

*Bridgewalk
Community Development District*

Agenda

February 16, 2026

AGENDA

Bridgewalk

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

February 9, 2026

Board of Supervisors
Bridgewalk Community
Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Bridgewalk Community Development District will be held **Monday, February 16, 2026 at 10:30 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 January 19, 2026 Meeting
4. Discussion of Proposed Specifications, Policy, and License Agreement for Private Dock Installation on District Ponds
 - A. Review of Specifications and Guidelines
 - B. Review of Draft Policy and License Agreement
5. Ratification of Series 2023 Requisitions #17 - #19
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, January 19, 2026, 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
Lane Register	Assistant Secretary
Michelle Dudley	Appointed as 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. Three Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: It doesn't appear that there are any members of the public to provide comment at this time.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Board Members

Mr. Flint: You did have a Landowner Election and there were three Board members elected to the Board. Adam, Rob, and Kathryn. Kathryn is not here, so I can't administer the Oath to her. Rob and Adam, as citizens of the State of Florida and of the United States of America, and as officers of the Bridgewalk Community Development District, do you hereby solemnly swear or affirm you support the Constitution of the United States and of the State of Florida?

Mr. Morgan: I do.

Mr. Bonin: I do.

Mr. Flint: Thank you. Please sign those oaths and return those to me.

B. Acceptance of Resignation of Brent Kewley and Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2027

Mr. Flint: Item B is acceptance of the resignation of Brent Kewley. You have his resignation in your agenda. Is there a motion to accept his resignation?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Accepting Resignation of Brent Kewley, was approved.

Mr. Flint: Anytime there is a vacancy during the term of office, the remaining Board members appoint a replacement. This term ends in November of 2027.

Mr. Morgan: I would like to nominate Michelle Dudley.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Appointment of Michelle Dudley to Fulfill the Board Vacancy with a Term Ending November 2027, was approved.

C. Administration of Oath of Office to Newly Appointed Board Member

Mr. Flint: Michelle is here. Michelle, as a citizen of the state of Florida and of the United States of America and as an officer of the Bridgewalk Community Development District, do you hereby solemnly swear and affirm you will support the Constitution of the United States and of the State of Florida.

Ms. Dudley: I do.

Mr. Flint: If you could sign that, I'll notarize it for you. Thank you.

D. Consideration of Resolution 2026-01 Canvassing and Certifying the Results of the Landowners' Election

Mr. Flint: As I indicated, last November you did have a Landowner Election and Mr. Morgan, Mr. Bonin, and Ms. Farr were elected to the Board. Adam and Rob received 100 votes and Catherine received 99 votes. Adam and Rob will serve four-year terms and Kathryn will serve a two-year term. Is there a motion to approve the resolution canvassing the Landowner Election?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2026-01 Canvassing and Certifying the Results of the Landowners Election, was approved.

E. Electing Officers

F. Consideration of Resolution 2026-02 Electing Officers

Mr. Flint: We have the resolution electing officers in your agenda. The resolution elects a Chair, Vice Chair, Treasurer, Secretary, Assistant Secretary, and Assistant Treasurer. Currently, Mr. Morgan is Chair. Mr. Bonin is Vice Chair. Mr. Register and Ms. Farr are Assistant Secretaries. Secretary is Jill Burns, Treasurer is Katie Costa, and Darrin Mossing is Assistant Treasurer. This resolution would add Ms. Dudley as an Assistant Secretary.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2026-02 Electing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the August 18, 2025 Board of Supervisors Meeting and Acceptance of Minutes of the August 18, 2025 Audit Committee Meeting and November 17, 2025 Landowners' Meeting

Mr. Flint: You have approval of your minutes from the August 18, 2025 Board meeting, the August 18, 2025 Audit Committee meeting, and the acceptance of the November 17, 2025 landowner meeting. Are there any comments or corrections?

Mr. Morgan: If Counsel has no changes, I will make a motion to approve all three sets of minutes.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the August 18, 2025, Board of Supervisors Meeting were approved as presented, and the Minutes of the August 18, 2025 Audit Committee Meeting and November 17, 2025, Landowners Meeting, were accepted.

FIFTH ORDER OF BUSINESS

Ratification Items

A. Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2025

Mr. Flint: We have four ratification items. The first one is the agreement with Grau & Associates to provide auditing services for Fiscal Year 2025. You went through a RFQ process as

prescribed by Statutes and selected Grau to get the audit started. I had executed the agreement and I'm asking the Board to ratify it.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2025, was ratified.

B. Agreement with TraceAir for Drone Flyovers, Data Processing and Cloud Software Subscription

Mr. Flint: Next is the agreement with Trace Air for flyovers. This is paid out of the construction account. Are there any questions on that? Otherwise, is there a motion to ratify?

Mr. Bonin: This is one calendar year and the same level of service as last year, correct?

Mr. Morgan: Yes, except I got them to lower the price.

Mr. Bonin: Perfect.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Agreement with TraceAir for Drone Flyovers, Data Processing and Cloud Software Subscription, was ratified.

C. Series 2023 Requisitions #14 – #16

Mr. Flint: Next is ratification of Requisitions #14, #15 and #16 for the Series 2023 bonds. Those were included in your agenda. If there's any questions we can discuss. Otherwise, I'd ask for a motion to ratify.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Series 2023 Requisitions #14-#16, were ratified.

D. Osceola County Property Appraiser Data Sharing and Usage Agreement

Mr. Flint: Item D is ratification of the Osceola County Property Appraiser Data Sharing and Usage Agreement.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Osceola County Property Appraiser Data Sharing and Usage Agreement, was ratified.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Staff reports, Kristen?

Ms. Trucco: Good morning. The only update I have since the last Board meeting was that the Osceola County did approve the ordinance expanding the boundary this evening. That is all finalized. I don't have anything else for you today unless you have any questions for me.

Mr. Morgan: Thank you.

Mr. Flint: We may need to discuss doing the assessment process for the expansion area. We get a lien placed on that for future bond issues.

Ms. Trucco: Okay.

Mr. Flint: We're going to need to get the Engineer to prepare an Engineer's report for the expansion area and then a methodology to start.

Mr. Bonin: We've started homes in the expansion area, so we need to do it.

B. Engineer

i. Discussion of Pending Plat Conveyance

ii. Status of Permit Transfers

iii. Status of Construction Funds & Requisitions

Mr. Flint: Engineer, Broc Althafer, any reports for the Board?

Mr. Althafer: Yes, the certification documentation for Phase one has been submitted to Toho Water Authority, to Osceola County, and to the South Florida Water Management District. The Board of County Commissioners will hear initial acceptance of streets on the February 12th meeting. We expect certificate of completion soon after that date. An application for transfer of the South Florida Water Management District's environmental resource permit was submitted transferring that permit from the developer to the CDD that was submitted last week. That should be finalized sometime this week.

Mr. Flint: Any questions for Mr. Althafer? Mr. Althafer, we're working on the boat dock issue. Did Richard send out another draft?

Mr. Althafer: He did, yes. That went out last week.

Mr. Flint: Okay. These are for the docks behind the houses.

Mr. Althafer: Yes.

Mr. Flint: Okay, I've assigned someone in my office to help wrangle that and prepare the detailed documents so we can get that moved forward.

C. District Manager's Report

i. Approval of Check Registers

1. August 13, 2025 – October 12, 2025

2. October 13, 2025 – October 31, 2025

3. November 1, 2025 – December 31, 2025

Mr. Flint: You have the check registers for August 13th through December 31st. There are three check registers included in your agenda. Were there any questions on any of those?

Mr. Scheerer: You know the park over by the townhomes, as soon as you come in the community on the right, there was a tree in there that had beehive about this big. We decided we didn't want to mess with them, so we called Commando Pest Control, and they came out and removed the beehive forest.

Mr. Morgan: Was it a honeybees or wasps?

Mr. Scheerer: Honeybees.

Mr. Flint: Did they relocate?

Mr. Scheerer: As far as I know, they took them.

Mr. Morgan: Were they in the tree or outside the tree?

Mr. Scheerer: They were kind of in the middle of the tree.

Mr. Flint: We will call you, Mr. Morgan, next time.

Mr. Morgan: Okay.

Mr. Flint: Bees but not wasps.

Mr. Bonin: Whatever they did it for, he'll beat it by 10% to 20%.

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

ii. Balance Sheet and Income Statement

Mr. Flint: You have the balance sheet, unaudited financials. These are through December 31st. If there are any questions we could discuss those. There is no action required. As I indicated, we'll need to start moving forward with the assessment process for the expansion area that was just approved. Ideally on the next agenda we would initiate the assessment process and we're going to need to meet more than every three months now. We'll have to meet at least the next two months.

Mr. Morgan: Okay.

D. Field Manager's Report

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

Mr. Scheerer: I did have an on-site meeting with the landscaper and the aquatic vendor just to make sure that we were made aware any of the changes in the next budget. Specifically, I'm going to have another meeting with Applied Aquatic on Wednesday as it's been indicated that the area behind the model homes could be planted with littoral plantings instead of being left in its current condition, which is the recommended method from Applied Aquatic.

Mr. Bonin: What's the recommended method?

Mr. Scheerer: The littoral plantings. I know that Derek has been speaking with Mark Todd about coming up with numbers for some littoral plantings because my understanding is there's going to be not one, two, but maybe three different areas that may have plantings as opposed to just being left blank because there wasn't anything specified in the plat or any of the drawings.

Mr. Morgan: If there's littoral shelves left, that's due to the design of the ERP. What does the ERP state? It should state whether to plant or not.

Mr. Scheerer: I haven't seen the ERP. I'm assuming that it doesn't call for it.

Mr. Morgan: If they ask for a little shelf in a pond, then typically it calls out planting.

Mr. Bonin: This is not the agency asking for it. This is Applied Aquatics.

Mr. Morgan: I'm just asking if there was deliberately a littoral shelf left in the pond.

Mr. Register: Typically, it's comp storage and it's a terrible look.

Mr. Morgan: It's a comp storage. That makes a big difference.

Mr. Scheerer: Okay. It's not like Bronson where we just kind of left it.

Mr. Bonin: Now we're just proposing to treat it as storage.

Mr. Register: Looks dry, but the water is always going to be right at this. So, you won't be able to disc it or do anything.

Mr. Morgan: Understood. Now, if it's comp, it's completely different.

Mr. Scheerer: Then there's a couple extra pot ponds I was made aware of. I'm hoping Derek can meet me on Wednesday along with Applied Aquatic and we can just try to get everything lined up. I met with United. I have their updated landscape numbers for all the different tracts in Spring Head South. We are going to be going into budget season here in the next couple of months. Any projections for Spring Head North or any documentation, the sooner we get it the better. And whether we're going to need to include that in the 2027 budget, which will be critical for us. We made several irrigation repairs: we're still getting contractors running over irrigation heads on the main road. Michelle was kind enough to email Toho Water Authority and they came out and

pressure washed their TOHO building and adjacent sidewalks and driveways. So that looks good, they did a good job with that. The new landscaping looks like it's taking pretty well. This freeze, I think, was worse than the last one we had last week, but we'll continue to monitor that. We're still doing all the dog stations and the trash cans in the community as well. We made some repairs to the wooden split rail fence.

Ms. Dudley: Has Junior Davis completed repairs on that?

Mr. Scheerer: Not as of last week, no. But we had a couple that were further down that had no impact from Junior. So, we went ahead and just fixed a couple of slats on that rail fence.

Mr. Morgan: The entrance still looks like crap.

Mr. Scheerer: It's getting better. They put in the curb on the nose of the island.

Ms. Dudley: They did some grading also.

Mr. Scheerer: Yeah, they've done some grading. It looks presentable. As soon as they can finish that configuration, left turn, right turn out in the middle. Then once I get that all cleaned up, I think it'll look a lot better.

Ms. Dudley: What about the dead palm?

Mr. Scheerer: It's still there.

Ms. Dudley: Are we getting that removed?

Mr. Scheerer: We will, yes, ma'am. I'm just waiting on United to take care of it.

Ms. Dudley: And then those six oak trees.

Mr. Scheerer: I thought they were elm trees. They've just dropped their leaves.

Mr. Flint: They're deciduous.

Mr. Scheerer: They're going to lose their leaves in the wintertime like this, and then they'll look like sticks, and then next thing you know, we'll end up with some foliage on them. We're monitoring all the new plant material that's out there.

Ms. Dudley: And that pond that's right by those trees; I don't know if you guys have accepted that yet. I don't know if it's considered a pond.

Mr. Scheerer: Is it the one that's brown? This is another pond that we were told last year that was going to be a dry pond and we were going to disc the pond. Well, it never dried. That one is always going to look like that. We're going to continue to spray it and keep all the stuff out of it. I did reach out to Pulte because I had a resident reach out to me about trash in the pond. They came

out and cleaned up the construction debris. Rob, the one to the east, the bigger one that you guys were dewatering into, is that something we need to start spraying at this particular time?

Mr. Bonin: They're still dewatering for the next probably next 90 days up in Spring Head, and then they should be done.

Mr. Scheerer: I'll get with Derek. I'll just work with him then.

Mr. Bonin: But as soon as they're done with the dewatering, treat it the same way. We need to keep it sprayed because it's going to stay wet. But essentially the water table is going to be right at the ground.

Mr. Scheerer: We already have a number in this year's budget and I have an updated number for 2027 already to make sure that both of those ponds are maintained at whatever site conditions we need to maintain them.

Mr. Bonin: By the westerly pond, there is a meter base that does not have a meter on it as a month or so ago.

Mr. Scheerer: Are you talking about heading back to Springhead, heading north?

Mr. Morgan: Yeah.

Mr. Bonin: But in Bridgewalk before you get to Spring Head.

Mr. Scheerer: Okay.

Mr. Bonin: I can't remember if the clock is already there, but there's like a meter.

Mr. Scheerer: Electric meter for the irrigation.

Mr. Bonin: But the meter's not in, though.

Mr. Scheerer: I haven't seen one.

Mr. Flint: Are they running on batteries?

Mr. Scheerer: Yeah. Right now, any of these areas that don't have electric are battery.

Mr. Bonin: Get with Rebecca and find out what's going on with getting a meter there so we can get off the batteries and make sure that clock works. Everything up north is in good condition with being on permanent power.

Mr. Scheerer: Yes sir.

SEVENTH ORDER OF BUSINESS

Other Business

Mr. Flint: Any other business or Supervisor's requests? Hearing no comments, we will move on to the next item.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

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

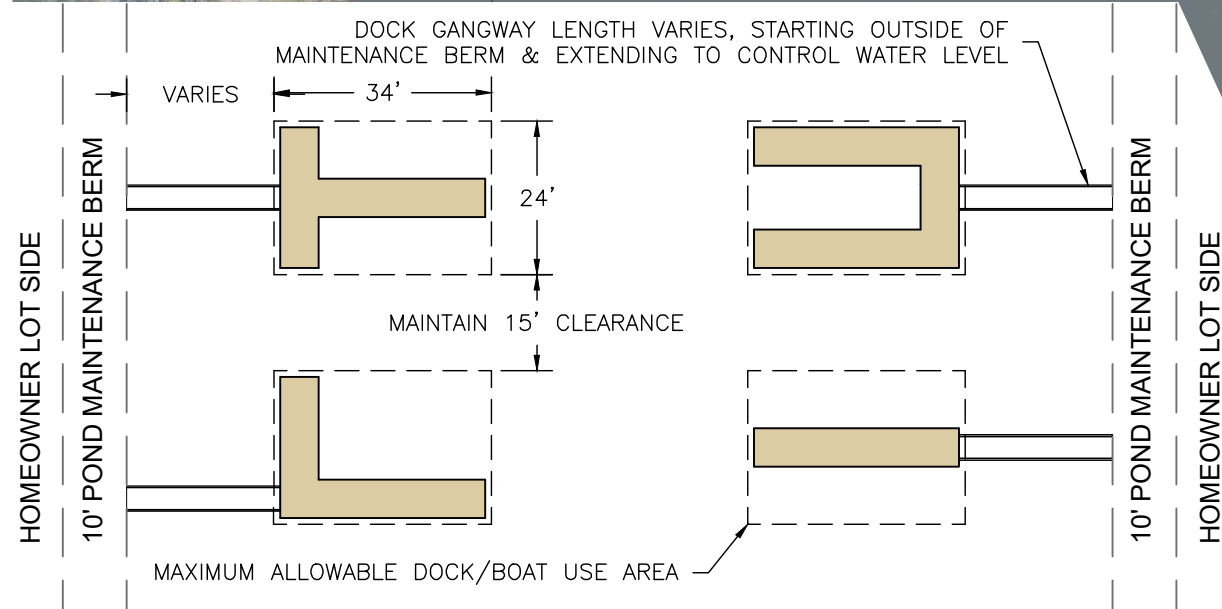
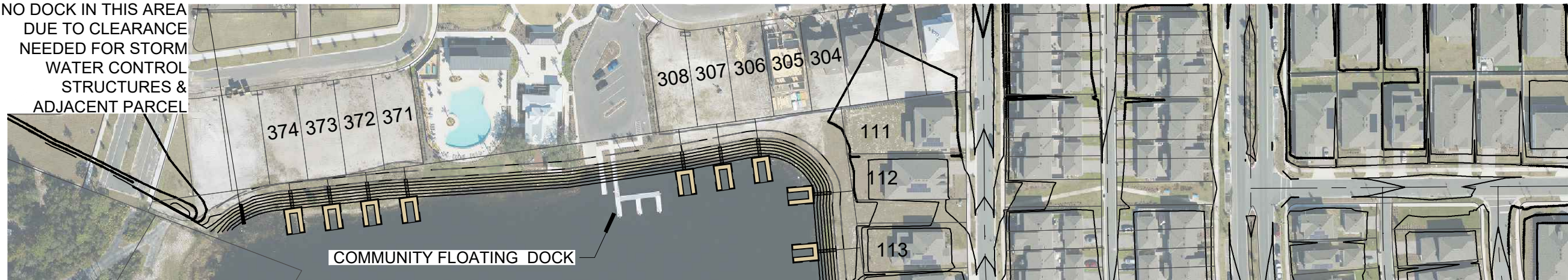
Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

NO DOCK IN THIS AREA
DUE TO CLEARANCE
NEEDED FOR STORM
WATER CONTROL
STRUCTURES &
ADJACENT PARCEL



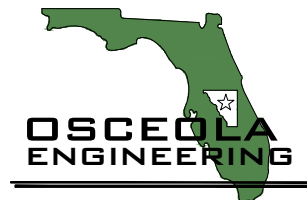
1 DOCK SHAPES (T, U, L, I)

Scale: 1:30

DOCK GUIDELINE CRITERIA

1. If docks do not exceed the dimensions, clearances and locations shown on the drawing, then the dock should be approved.
2. All docks are to be centered at the rear lot line. Some offset is allowed to provide clearance with other docks (See Lot 112).
3. Maximum dock/gangway area of 1000 square feet of over-the-water surface area. State level permitting exemption per current FS 403.813(1)(b) and (l). Osceola County building permit is required.
4. The dock gangway anchoring starts at the end of the 10-foot maintenance berm. No docks, walkways or any other structure should be located within the maintenance berm.
5. No extension of utilities shall be allowed to be extended to the dock.
6. No covered structures or boat lifts shall be allowed.
7. Limit of vessels - watercraft/boats no larger than Class1 shall be allowed.
8. Dock area to start at gangway anchor point at no higher than 64.0' and the dock floating at the Pond Control Water Elevation (CWL). Dock contractor to verify that the boat will have at least 2-3 feet of water depth. Please consider that the CWL will be maintained during the rainy season. However, during the dry season, this elevation may be lower. 100YR/72HR elevation is 63.05'
9. Materials are expected to be equal to the community floating dock (manufactured by Ravens Marine Inc. & constructed by Faden Builders, Inc.) using marine grade aluminum for structure (frame, handrails), high quality polyethylene floatation, aluminum decking and timber piers. Alternative decking material such as timber or composite is acceptable.

NO DOCK IN THIS
AREA DUE TO
RETAINING WALL
AT LOT 132 &
COMMON AREA
TRACT



civil engineers
environmental engineers
landscape architects
& land planners

address:
osceola engineering incorporated
1003 florida avenue
city of saint cloud
florida 34769
telephone: (407) 891-0452
facsimile: (407) 891-9173

project:

*Bridgewalk
CDD
&
Bridgewalk
HOA Inc.*

drawing:

Homeowner
Dock
Guidelines

location:
04-25-31-3492-0001-00U0

5560 Wood Bridge Place
St Cloud, Florida



0 75' 150'
Scale: 1" = 150'

Date: January 19, 2026

sheet:
FIGURE 1

file: M:\2017\17-014 Southern Oaks\CDD\17-014
CDD DOCKS v2.dwg

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SECTION B

Bridgewalk Community Development District

Proposed Policy for Private Dock Installation on District Stormwater Ponds

1. Purpose and Intent

The purpose of this policy is to establish a clear, uniform, and transparent process under which private property owners may request approval to install a private dock on certain stormwater management ponds owned and maintained by the Bridgewalk Community Development District (“District”). This policy is intended to balance limited private use with the District’s primary responsibility to operate, maintain, and preserve stormwater facilities for public health, safety, and regulatory compliance.

This policy does not create any ownership interest or permanent property right in District property. Any approval granted is a revocable privilege subject to the terms and conditions set forth herein and in the applicable license agreement.

2. Applicability

This policy applies to: - District-owned stormwater ponds designated by the Board of Supervisors as eligible for private dock consideration within Bridgewalk Community Development District; and - Private docks proposed by adjacent property owners whose lots abut District stormwater ponds.

No dock installation shall be permitted except in strict compliance with this policy and all adopted technical standards.

3. Governing Documents and Standards

All private dock requests must comply with the following, as amended from time to time: - The Bridgewalk Community Development District Homeowner Dock Guidelines and Specifications (“Dock Guidelines”); - Applicable provisions of Chapter 190, Florida Statutes; - Section 403.813, Florida Statutes, as amended including exemptions and conditions applicable to docks and related structures; - Florida Department of Environmental Protection (FDEP) guidance which may be used for reference but does not supersede District requirements, including but not limited to *Dock Permitting in Florida* (South Florida Water Management District guidance document); - Applicable provisions of Chapter 403, Florida Statutes, and related environmental regulations; - Osceola County permitting and building requirements; - Applicable Homeowners’ Association governing documents; and - Any additional conditions imposed by the District Engineer, District Manager, or Board of Supervisors.

4. HOA Review and Approval (Initial Step)

1. A property owner seeking to install a private dock must first submit a complete dock application to the [LEGAL NAME OF] Homeowners' Association ("HOA") in accordance with HOA procedures.
 2. The HOA shall review the application for compliance with HOA architectural, aesthetic, and community standards.
 3. Only applications that receive written HOA approval may proceed to District review.
 4. HOA approval does not constitute District approval and does not authorize construction.
-

5. Submission to the District

Following HOA approval, the property owner shall submit a complete application packet to the District Manager. The application packet shall include, at a minimum: - Written evidence of HOA application and approval; - Detailed dock plans and specifications demonstrating full compliance with the Dock Guidelines; - Site plan showing dock location, dimensions, setbacks, maintenance berm limits, and clearances; - Identification of proposed materials, anchoring methods, and flotation systems; and - Any additional information reasonably requested by District staff, the District Engineer, or District Counsel.

Incomplete applications shall not be scheduled for Board of Supervisors consideration.

6. District Engineer and Staff Review

1. Upon receipt of a complete application, the District Manager shall forward the materials to the District Engineer for technical review.
 2. The District Engineer shall evaluate compliance with stormwater system requirements, maintenance access, and the Dock Guidelines.
 3. Staff and consultant comments shall be provided to the applicant prior to Board of Supervisors consideration, when practicable.
-

7. Board of Supervisors Approval

1. All private dock requests require approval by the District's Board of Supervisors at a duly noticed public meeting.
 2. The Board of Supervisors may approve, approve with conditions, or deny any application in its sole discretion, based on the best interests of the District.
 3. Board of Supervisors approval authorizes execution of a license agreement but does not, by itself, authorize construction.
-

8. License Agreement Requirement

1. Upon Board of Supervisors approval, the property owner shall be required to enter into a license agreement with the District. The form of license agreement approved by the Board shall control in the event of any inconsistency.
2. The license agreement shall, at a minimum:
 - Confirm that the dock is a revocable license, not an easement or property right;
 - Require compliance with all District standards and conditions of approval;
 - Allocate maintenance, repair, replacement, and removal responsibilities to the property owner;
 - Require indemnification and insurance in favor of the District;
 - Reserve the District's right to access, modify, or require removal of the dock as necessary for stormwater operations or public purposes.
3. The license agreement shall be recorded in the public records at the property owner's expense.

No construction may begin until the license agreement has been fully executed and recorded.

9. Permits and Construction

1. The property owner is solely responsible for obtaining all required permits and approvals from Osceola County and any other regulatory agencies.
 2. Dock construction shall strictly adhere to the approved plans, Dock Guidelines, and license agreement.
 3. Any deviation from approved plans requires prior written approval from the District.
-

10. Maintenance, Liability, and Enforcement

1. The property owner shall be solely responsible for ongoing maintenance, repair, and safe condition of the dock.
 2. The District assumes no responsibility or liability for private docks.
 3. Failure to comply with this policy, the Dock Guidelines, or the license agreement may result in enforcement action, including revocation of the license and required removal of the dock at the owner's expense.
-

11. No Precedent

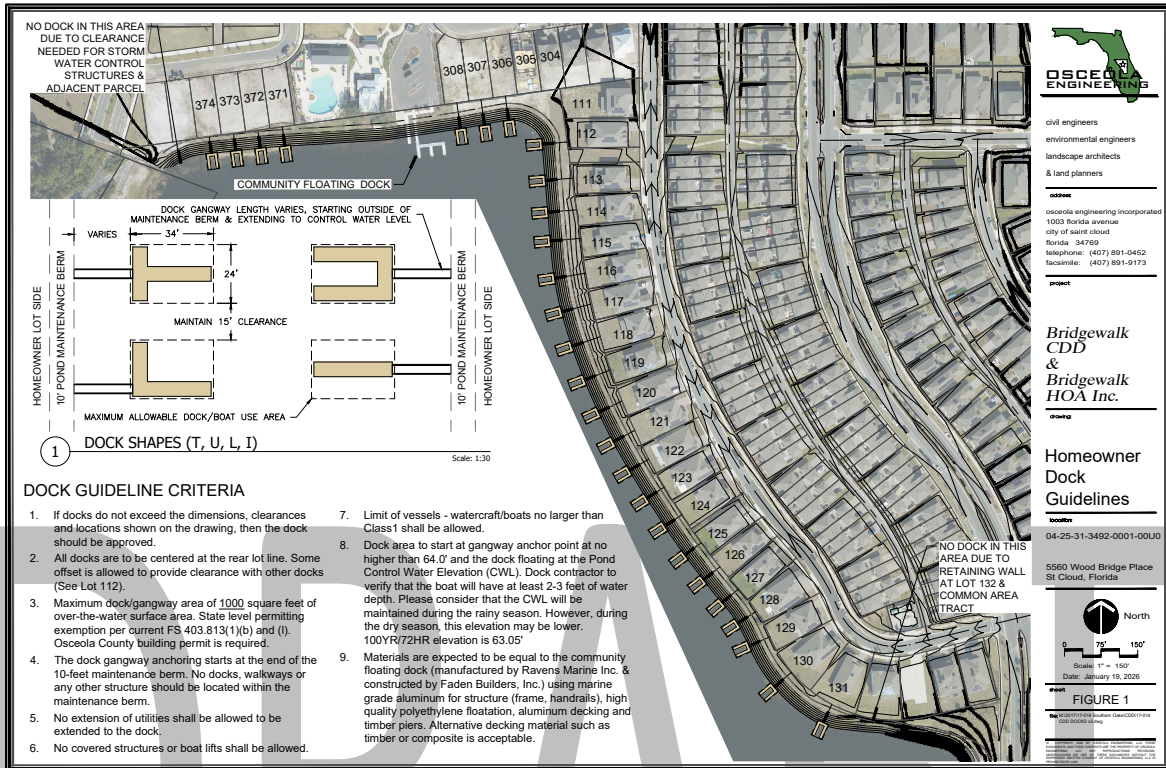
Approval of any private dock shall not establish precedent or obligate the District to approve any future requests.

12. Effective Date

This policy shall become effective upon adoption by the Bridgewalk Community Development District Board of Supervisors.

DRAFT

DRAFT Dock Guidelines



DRAFT Form of License Agreement

After recording, please return to:

District Manager

Bridgewalk Community Development District c/o GMS-CF, LLC

219 East Livingston Street Orlando, Florida 32801

Parcel ID # [XX-XX-XX-XXXXXX-XXXXXX]

LICENSE AGREEMENT FOR INSTALLATION OF IMPROVEMENTS

THIS LICENSE AGREEMENT FOR IMPROVEMENTS INSTALLATION (“Agreement”) is entered into as of this _day of _____, 20_, by and among [NAME OF PROPERTY OWNER] (“the “Owner”) residing at [ADDRESS OF PROPERTY], and the BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT (the “District”), a local unit of special-purpose government created pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 219 East Livingston Street, Orlando, Florida 32801.

RECITALS

WHEREAS Owner is the owner of [LOT X, BLOCK X], as per the plat (“**Plat**”) of [NAME OF PROJECT AND PHASE] recorded in Plat Book [XXX], Pages [XX-XX], inclusive, of the Official Records of OSCEOLA County, Florida (“**Property**”); and

WHEREAS Owner desires to install a dock and related appurtenances (“**Improvements**”) within District-owned stormwater pond identified as Tract [Number] (“**Pond**”), with a Parcel ID number [XX-XX-XX-XXXXXX-XXXXXX], and abutting said Property and as shown on the Plat (“**License Area**”); and

WHEREAS, due to the District’s legal interests in the Pond, among other reasons, Owner requires the Bridgewalk Community Development District’s consent before constructing improvements within any portion of the surface water management system, including the Pond; and

WHEREAS, the District has agreed to consent to the installation of the Improvements within the License Area, subject to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is understood and agreed as follows:

RECITALS. The recitals set forth above are acknowledged as true and correct and are incorporated herein by reference.

LICENSE FOR IMPROVEMENTS INSTALLATION AND MAINTENANCE; LIMITATION.

Subject to the terms of this Agreement, the District hereby grants Owner the right, privilege, and permission to install, operate and maintain removable Improvements on the License Area.

OWNER RESPONSIBILITIES. The Owner has the following responsibilities:

The Owner shall be fully responsible for the installation, operation and maintenance of the Improvements.

a. The Owner shall be responsible for ensuring that the installation, operation and maintenance of the Improvements are conducted in compliance with all applicable laws (including but not limited to building codes, set back requirements, applicable environmental regulations, etc.).

b. District by entering into this Agreement, does not represent that District has authority to provide all necessary approvals for the installation of the Improvements. Instead, the Owner shall be responsible for obtaining any and all applicable permits and approvals relating to the work (including but not limited to any approvals of the [HOMEOWNERS ASSOCIATION NAME] (“**Association**”), South Florida Water Management District and/or Florida Department of Environmental Protection, Osceola County, Florida, and any and all other necessary permits and approvals.

c. The Owner shall ensure that the installation, operation and maintenance of the Improvements does not damage any property of District or any third party’s property, and, in the event of any such damage, the Owner shall immediately repair the damage or compensate the District for such repairs, at the District’s option.

d. Owner’s exercise of rights hereunder shall not interfere with District’s rights under the Pond, or with any other applicable permits or rights. For example, if the Improvements include a dock, such dock shall be installed within the Pond so as not to impede the flow of water. Further, the Improvements shall be installed in such a manner as to not interfere with or damage any District owned assets, including but not limited to District pond banks, littorals, pond floor and contour, and any Pond improvements that may be located within the Pond, or any utilities within the public utility easement, if any. It shall be Owner’s responsibility

to relocate littoral plantings, and to locate and identify any such stormwater improvements and/or utilities. Further, the Owner shall pay a licensed and insured professional contractor to mark any existing improvements and/or utilities prior to installation of the Improvements.

e. Upon completion of the installation, the Improvements shall be owned by the Owner. Owner shall be responsible for the operation, maintenance and repair of any such Improvements, and agrees to maintain the Improvements in good and working condition. **DOES THE CDD WANT TO EXPLICITLY ADDRESS SURVIVABILITY OF LICENSE AGREEMENT IF THE HOME SELLS OR CONVEYS TO A NEW PROPERTY OWNER?**

f. Additionally, the Owner shall keep the License Area free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Owner's exercise of rights under this Agreement, and the Owner shall immediately discharge any such claim or lien.

2. REMOVAL AND/OR REPLACEMENT OF IMPROVEMENTS. The permission granted herein is given to Owner as an accommodation and is revocable at any time. Owner acknowledges the legal interest of the District in the Pond described above and agrees never to deny such interest or to interfere in any way with District's use. Owner shall exercise the privilege granted herein at Owner's own risk and agrees that Owner shall never claim and hereby waives any such claim of damages against District for any injuries or damages suffered on account of the exercise of such privilege, regardless of the fault or negligence of the District. Owner shall be obligated to remove, repair or replace abandoned or damaged Improvements. Should Owner fail to remove, repair or replace abandoned or damaged Improvements, Owner acknowledges that, without notice, the District may remove all, or any portion or portions, of the Improvements installed upon the License Area at Owner's expense, and that the District is not obligated to re-install the Improvements to its original location and is not responsible for any damage to the Improvements, or its supporting structure as a result of the removal. Failure to abide by any of the foregoing conditions may constitute grounds for termination of this Agreement, in the District's sole discretion, and the District may terminate this Agreement upon a written notice to the Owner and recording such termination notice in the Official Records of Osceola County, Florida. In the event the Owner removes the Improvements in their entirety, Owner may terminate this Agreement upon written notice to the District and record such termination in the Official Records of Osceola County, Florida.

3. INSURANCE. The Owner shall keep and maintain general comprehensive liability insurance coverage, in an amount acceptable to the District, but not less than \$1,000,000 per occurrence throughout the term of this Agreement. The District and its supervisors, officers, staff, representatives and agents shall be named as additional insured parties on such policy. Upon the District's request, the Owner shall furnish the District with written evidence that such insurance coverage is in full force and effect.

4. INDEMNIFICATION. Owner agrees to indemnify, defend and hold

harmless Osceola County, the District, South Florida Water Management District, the Association, and any property management company of the Association, as well as any officers, supervisors, staff, agents and representatives, and successors and assigns, of the foregoing, against any and all liability and/or damages and expenses resulting from, arising out of, or in any way connected with, this Agreement or the exercise of the privileges granted hereunder.

5. SOVEREIGN IMMUNITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the doctrine of sovereign immunity or by operation of law.

6. ATTORNEY’S FEES AND COSTS. The prevailing party in any litigation to enforce the terms of this Agreement shall be entitled to reasonable attorney’s fees and costs.

7. DESIGNATION. The District hereby designates the District Manager to act as the District’s representative, who shall be given authority to execute this Agreement.

8. COUNTERPARTS. This Agreement may be executed in any number of counterparts. Any party hereto may join into this Agreement by executing any one counterpart. All counterparts when taken together shall constitute but one and the same instrument constituting this Agreement.

[Signature pages follow]

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: **17**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee:
TraceAir Technologies, Inc.
- (D) Amount Payable: **\$1,690.00**
- (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 #27221 – Advanced scan services for tracking construction progress.
– October 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: 2/10/24

**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.

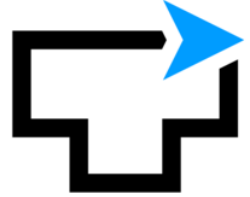
Broc Althafer 
Digitally signed by Broc Althafer
DN: C=US,
E=BAlthafer@osc-eng.com,
O="Osceola Engineering, LLC",
CN=Broc Althafer
Date: 2026.02.06 07:54:10-05'00'

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 Community Development
District

Invoice details

Project: Bridgewalk

Invoice no.: 27221
Terms: Net 30
Invoice date: 10/31/2025
Due date: 11/30/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Advanced Scan	10/8/2025, 10/21/2025	2	\$845.00	\$1,690.00
					Total	\$1,690.00

**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: **18**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee:
TraceAir Technologies, Inc.
- (D) Amount Payable: **\$1,690.00**
- (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 #28091 – Advanced scan services for tracking construction progress.
– November 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: 2/10/20

**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 Althafer
DN: C=US,
E=BAlthafer@osc-eng.com,
O="Osceola Engineering, LLC",
CN=Broc Althafer
Date: 2026.02.06 08:00:03-05'00'

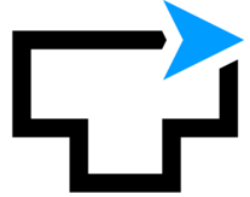
Broc Althafer

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 Community Development
District

Invoice details

Project: Bridgewalk

Invoice no.: 28091
Terms: Net 30
Invoice date: 11/30/2025
Due date: 12/30/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Advanced Scan	11/04/2025, 11/19/2025	2	\$845.00	\$1,690.00
					Total	\$1,690.00

**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: **19**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee:
TraceAir Technologies, Inc.
- (D) Amount Payable: **\$3,145.00**
- (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 #28903 – Advanced scan services for tracking construction progress. – December 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: 2/10/20

**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.

Broc Althafer

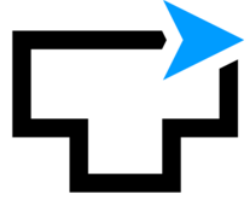
Digitally signed by Broc Althafer
DN: C=US,
E=BAlthafer@osc-eng.com,
O="Osceola Engineering, LLC",
CN=Broc Althafer
Date: 2026.02.10 15:03:12-05'00'

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 Community Development
District

Invoice details

Project: Bridgewalk

Invoice no.: 28903
Terms: Net 30
Invoice date: 12/31/2025
Due date: 01/30/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Advanced Scan	12/03/2025	1	\$845.00	\$845.00
2.		Gold Scan	12/16/2025, 12/30/2025	2	\$1,050.00	\$2,100.00
3.		360 Panoramas	360 Panoramic pictures	2	\$100.00	\$200.00

Total **\$3,145.00**

Ways to pay

BANK

Overdue 01/30/2026

SECTION VI

SECTION C

SECTION 1

Bridgewalk

Community Development District

Summary of Invoices

January 01, 2026 - January 31, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	1/2/26	321-323	\$ 19,709.90
	1/6/26	324	12,617.18
	1/13/26	325-327	9,960.57
	1/20/26	328-330	20,873.70
	1/27/26	331	\$ 435.00
			<hr/>
			\$ 63,596.35
Payroll			
	<u>January 2026</u>		
	Adam Morgan	50128	\$ 184.70
	Michelle Dudley	50129	184.70
	Patrick Bonin Jr.	50130	184.70
			<hr/>
			\$ 554.10
TOTAL			\$ 64,150.45

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/02/26	00019	12/31/25	233369	202512	320	53800	47000			*	77.00		
			MTHLY PH2C TRACT 8 DEC25										
		12/31/25	233449	202512	320	53800	47000			*	332.00		
			AQUATIC PLANT MGMT DEC25										
									APPLIED AQUATIC MANAGEMENT INC			409.00	000321
1/02/26	00012	1/01/26	01012026	202601	300	20700	10000			*	7,638.32		
			FY26 SPCL ASMNT SER2022										
									BRIDGEWALK CDD C/O USBANK			7,638.32	000322
1/02/26	00012	1/01/26	01012026	202601	300	20700	10100			*	11,662.58		
			FY26 SPCL ASMNT SER2023										
									BRIDGEWALK CDD C/O USBANK			11,662.58	000323
1/06/26	00008	12/23/25	185066	202512	320	53800	46300			*	2,208.98		
			INST.2 PALLET BERMUDA SOD										
		12/23/25	185067	202512	320	53800	46300			*	2,600.90		
			ELEVATE OAK TREES/CLN UP										
		12/23/25	185069	202512	320	53800	46300			*	7,807.30		
			INST.280 DWRP BOTTLE BRSH										
									FLORIDA ULS OPERATING LLC DBA			12,617.18	000324
1/13/26	00012	1/12/26	01122026	202601	300	20700	10000			*	2,257.53		
			FY26 SPCL ASMNT SER2022										
									BRIDGEWALK CDD C/O USBANK			2,257.53	000325
1/13/26	00012	1/12/26	01122026	202601	300	20700	10100			*	3,446.91		
			FY26 SPCL ASMT SER2023										
									BRIDGEWALK CDD C/O USBANK			3,446.91	000326
1/13/26	00015	12/24/25	8013096	202512	310	51300	32300			*	3,950.00		
			TRUSTEE FEE- SER2023										
		12/24/25	8013096	202512	310	51300	32300			*	306.13		
			INCIDENTAL EXP-SER2023										
									US BANK			4,256.13	000327
1/20/26	00008	1/16/26	187657	202601	320	53800	46200			*	9,990.00		
			LANDSCAPE MAINT JAN26										
									FLORIDA ULS OPERATING LLC DBA			9,990.00	000328
1/20/26	00001	1/01/26	105	202601	320	53800	12000			*	1,433.00		
			FIELD MANAGEMENT JAN26										
		1/01/26	106	202601	310	51300	34000			*	3,433.33		
			MANAGEMENT FEES JAN26										
		1/01/26	106	202601	310	51300	35200			*	108.17		
			WEBSITE ADMIN JAN26										

BWLK BRIDGEWALK TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/01/26	106			202601 310-51300-35100	INFORMATION TECH JAN26	*	162.25		
1/01/26	106			202601 310-51300-31300	DISSEMINATION FEE JAN26	*	630.92		
1/01/26	106			202601 310-51300-51000	OFFICE SUPPLIES JAN26	*	.09		
1/01/26	106			202601 310-51300-42000	POSTAGE JAN26	*	10.93		
								5,778.69	000329
----- GOVERNMENTAL MANAGEMENT SERVICES -----									
1/20/26	00002	1/13/26	149179	202512 300-13100-10100	TWA LIFT STN CONVE/SPLWAR	*	2,839.20		
		1/13/26	149180	202512 300-13100-10100	REV.PET.EXPD/TWA LIFT STN	*	2,265.81		
								5,105.01	000330
----- LATHAM LUNA EDEN AND BEAUDINE LLP -----									
1/27/26	00018	1/24/26	5992	202601 320-53800-46700	REPAIR 2 GATE HINGE/LATCH	*	435.00		
								435.00	000331
----- BERRY CONSTRUCTION INC -----									
							TOTAL FOR BANK A	63,596.35	
							TOTAL FOR REGISTER	63,596.35	

SECTION 2

Bridgewalk
Community Development District

Unaudited Financial Reporting
January 31, 2026



Table of Contents

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

Bridgewalk
Community Development District
Balance Sheet
January 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash - Truist Bank	\$ 76,269	\$ -	\$ -	\$ 76,269
Investments:				
Series 2022				
Reserve	-	123,450	-	123,450
Revenue	-	272,621	-	272,621
Construction	-		9,678	9,678
Series 2023				
Reserve	-	189,765	-	189,765
Revenue	-	372,287	-	372,287
Construction	-	-	23,058	23,058
State Board of Administration	559,181	-	-	559,181
Due from Capital	22,695	-	-	22,695
Due from Developer	3,723	-	-	3,723
Due From General Fund	-	25,458	-	25,458
Prepaid Expenses	-	-	-	-
Total Assets	\$ 661,868	\$ 983,581	\$ 32,736	\$ 1,678,184
Liabilities:				
Accounts Payable	\$ 1,603	\$ -	\$ 6,525	\$ 8,128
Due to Debt Service 2022	179	-	-	179
Due to Debt Service 2023	274	-	-	274
Total Liabilities	\$ 2,056	\$ -	\$ 6,525	\$ 8,581
Fund Balances:				
Assigned For Debt Service 2022	\$ -	\$ 406,146	\$ -	\$ 406,146
Assigned For Debt Service 2023	-	577,435	-	577,435
Assigned For Capital Projects 2022	-	-	9,678	9,678
Assigned For Capital Projects 2023	-	-	16,533	16,533
Unassigned	659,811	-	-	659,811
Total Fund Balances	\$ 659,811	\$ 983,580.64	\$ 26,211	\$ 1,669,603
Total Liabilities & Fund Equity	\$ 661,868	\$ 983,581	\$ 32,736	\$ 1,678,184

Bridgewalk

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/26	Thru 01/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 491,473	\$ 481,485	\$ 481,485	\$ -
Interest	12,000	4,000	4,850	850
Total Revenues	\$ 503,473	\$ 485,485	\$ 486,335	\$ 850
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 600	\$ 3,400
FICA Expense	918	306	46	260
Engineering Fees	9,500	3,167	-	3,167
Attorney	25,000	8,333	452	7,882
Arbitrage	900	-	-	-
Dissemination	7,571	2,524	2,524	(0)
Dissemination - DTS	1,500	750	750	-
Annual Audit	4,600	-	-	-
Trustee Fees	8,869	4,256	4,256	-
Assessment Administration	5,732	5,732	5,732	-
Management Fees	41,200	13,733	13,733	0
Information Technology	1,947	649	649	-
Website Maintenance	1,298	433	433	(0)
Telephone	300	100	-	100
Postage	500	167	34	132
Printing & Binding	250	83	7	77
Insurance	7,196	7,196	6,309	887
Legal Advertising	2,500	833	677	156
Other Current Charges	600	200	196	4
Office Supplies	250	83	1	83
Property Appraiser	400	-	-	-
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	\$ 133,206	\$ 52,720	\$ 36,573	\$ 16,147

Bridgewalk

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending January 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/26	Thru 01/31/26	Variance
<i>Operations & Maintenance</i>				
Field Services	\$ 17,196	\$ 5,732	\$ 5,732	\$ -
Property Insurance	2,299	2,299	1,809	490
Electric	2,400	800	145	655
Streetlights	154,350	51,450	48,474	2,976
Water & Sewer	88,895	29,632	22,323	7,309
Landscape Maintenance	119,880	39,960	39,960	-
Landscape Contingency	10,000	3,333	12,617	(9,284)
Lake Maintenance	6,720	2,240	1,636	604
Irrigation Repairs	15,000	5,000	2,375	2,625
Janitorial Services	4,320	1,440	-	1,440
Repairs & Maintenance	2,500	833	1,170	(337)
Contingency	2,500	833	-	833
Hurricane Expenses	-	-	-	-
Total Operations & Maintenance:	\$ 426,060	\$ 143,553	\$ 136,241	\$ 7,311
Total Expenditures	\$ 559,266	\$ 196,273	\$ 172,814	\$ 23,459
Excess Revenues (Expenditures)	\$ (55,793)		\$ 313,520	
Fund Balance - Beginning	\$ 55,793		\$ 346,291	
Fund Balance - Ending	\$ -		\$ 659,811	

Bridgewalk

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/26	Thru 01/31/26	Variance
Revenues:				
Special Assessments	\$ 246,900	\$ 242,119	\$ 242,119	\$ -
Interest	11,500	3,833	2,957	(876)
Total Revenues	\$ 258,400	\$ 245,953	\$ 245,077	\$ (876)
Expenditures:				
Series 2022				
Interest - 12/15	\$ 73,719	\$ 73,719	\$ 73,719	\$ -
Principal - 06/15	100,000	-	-	-
Interest - 06/15	73,719	-	-	-
Total Expenditures	\$ 247,438	\$ 73,719	\$ 73,719	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ (4,500)	\$ (1,500)	\$ (1,443)	\$ (57)
Total Other Financing Sources (Uses)	\$ (4,500)	\$ (1,500)	\$ (1,443)	\$ (57)
Excess Revenues (Expenditures)	\$ 6,463		\$ 169,915	
Fund Balance - Beginning	\$ 111,591		\$ 236,231	
Fund Balance - Ending	\$ 118,054		\$ 406,146	

Bridgewalk

Community Development District

Debt Service Fund - Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending January 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/26	Thru 01/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 377,387	\$ 369,680	\$ 369,680	\$ -
Interest	12,000	4,000	5,137	1,137
Total Revenues	\$ 389,387	\$ 373,680	\$ 374,817	\$ 1,137
Expenditures:				
Series 2023				
Interest - 12/15	\$ 154,469	\$ 154,469	\$ 154,469	\$ -
Principal - 12/15	65,000	65,000	65,000	-
Interest - 06/15	152,681	-	-	-
Total Expenditures	\$ 372,150	\$ 219,469	\$ 219,469	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ (5,000)	\$ (1,667)	\$ (3,587)	\$ 1,920
Total Other Financing Sources (Uses)	\$ (5,000)	\$ (1,667)	\$ (3,587)	\$ 1,920
Excess Revenues (Expenditures)	\$ 12,237		\$ 151,761	
Fund Balance - Beginning	\$ 236,519		\$ 425,674	
Fund Balance - Ending	\$ 248,756		\$ 577,435	

Bridgewalk

Community Development District Capital Projects Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 102	\$ 102
Total Revenues	\$ -	\$ -	\$ 102	\$ 102
Expenditures:				
Series 2022				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 1,443	\$ (1,443)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 1,443	\$ (1,443)
Excess Revenues (Expenditures)	\$ -		\$ 1,544	
Fund Balance - Beginning	\$ -		\$ 8,134	
Fund Balance - Ending	\$ -		\$ 9,678	

Bridgewalk

Community Development District Capital Projects Fund - Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 254	\$ 254
Total Revenues	\$ -	\$ -	\$ 254	\$ 254
Expenditures:				
Series 2023				
Capital Outlay	\$ -	\$ -	\$ 6,525	\$ (6,525)
Total Expenditures	\$ -	\$ -	\$ 6,525	\$ (6,525)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 3,587	\$ (3,587)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 3,587	\$ (3,587)
Excess Revenues (Expenditures)	\$ -		\$ (2,684)	
Fund Balance - Beginning	\$ -		\$ 19,217	
Fund Balance - Ending	\$ -		\$ 16,533	

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	\$ -	\$ 32,964	\$ 443,675	\$ 4,846	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 481,485
Interest	963	714	1,195	1,978	-	-	-	-	-	-	-	-	4,850
Total Revenues	\$ 963	\$ 33,677	\$ 444,870	\$ 6,824	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 486,335
Expenditures:													
Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
FICA Expense	-	-	-	46	-	-	-	-	-	-	-	-	46
Engineering Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	421	31	-	-	-	-	-	-	-	-	-	-	452
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination	631	631	631	631	-	-	-	-	-	-	-	-	2,524
Dissemination - DTS	750	-	-	-	-	-	-	-	-	-	-	-	750
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	4,256	-	-	-	-	-	-	-	-	-	4,256
Assessment Administration	5,732	-	-	-	-	-	-	-	-	-	-	-	5,732
Management Fees	3,433	3,433	3,433	3,433	-	-	-	-	-	-	-	-	13,733
Information Technology	162	162	162	162	-	-	-	-	-	-	-	-	649
Website Maintenance	108	108	108	108	-	-	-	-	-	-	-	-	433
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	15	5	3	11	-	-	-	-	-	-	-	-	34
Printing & Binding	-	-	7	-	-	-	-	-	-	-	-	-	7
Insurance	6,309	-	-	-	-	-	-	-	-	-	-	-	6,309
Legal Advertising	677	-	-	-	-	-	-	-	-	-	-	-	677
Other Current Charges	57	42	57	41	-	-	-	-	-	-	-	-	196
Office Supplies	0	0	0	0	-	-	-	-	-	-	-	-	1
Property Appraiser	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Administrative:	\$ 18,470	\$ 4,412	\$ 8,657	\$ 5,033	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,573
Operations & Maintenance:													
Field Services	\$ 1,433	\$ 1,433	\$ 1,433	\$ 1,433	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,732
Property Insurance	1,809	-	-	-	-	-	-	-	-	-	-	-	1,809
Electric	33	34	35	43	-	-	-	-	-	-	-	-	145
Streetlights	7,223	13,754	13,765	13,732	-	-	-	-	-	-	-	-	48,474
Water & Sewer	3,628	4,234	4,920	9,541	-	-	-	-	-	-	-	-	22,323
Landscape Maintenance	9,990	9,990	9,990	9,990	-	-	-	-	-	-	-	-	39,960
Landscape Contingency	-	-	12,617	-	-	-	-	-	-	-	-	-	12,617
Lake Maintenance	409	409	409	409	-	-	-	-	-	-	-	-	1,636
Irrigation Repairs	1,181	-	-	1,194	-	-	-	-	-	-	-	-	2,375
Janitorial Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	-	735	-	435	-	-	-	-	-	-	-	-	1,170
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Hurricane Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Operations & Maintenance:	\$ 25,706	\$ 30,590	\$ 43,169	\$ 36,777	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 136,241
Total Expenditures	\$ 44,176	\$ 35,002	\$ 51,826	\$ 41,810	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 172,814
Excess Revenues (Expenditures)	\$ (43,213)	\$ (1,324)	\$ 393,044	\$ (34,986)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 313,520

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)
LESS: PRINCIPAL PAYMENT - 06/15/25	(\$95,000)
CURRENT BONDS OUTSTANDING	\$4,160,000

SERIES 2023, SPECIAL ASSESSMENT BONDS	
ASSESSMENT AREA TWO PROJECT	
OPTIONAL REDEMPTION DATE:	12/15/2033
INTEREST RATES:	5.500%, 6.250%, 6.500%
MATURITY DATE:	12/15/2053
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$188,694
RESERVE FUND BALANCE	\$189,765
BONDS OUTSTANDING - 11/16/23	\$4,930,000
LESS: PRINCIPAL PAYMENT - 12/15/24	(\$40,000)
LESS: PRINCIPAL PAYMENT - 12/15/25	(\$65,000)
CURRENT BONDS OUTSTANDING	\$4,825,000

Bridgewalk
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Bonds, Series 2022

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2026				
TOTAL				\$ -
Fiscal Year 2026				
10/1/25		Interest		\$ 24.62
10/2/05		Transfer from Reserve		375.01
11/3/25		Interest		26.00
11/4/25		Transfer from Reserve		376.72
12/1/25		Interest		25.13
12/2/25		Transfer from Reserve		348.82
1/2/26		Interest		25.77
1/5/26		Transfer from Reserve		342.17
TOTAL				\$ 1,544.24
Project (Construction) Fund at 09/30/25				\$ 8,133.65
Interest Earned/Transferred Funds thru 1/31/26				1,544.24
Requisitions Paid thru 1/31/26				-
Remaining Project (Construction) Fund				\$ 9,677.89

Bridgewalk
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Bonds, Series 2023

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2026				
11/13/25	15	TraceAir Technologies, Inc.	invoice #25489 - Advance scan services - Aug.26	\$ 1,690.00
10/8/25	16	TraceAir Technologies, Inc.	invoice #26359 - Advance scan services - Sept.25	1,690.00
TOTAL				\$ 3,380.00
Fiscal Year 2026				
10/1/25		Interest		\$ 68.63
11/3/25		Interest		68.50
12/1/25		Interest		56.58
12/11/25		Transfer from Reserve		3,587.08
1/2/26		Interest		60.40
TOTAL				\$ 3,841.19
				\$ 22,596.69
Project (Construction) Fund at 09/30/25				
				3,841.19
Interest Earned/Transferred Funds thru 1/31/26				
				(3,380.00)
Requisitions Paid thru 1/31/26				
Remaining Project (Construction) Fund				\$ 23,057.88