 10/25/23, 10/26/23, 10/27/23, 10/28/23, 10/29/23, 10/30/23, 10/31/23, 11/1/23, 11/2/23, 11/3/23, 11/4/23, 11/5/23, 11/6/23, 11/7/23, 11/8/23, 11/9/23, 11/10/23, 11/11/23, 11/12/23, 11/13/23, 11/14/23, 11/15/23, 11/16/23, 11/17/23, 11/18/23, 11/19/23, 11/20/23, 11/21/23, 11/22/23, 11/23/23, 11/24/23, 11/25/23, 11/26/23, 11/27/23, 11/28/23, 11/29/23, 11/30/23, 11/31/23, 12/1/23, 12/2/23, 12/3/23, 12/4/23, 12/5/23, 12/6/23, 12/7/23, 12/8/23, 12/9/23, 12/10/23, 12/11/23, 12/12/23, 12/13/23, 12/14/23, 12/15/23, 12/16/23, 12/17/23, 12/18/23, 12/19/23, 12/20/23, 12/21/23, 12/22/23, 12/23/23, 12/24/23, 12/25/23, 12/26/23, 12/27/23, 12/28/23, 12/29/23, 12/30/23, 12/31/23		

NAVAD 1988

VERTICAL DATUM

SECTION 4 TWP. 25S. RGE. 31 E.

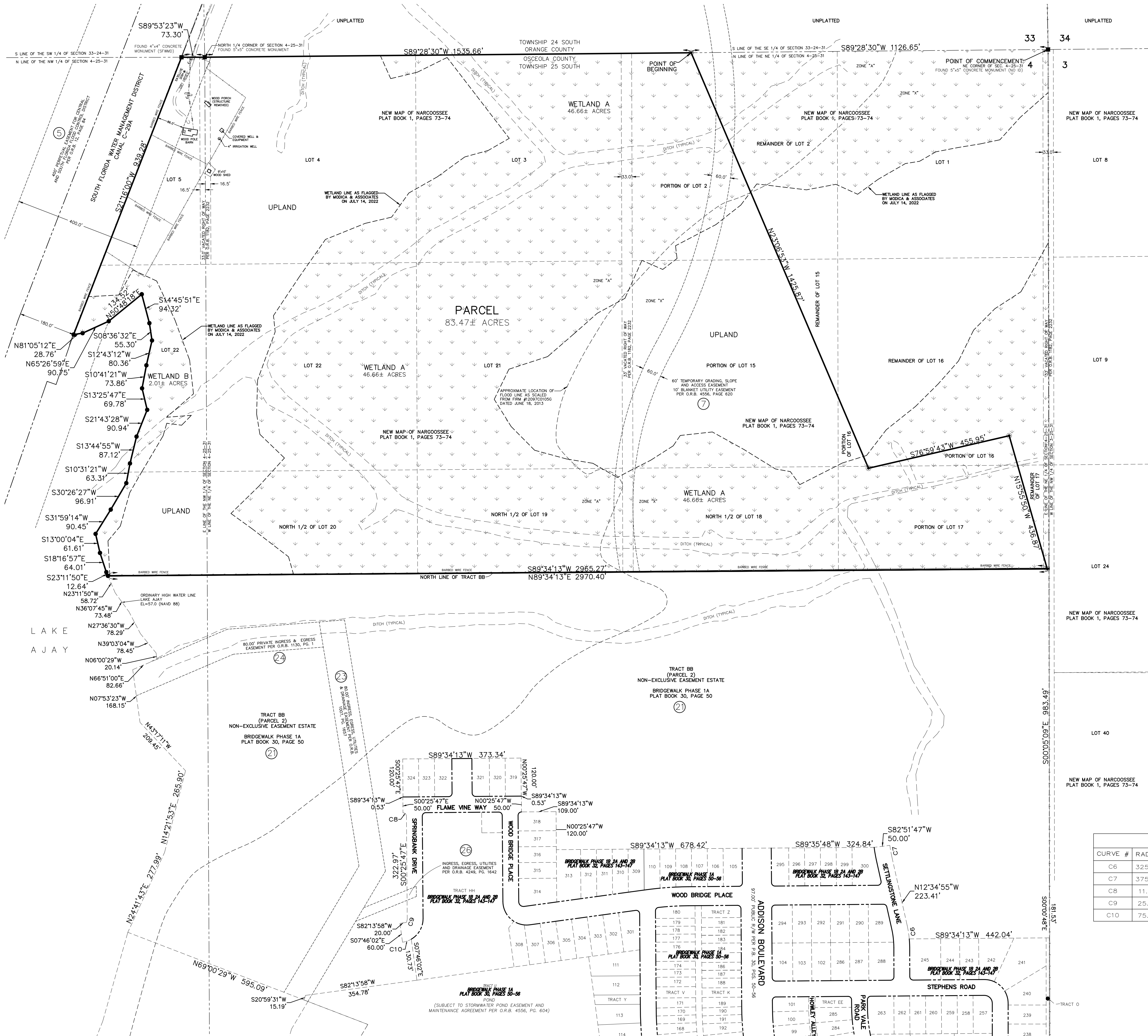
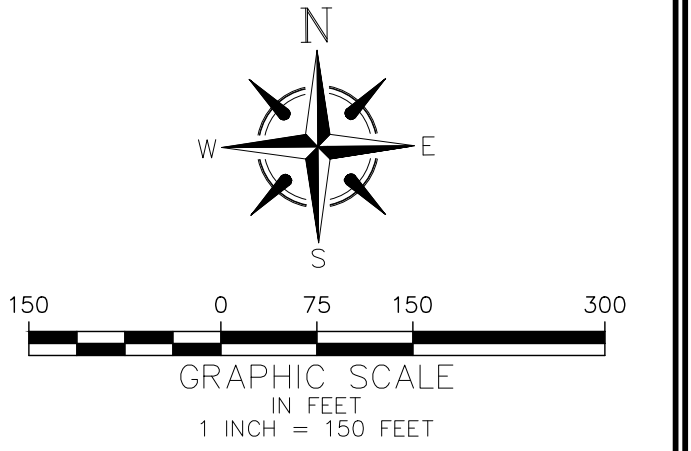
SHEET 1 OF 6

JOHNSTON'S

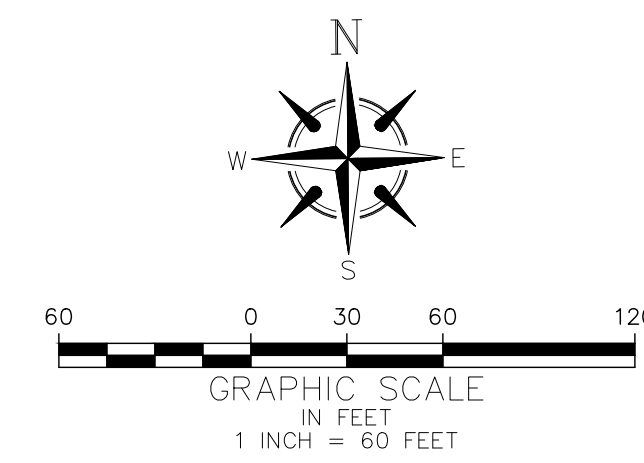
SURVEYING INC.

900 East Florio Parkway, Kissimmee, Florida 34744

(407) 847-2179 • Fax (407) 847-6140



CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD LENGTH
C6	325.00'	7°30'54"	42.63'	N08°49'28"W	42.60'
C7	375.00'	5°26'43"	35.64'	S09°51'34"E	35.62'
C8	11.00'	90°00'00"	17.28'	N45°25'47"W	15.56'
C9	25.00'	29°31'57"	12.89'	N14°20'12"E	12.74'
C10	75.00'	22°32'21"	29.50'	N70°57'48"E	29.31'



TOWNSHIP 24 SOUTH
ORANGE COUNTY
OSCEOLA COUNTY
TOWNSHIP 25 SOUTH

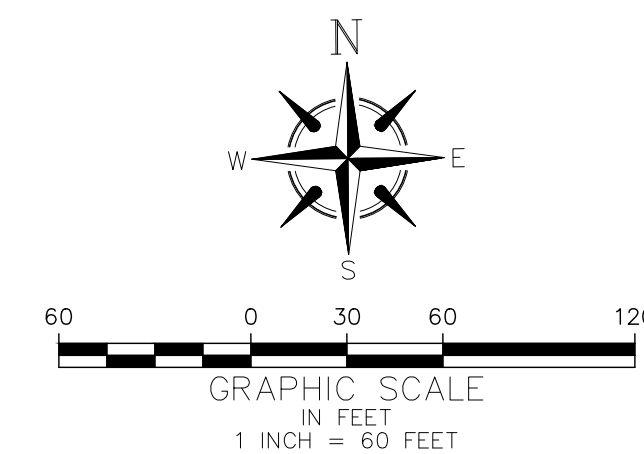
NEW MAP OF NARCOOSSEE
PLAT BOOK 1, PAGES 73-74

WETLAND LINE AS FLAGGED
BY MODICA & ASSOCIATES
ON JULY 14, 2022

MATCHLINE "A"

MATCHLINE "D"



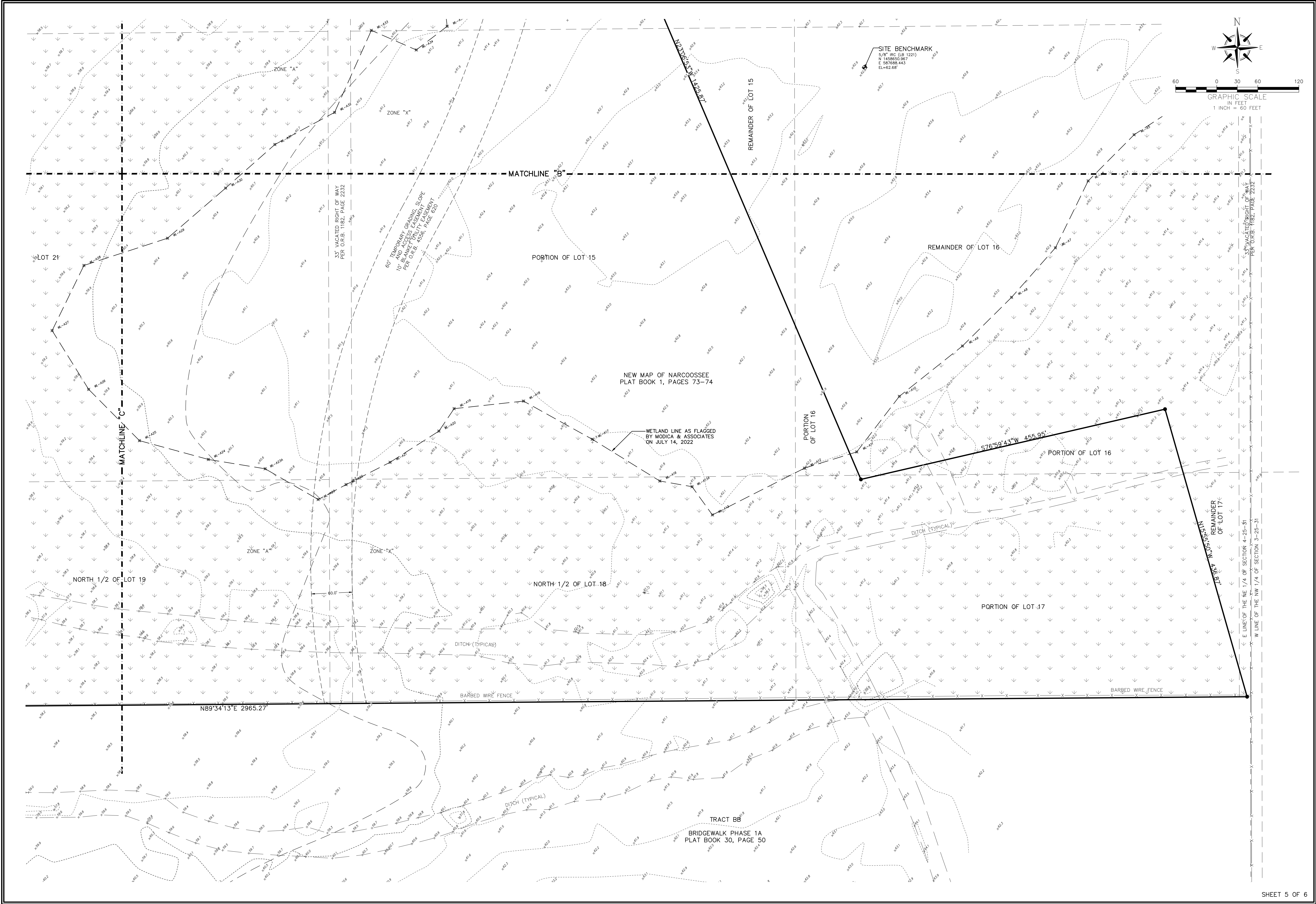


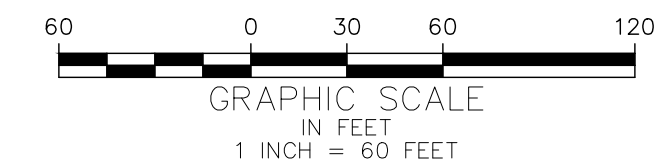
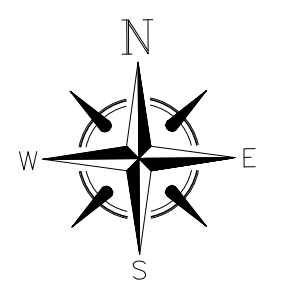
33 34

POINT OF COMMENCEMENT
NE CORNER OF SEC. 4-25-31
FOUND 5"x5" CONCRETE MONUMENT (NO. 10)

3







NEW MAP OF NARCOOSSEE
PLAT BOOK 1, PAGES 73-74

WETLAND LINE AS FLAGGED
BY MODICA & ASSOCIATES
ON JULY 14, 2022

E LINE OF THE NW 1/4 OF SECTION 4-25-31
W LINE OF THE NE 1/4 OF SECTION 4-25-31

NORTH 1/2 OF LOT 20

NORTH 1/2 OF LOT 19

LAKE
AJAY

ORDINARY HIGH WATER LINE
LAKE AJAY
EL=57.0 (NAVD 88)

TRACT BB
BRIDGEWALK PHASE 1A
PLAT BOOK 30, PAGE 50

80' INGRESS, EGRESS, UTILITY,
AND DRAINAGE EASEMENT PER
O.R.B. 1007, PAGE 1878

SECTION V

**BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2023
(ASSESSMENT AREA TWO PROJECT)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Bridgewalk Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of January 1, 2022, as supplemented by that certain Second Supplemental Trust Indenture dated as of November 1, 2023 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: **10**

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee:

TraceAir Technologies, Inc.

(D) Amount Payable: **\$1,689.26**

(E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):

Invoice #22036 – Advanced scan services for tracking construction progress. – April 2025

(F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2023 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against the Series 2023 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area Two Project; and
4. each disbursement represents a cost of Assessment Area Two Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

**BRIDGEWALK COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

Date: 5/21/2025

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE OR NON-OPERATING COSTS REQUESTS ONLY**

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the Assessment Area Two Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.


Digitally signed by Broc
Althaf
DN: cn=US,
E=althaf@ase-eng.com,
O=Decade Engineering,
c=US, cn=Broc Althaf
Date: 2025.05.19
10:49:45-04'00'

Consulting Engineer

INVOICE

TraceAir Technologies, Inc
1700 Westlake Ave N Ste 200 PMB
2001
Seattle, WA 98109

billing@traceair.net
+1 (206) 437-4290
traceair.net



Lennar Homes:Bridgewalk Community Development District

Bill to
Bridgewalk Community Development
District
219 East Livingston Street
Orlando, FL 32801 USA

Ship to
Bridgewalk

Invoice details

Invoice no.: 22036
Terms: Net 30
Invoice date: 04/30/2025
Due date: 05/30/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Advanced Scan	4/8/2025, 4/22/2025	2	\$844.63	\$1,689.26
Total						\$1,689.26

the 1990s, the number of people in the UK who are aged 65 and over has increased by 1.5 million, and the number of people aged 75 and over by 1.2 million (Office of National Statistics 1999).

There is a growing awareness of the need to address the needs of older people in the community. The Department of Health (1999) has published a strategy for older people, which sets out a vision for the future of older people's health and social care. The strategy is based on the following principles: older people should be able to live independently and actively in the community; older people should be able to access the services they need; and older people should be able to participate in decisions about their care and services.

The strategy also sets out a number of key objectives, including: to improve the health and social care of older people; to ensure that older people are able to live independently and actively in the community; and to ensure that older people are able to participate in decisions about their care and services.

The strategy is a key document for the development of services for older people in the UK. It provides a framework for the development of services and for the evaluation of service performance.

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**BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2023
(ASSESSMENT AREA TWO PROJECT)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Bridgewalk Community Development District (the “District”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the “Trustee”), dated as of January 1, 2022, as supplemented by that certain Second Supplemental Trust Indenture dated as of November 1, 2023 (collectively, the “Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: **11**

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee:

TraceAir Technologies, Inc.

(D) Amount Payable: **\$5,067.78**

(E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):

Invoices #19694, 20421 & 21198 – Advanced scan services for tracking construction progress. – January - March 2025

(F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2023 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against the Series 2023 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area Two Project; and
4. each disbursement represents a cost of Assessment Area Two Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

BRIDGEWALK COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: _____

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE OR NON-OPERATING COSTS REQUESTS ONLY**

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the Assessment Area Two Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

Consulting Engineer

INVOICE

TraceAir Technologies, Inc

1700 Westlake Ave N Ste 200 PMB

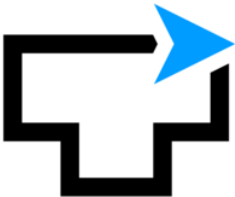
2001

Seattle, WA 98109

billing@traceair.net

+1 (206) 437-4290

traceair.net



Lennar Homes:Bridgewalk Community Development District

Bill to

Bridgewalk Community Development

District

219 East Livingston Street

Orlando, FL 32801 USA

Ship to

Bridgewalk

Invoice details

Invoice no.: 19694

Terms: Net 30

Invoice date: 01/31/2025

Due date: 03/02/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Advanced Scan	Project: Bridgewalk: 1/14/2025, 1/28/2025	2	\$844.63	\$1,689.26

Total

\$1,689.26

Overdue

03/02/2025

INVOICE

TraceAir Technologies, Inc

1700 Westlake Ave N Ste 200 PMB

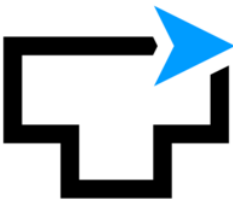
2001

Seattle, WA 98109

billing@traceair.net

+1 (206) 437-4290

traceair.net



Lennar Homes:Bridgewalk Community Development District

Bill to

Bridgewalk Community Development

District

219 East Livingston Street

Orlando, FL 32801 USA

Ship to

Bridgewalk

Invoice details

Invoice no.: 20421

Terms: Net 30

Invoice date: 02/28/2025

Due date: 03/30/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Advanced Scan	2/10/2025, 2/26/2025	2	\$844.63	\$1,689.26

Total

\$1,689.26

Overdue

03/30/2025

INVOICE

TraceAir Technologies, Inc

1700 Westlake Ave N Ste 200 PMB

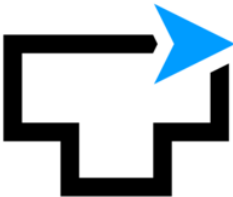
2001

Seattle, WA 98109

billing@traceair.net

+1 (206) 437-4290

traceair.net



Lennar Homes:Bridgewalk Community Development District

Bill to

Bridgewalk Community Development

District

219 East Livingston Street

Orlando, FL 32801 USA

Ship to

Bridgewalk

Invoice details

Invoice no.: 21198

Terms: Net 30

Invoice date: 03/31/2025

Due date: 04/30/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Advanced Scan	03/10/25, 03/25/25	2	\$844.63	\$1,689.26

Total

\$1,689.26

Overdue

04/30/2025

SECTION VI

SECTION C

SECTION 1

Bridgewalk

Community Development District

Summary of Invoices

May 14, 2025 - June 11, 2025

Fund	Date	Check No.'s	Amount
General Fund	5/16/25	254-255	\$ 7,879.97
	5/22/25	256-260	78,359.23
			<hr/>
			\$ 86,239.20
Payroll			
	<u>May 2025</u>		
	Adam Morgan	50115	\$ 184.70
	Brent Kewley	50116	\$ 184.70
	Kathryn Farr	50018	\$ 184.70
	Patrick Bonin Jr.	50019	\$ 184.70
			<hr/>
			\$ 738.80
TOTAL			<hr/>
			\$ 86,978.00

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/16/25	00001	5/01/25 87	202505 310-51300-34000	MANAGEMENT FEES MAY25	*	3,333.33	
		5/01/25 87	202505 310-51300-35200	WEBSITE ADMIN MAY25	*	105.00	
		5/01/25 87	202505 310-51300-35100	INFORMATION TECH MAY25	*	157.50	
		5/01/25 87	202505 310-51300-31300	DISSEMINATION SVCS MAY25	*	612.50	
		5/01/25 87	202505 310-51300-51000	OFFICE SUPPLIES MAY25	*	.06	
		5/01/25 87	202505 310-51300-42000	POSTAGE MAY25	*	20.33	
		5/01/25 88	202505 320-53800-12000	FIELD MANAGEMENT MAY25	*	1,391.25	
				GOVERNMENTAL MANAGEMENT SERVICES			5,619.97 000254
5/16/25	00002	5/08/25 140198	202504 310-51300-31500	REV AGENDA/ATTEND BOS MTG	*	385.00	
		5/08/25 140200	202504 300-13100-10100	CORRESP/EXPANSION PETITN	*	1,875.00	
				LATHAM, LUNA, EDEN & BEAUDINE, LLP			2,260.00 000255
5/22/25	00012	5/12/25 05122025	202505 300-20700-10000	FY25 SPEC ASSES SER2022	*	510.37	
				BRIDGEWALK CDD C/O USBANK			510.37 000256
5/22/25	00012	5/12/25 05122025	202505 300-20700-10100	FY25 DIRECT ASSES SER2023	*	67,581.81	
				BRIDGEWALK CDD C/O USBANK			67,581.81 000257
5/22/25	00012	5/12/25 05122025	202505 300-20700-10100	FY25 SPEC ASSES SER2023	*	221.07	
				BRIDGEWALK CDD C/O USBANK			221.07 000258
5/22/25	00008	5/13/25 150136	202505 320-53800-46200	MTHLY LANDSCAPE MNT MAY25	*	7,529.00	
		5/13/25 150138	202505 320-53800-46200	LANDSCAPE MNT PH2C MAY25	*	2,166.98	
				FLORIDA ULS OPERATING LLC			9,695.98 000259
5/22/25	00007	5/16/25 12647	202504 310-51300-31100	REV HANOVER/DISSN/MTG	*	350.00	
				OSCEOLA ENGINEERING INC			350.00 000260
TOTAL FOR BANK A						86,239.20	
BWLK BRIDGEWALK				TVISCARRA			

CHECK	VEND#	.....INVOICE.....	...EXPENSED TO...				VENDOR NAME		STATUS	AMOUNT	....CHECK.....
DATE		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS			AMOUNT	#
TOTAL FOR REGISTER										86,239.20		

SECTION 2

Bridgewalk
Community Development District

Unaudited Financial Reporting
May 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
May 31, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash - Truist Bank	\$ 97,892	\$ -	\$ -	\$ 97,892
Investments:				
Series 2022				
Reserve	-	123,450	-	123,450
Revenue	-	275,665	-	275,665
Construction	-		6,478	6,478
Series 2023				
Reserve	-	192,392	-	192,392
Revenue	-	383,469	-	383,469
Interest	-	0	-	0
Construction	-	-	29,519	29,519
State Board of Administration	369,662	-	-	369,662
Due from Capital	5,110	-	-	5,110
Due from Developer	3,723	-	-	3,723
Due From General Fund	-	-	-	-
Prepaid Expenses	-	-	-	-
Total Assets	\$ 476,386	\$ 974,976	\$ 35,997	\$ 1,487,360
Liabilities:				
Accounts Payable	\$ 245	\$ -	\$ 5,068	\$ 5,313
Due to Debt Service 2022	-	-	-	-
Due to Debt Service 2023	-	-	-	-
Total Liabilities	\$ 245	\$ -	\$ 5,068	\$ 5,313
Fund Balances:				
Assigned For Debt Service 2022	\$ -	\$ 399,115	\$ -	\$ 399,115
Assigned For Debt Service 2023	-	575,861	-	575,861
Assigned For Capital Projects 2022	-	-	6,478	6,478
Assigned For Capital Projects 2023	-	-	24,451	24,451
Unassigned	476,141	-	-	476,141
Total Fund Balances	\$ 476,141	\$ 974,976.14	\$ 30,930	\$ 1,482,047
Total Liabilities & Fund Equity	\$ 476,386	\$ 974,976	\$ 35,997	\$ 1,487,360

Bridgewalk

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 278,940	\$ 276,158	\$ 276,158	\$ -
Special Assessments - Direct Billed	212,533	212,533	212,533	-
Interest	12,000	8,000	9,634	1,634
Total Revenues	\$ 503,473	\$ 496,690	\$ 498,324	\$ 1,634
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 8,000	\$ 4,000	\$ 4,000
FICA Expense	918	612	306	306
Engineering Fees	9,500	6,333	4,445	1,888
Attorney	25,000	16,667	5,867	10,800
Arbitrage	900	-	-	-
Dissemination	7,350	4,900	4,900	-
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	26,667	26,667	0
Information Technology	1,890	1,260	1,260	-
Website Maintenance	1,260	840	840	-
Telephone	300	200	-	200
Postage	1,000	667	165	502
Printing & Binding	1,000	667	48	619
Insurance	6,119	6,119	5,952	167
Legal Advertising	2,500	1,667	-	1,667
Other Current Charges	600	400	351	49
Office Supplies	625	417	8	409
Property Appraiser	400	400	136	264
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	\$ 129,802	\$ 89,654	\$ 70,480	\$ 19,174

Bridgewalk

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<u>Operations & Maintenance</u>				
Field Services	\$ 16,695	\$ 11,130	\$ 11,130	\$ -
Property Insurance	7,500	7,500	2,129	5,371
Electric	2,400	1,600	316	1,285
Streetlights	157,123	104,749	50,999	53,749
Water & Sewer	41,020	27,347	50,076	(22,729)
Landscape Maintenance	118,560	79,040	66,733	12,307
Landscape Contingency	10,000	6,667	-	6,667
Irrigation Repairs	3,864	2,576	1,148	1,428
Lake Maintenance	15,000	10,000	2,254	7,746
Contingency	2,500	1,667	-	1,667
Repairs & Maintenance	2,500	1,667	1,485	182
Hurricane Expenses	-	-	1,740	(1,740)
<u>Springhead Lake South</u>				
Streetlights	24,000	16,000	-	16,000
Landscape Maintenance	24,279	16,186	-	16,186
Lake Maintenance	2,730	1,820	-	1,820
Janitorial Services	750	500	-	500
Boat Dock Maintenance	2,500	1,667	-	1,667
Total Operations & Maintenance:	\$ 431,421	\$ 290,114	\$ 188,009	\$ 102,105
Total Expenditures	\$ 561,223	\$ 379,768	\$ 258,490	\$ 121,279
Excess Revenues (Expenditures)	\$ (57,750)		\$ 239,834	
Fund Balance - Beginning	\$ 57,750		\$ 236,307	
Fund Balance - Ending	\$ -		\$ 476,141	

Bridgewalk

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<u>Revenues:</u>				
Special Assessments	\$ 246,900	\$ 244,843	\$ 244,843	\$ -
Interest	11,500	7,667	8,377	710
Total Revenues	\$ 258,400	\$ 252,510	\$ 253,220	\$ 710
<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)	\$ (3,800)	\$ (3,317)	\$ (483)
Total Other Financing Sources (Uses)	\$ (5,700)	\$ (3,800)	\$ (3,317)	\$ (483)
Excess Revenues (Expenditures)	\$ 7,888		\$ 174,996	
Fund Balance - Beginning	\$ 99,872		\$ 224,119	
Fund Balance - Ending	\$ 107,760		\$ 399,115	

Bridgewalk

Community Development District

Debt Service Fund - Series 2023

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 107,060	\$ 106,054	\$ 106,054	\$ -
Special Assessments - Direct Billed	270,327	270,327	270,327	-
Interest	6,000	4,000	11,320	7,320
Total Revenues	\$ 383,387	\$ 380,381	\$ 387,701	\$ 7,320
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		\$ 190,721	
Fund Balance - Beginning	\$ 199,404		\$ 385,140	
Fund Balance - Ending	\$ 232,754		\$ 575,861	

Bridgewalk

Community Development District Capital Projects Fund - Series 2022

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

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 121	\$ 121
Total Revenues	\$ -	\$ -	\$ 121	\$ 121
Expenditures:				
Series 2022				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 3,317	\$ (3,317)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 3,317	\$ (3,317)
Excess Revenues (Expenditures)	\$ -		\$ 3,438	
Fund Balance - Beginning	\$ -		\$ 3,040	
Fund Balance - Ending	\$ -		\$ 6,478	

Bridgewalk

Community Development District

Capital Projects Fund - Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 31,937	\$ 31,937
Total Revenues	\$ -	\$ -	\$ 31,937	\$ 31,937
Expenditures:				
Series 2023				
Capital Outlay	\$ -	\$ -	\$ 9,793	\$ (9,793)
Total Expenditures	\$ -	\$ -	\$ 9,793	\$ (9,793)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 1,412	\$ (1,412)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 1,412	\$ (1,412)
Excess Revenues (Expenditures)	\$ -		\$ 23,556	
Fund Balance - Beginning	\$ -		\$ 896	
Fund Balance - Ending	\$ -		\$ 24,451	

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	\$ 565	\$ -	\$ -	\$ -	\$ -	276,158
Special Assessments - Direct Billed	106,266	-	-	-	53,133	-	53,133	-	-	-	-	-	212,533
Interest	514	482	947	1,637	1,474	1,627	1,551	1,402	-	-	-	-	9,634
Total Revenues	\$ 106,780	\$ 21,871	\$ 244,557	\$ 6,446	\$ 56,006	\$ 3,258	\$ 57,440	\$ 1,967	\$ -	\$ -	\$ -	\$ -	\$ 498,324
Expenditures:													
Administrative:													
Supervisor Fees	\$ 800	\$ 800	\$ -	\$ -	\$ 800	\$ -	\$ -	\$ 1,600	\$ -	\$ -	\$ -	\$ -	4,000
FICA Expense	61	61	-	-	61	-	-	122	-	-	-	-	306
Engineering Fees	1,575	175	1,488	683	175	-	350	-	-	-	-	-	4,445
Attorney	1,180	3,770	-	35	345	153	385	-	-	-	-	-	5,867
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination	613	613	613	613	613	613	613	613	-	-	-	-	4,900
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	3,333	-	-	-	-	26,667
Information Technology	158	158	158	158	158	158	158	158	-	-	-	-	1,260
Website Maintenance	105	105	105	105	105	105	105	105	-	-	-	-	840
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	15	51	4	10	46	0	18	20	-	-	-	-	165
Printing & Binding	2	4	6	-	-	35	-	-	-	-	-	-	48
Insurance	5,952	-	-	-	-	-	-	-	-	-	-	-	5,952
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	54	38	39	39	42	42	42	56	-	-	-	-	351
Office Supplies	0	0	0	7	0	-	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	\$ 5,003	\$ 6,008	\$ -	\$ -	\$ -	\$ -	\$ 70,480
Operations & Maintenance													
Field Services	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ -	\$ -	\$ -	\$ -	11,130
Property Insurance	2,129	-	-	-	-	-	-	-	-	-	-	-	2,129
Electric	37	37	38	49	45	38	36	35	-	-	-	-	316
Streetlights	5,534	5,507	5,520	5,526	5,542	8,935	7,202	7,233	-	-	-	-	50,999
Water & Sewer	3,315	2,966	3,897	3,623	1,078	12,058	11,345	11,794	-	-	-	-	50,076
Landscape Maintenance	7,529	7,529	7,529	7,529	7,529	9,696	9,696	9,696	-	-	-	-	66,733
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	\$ 17,055	\$ 32,441	\$ 29,992	\$ 30,150	\$ -	\$ -	\$ -	\$ -	\$ 188,009
Total Expenditures	\$ 42,564	\$ 27,566	\$ 28,697	\$ 24,857	\$ 22,733	\$ 40,919	\$ 34,995	\$ 36,158	\$ -	\$ -	\$ -	\$ -	\$ 258,490
Excess Revenues (Expenditures)	\$ 64,216	\$ (5,695)	\$ 215,860	\$ (18,411)	\$ 33,272	\$ (37,661)	\$ 22,445	\$ (34,190)	\$ -	\$ -	\$ -	\$ -	\$ 239,834

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	\$192,392	
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
5/1/25		Interest		18.93
5/2/25		Transfer from Reserve		385.61
TOTAL				\$ 3,438.09
Project (Construction) Fund at 09/30/24				\$ 3,040.20
Interest Earned/Transferred Funds thru 5/31/25				3,438.09
Requisitions Paid thru 5/31/25				-
Remaining Project (Construction) Fund				\$ 6,478.29

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
5/14/25	9	TraceAir Technologies, Inc.	Invoice #18924 - Advanced scan services for tracking construction progres. - Dec.24	1,689.26
5/22/25	10	TraceAir Technologies, Inc.	Invoice #22036 - Advanced scan services for tracking construction progress. - Apr.25	1,689.26
TOTAL				\$ 2,826,761.09
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
5/1/25		Interest		102.43
TOTAL				\$ 33,348.61
Project (Construction) Fund at 09/30/24				\$ 2,822,931.68
Interest Earned/Transferred Funds thru 5/31/25				33,348.61
Requisitions Paid thru 5/31/25				(2,826,761.09)
Remaining Project (Construction) Fund				\$ 29,519.20