

*Bridgewalk
Community Development District*

Agenda

April 20, 2026

AGENDA

Bridgewalk

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

April 13, 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, April 20, 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 March 16, 2026 Meeting
4. Consideration of Proposals for Maintenance in Bridgewalk Springhead South
 - A. Aquatic Maintenance
 - B. Landscape Maintenance
5. Consideration of Developer Funding Agreement for Remainder of FY2026 for Expansion Parcel
6. Ratification of Series 2023 Requisitions #20 - #21; Consideration of Requisition #22
7. Consideration of Underwriting Agreement & G-17 Disclosure with FMSBonds, Inc.
8. 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
9. Other Business
10. Supervisor's Requests
11. 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, March 16, 2026, at 10:30 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
Michelle Dudley	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Broc Althafer	District Engineer
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the roll. Three Board members were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: Next is the public comment period. For the record there are no members of the public present to provide comments.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Kathryn Farr and Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2027

Mr. Flint: You do have a resignation of Kathryn Farr. Is there a motion to accept that?

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Accepting the Resignation of Kathryn Farr Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2027, was approved.
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Mr. Flint: Is there a motion to replace Ms. Farr on the Board?

Mr. Morgan: I'd like to nominate Carrie Dazzo to fill that vacant seat.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Appointing Carrie Dazzo to Fulfill the Board Vacancy with a Term Ending November 2027, was approved.

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

Mr. Flint: Ms. Dazzo is not here to swear in at this time.

C. Consideration of Resolution 2026-09 Electing an Assistant Secretary

Mr. Flint: Is there a motion for Resolution 2026-09 making Ms. Dazzo an Assistant Secretary?

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2026-09 Electing Ms. Dazzo as an Assistant Secretary, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the February 16, 2026 Meeting

Mr. Flint: The next item is approval of your February 16, 2026 meeting minutes. Are there any comments, corrections, or changes to the minutes?

Mr. Morgan: They look good. I'll make a motion to approve the minutes.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Minutes of the February 16, 2026 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

Financing Matters – Assessment Area 3 & 4

A. Consideration of Engineer's Reports

- i. Assessment Area 3**
- ii. Assessment Area 4**

Mr. Flint: The next item we have is consideration of the Engineer's reports for Assessment Area 3 and 4. Assessment Area 3 is the Osceola County portion of Springhead and Assessment Area 4 is the Orange County, Orlando portion of Springhead. The first item is the Engineer's Report for both assessment areas and they broke those out into two reports. If there any questions, we can discuss those. Otherwise, I'd ask for a motion to approve the reports subject to them being finalized with the exhibits.

Mr. Morgan: So when it says Assessment Area 3, does that mean Assessment Area 3 &4?

Mr. Flint: There are two separate reports. Broc prepared an Engineer's Report for Assessment Area 3, which is just the Osceola County portion, and Assessment Area 4 is the Orange County piece.

Mr. Morgan: Okay, I got it now.

Mr. Flint: We need both Engineers' reports to be able to do the assessment processes. Any questions?

Mr. Bonin: George, I do want to mention, I did find a couple of typos in the reports that I'd like to correct before I give the final versions.

Mr. Flint: I know there was a unit count issue on Assessment Area 4, right? You were off on one unit.

Mr. Bonin: Yes, I had one extra unit built in there and like you said, I need to add exhibits.

Mr. Flint: Okay, Any questions on the reports? If not, is there a motion to approve them?

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Engineer's Reports for Assessment Area 3 and Assessment Area 4, subject to them being finalized with the exhibits, was approved.
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B. Consideration of Master Assessment Methodology for Assessment Area 3 & 4

Mr. Flint: We did a combined Master Assessment Methodology, and this is for purposes of starting the master assessment process on the entire expansion parcel which is Assessment Area 3 and 4. If you refer to table 1 on page 79 of the PDF, this is the development program. You can see there are 241 units in Assessment Area 3 and 142 units in Assessment Area 4, for a total of 383 units. We have assigned ERU factors to the various product types. Table 2 shows the infrastructure costs from the Engineer's Report, they total \$22,134,144. Table 3 is a conservative bond sizing based on 6 ½% interest, 30-year amortization, 24 months and 1 years max annual debt, and 2% Underwriter's fee. That results in a par amount of \$29,265,000 and again that is for the purposes of the Master Methodology. We want to give the Board a maximum latitude in doing that. We know the interest rates going to be lower than that. Table 4 shows you the improvement cost per unit, demonstrating benefit. Table 5 shows you the par debt per unit. Table 6, if we were to fund a 100% of the identified improvements at the interest rate and other assumptions and the bond sizing, you'll see what the per unit assessment amounts will be. Again, we don't expect them

to be this high, but for purposes of the master assessment process we want to be as conservative as possible. Table 7 is the preliminary assessment roll. Assessment Area 3, I believe is fully platted and then the Assessment Area 4, we show 42 acres owned by JEN HOLDCO 24 LLC.

Mr. Morgan: Is this the anticipated actual bond sizing or do we think it's going to be slightly more?

Mr. Flint: No, I've got a supplemental report that will show that.

Mr. Morgan: Help me understand the gross annual debt assessment allocation because obviously they're not going to pay, right?

Mr. Flint: No, we always go through a Master Assessment Methodology or master assessment process at the beginning, where we take all the improvements that could be financed. We utilize conservative higher interest rates when we go through that process. It requires a public hearing and mailed notice, so it sets the ceiling high and gives the Board maximum flexibility. When you issue, we bring it down to a target assessment amount. Are there any other questions on the methodology? If not, is there a motion to approve it?

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Master Assessment Methodology for Assessment Area 3 & 4, was approved.

C. Consideration of Resolution 2026-03 Declaring Special Assessments

Mr. Trucco: Resolution 2026-03 in your agenda starting on page 90. This is the Board declaring assessments on Assessment Area 3 & 4 in accordance with the Assessment Methodology Report to construct the Assessment Area 3 project and the Assessment Area 4 as they are described in the Engineer's Report.

Mr. Flint: Are there any questions on the resolution? Hearing no questions, is there a motion to approve the resolution?

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2026-03 Declaring Special Assessments, was approved.

D. Consideration of Resolution 2026-04 Setting a Public Hearing for Special Assessments

Mr. Flint: Resolution 2026-04 starts on page 95 of your agenda packet. This is going to set a public hearing for the Board to levy assessments on Assessment Area 3 and 4. We have to advertise notice of the public hearing and then open it to the public at the Board meeting, that way

the public can provide any comments or objections on the Assessment Methodology and the levying of assessments. The public hearing needs to be the May meeting to allow for proper notice. We have a May 18th meeting on the schedule. Is there a motion to approve the resolution with 10:30 a.m. and May 18th filled in?

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2026-04 Setting a Public Hearing for Special Assessments for May 18, 2026 at 10:30 a.m., was approved.

E. Consideration of Resolution 2026-05 Authorizing the Issuance of Bonds in Assessment Area 4

Mr. Flint: This is only related to Assessment Area 4, part of the expansion area was in Osceola County and part of the expansion area was in Orange County. The portion in Orange needs to be validated like you originally went through. The Osceola County portion falls under the existing validation order. This Resolution authorizes the issue of issuance of bonds in Assessment Area 4.

Mr. Sanford: This is Steve Sanford from Greenberg Traurig, serving as District Bond Counsel. As Mr. Flint mentioned, because our initial validation didn't cover Orange County, District Counsel determined that it is necessary to validate any bonds that we are issuing for the benefit or within Orange County. That what this resolution is doing, it is authorizing a principal amount of bonds to be issued in one or more series, not exceeding \$11,600,000, to issue any bonds that have an impact within Orange County. In order to validate bonds, you have to authorize a series of bonds for a particular purpose. That's what this resolution is doing. It's describing the public infrastructure that is pulled from the Engineer's Report for Assessment Area 4. We will come back later when we are ready to issue bonds for Assessment Area 4 with a more detailed resolution. This is what it takes to get into the circuit court to validate these bonds. If anyone has any questions, I will be glad to answer them. Otherwise we are looking for a motion to adopt Resolution 2026-05.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2026-05 Authorizing the Issuance of Bonds in Assessment Area 4, was approved.

F. Consideration of Supplemental Assessment Methodology for Assessment Area 3

Mr. Flint: This is the Supplemental Assessment Methodology for Assessment Area 3. You asked about the assessment levels that were in the Master Methodology and what this report is, it's a Preliminary Supplemental Assessment Methodology, and this is just for Assessment Area 3. We're moving forward with issuing bonds only on the Osceola County piece. This is a pre-pricing supplemental report that's used for purposes of marketing the bonds. This is one of the documents that's in the Preliminary Limited Offering Memorandum. Once the bonds are actually priced, we go back and we revise this to reflect the final terms. This report more closely reflects what we believe the market will be. Table 1 is just the development program for Assessment Area 3. There are 241 units. Table 2 shows the infrastructure costs identified for Assessment Area 3. Table 3 is a conservative bond sizing. It's a bond sizing more closely reflecting what we believe the market is now. You can see that the interest rate is 5.65% and 30-year amortization. You've got a debt service reserve of 50% max annual versus a 100% in the master resulting in a par amount of \$3.7 million, of which \$3.3 is construction funds. This is subject to change based on the final pricing. Table 4 and 5 demonstrate benefit. Table 6 shows you what the net and gross assessments would be under this, and these are the target assessment amounts. Table 7, because Assessment Area 3 is platted you see all the individual lots listed there. Are there any questions on the Preliminary Supplemental Assessment Methodology?

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Supplemental Assessment Methodology for Assessment Area 3, was approved

G. Consideration of Delegation Resolution 2026-06 for Assessment Area 3 & Exhibits

- i. Exhibit A: Form of Bond Purchase Contract**
- ii. Exhibit B: Draft Copy of Preliminary Limited Offering Memorandum**
- iii. Exhibit C: Form of Continuing Disclosure Agreement**
- iv. Exhibit D: Form of Third Supplemental Indenture**
- v. Composite Exhibit E: Form of Completion Agreement, Acquisition Agreement, True-Up Agreement and Collateral Assignment**

Mr. Sanford: This is what we call the Delegation Resolution 2026-06. It's called that because by virtue of adopting this resolution, there are certain parameters that are being approved by the Board. Once this resolution is adopted and the bonds are marketed to be sold, if, within the parameters set pursuant to this resolution, then the Chair or the Vice Chair is authorized to sign a Bond Purchase Contract without the need for calling a special meeting. This resolution is authorizing a principal amount of bonds of not exceeding \$5 million. That's just a conservative

number, it's higher than what Mr. Flint just described in his preliminary, but because market conditions can change, that's just a safe number that doesn't bind the Board to issue that amount of bonds. This resolution will also ask the Board to approve certain documents in connection with the marketing of these bonds. These bonds, by the way, are being issued solely for the public infrastructure for the benefit of Assessment Area 3, which is in Osceola County. The exhibits are a bond purchase contract that's between the District and FMS. Once the bonds are sold, this contract gets finalized with the final terms of the bonds and the redemption provisions. If we're within the parameters set in this resolution, then the Chair is authorized to sign this contract without a meeting. The exhibit is the Preliminary Limited Offering Memorandum. That's the marketing tool used by the Underwriter to find investors. Once the bonds are sold, this document becomes finalized with the final terms of the bond sources and uses redemption provisions and gets delivered to the ultimate investor. Exhibit C is the Continuing Disclosure Agreement that is required under SEC rules. It requires there be annual updated information regarding the bonds and the project and disclosure of certain enumerated events such as a draw on a reserve account. The rationale behind this agreement is that if somebody wanted to buy these bonds in the secondary market, by virtue of having this annual disclosure, an investor would be making an informed decision because the offering document that's used initially has become somewhat stale. The next exhibit is the Third Supplemental Indenture. Every time we issue a series of bonds, we have a separate supplemental indenture, and that's between the District and the Trustee. Once the bonds are sold, this document would become finalized with the sources and uses, redemption provisions, interest rates. The next is a sort of a composite exhibit, these documents are prepared by our District Counsel. There's a Completion Agreement which requires the developer to complete the project to the extent that bond proceeds weren't sufficient. There's an Acquisition Agreement between the District and the developer, and that just spells out how finished items within the project get sold to the District. There's a True-up Agreement in the event that there was any replatting or change in the product use. We can't allow there to be a shortfall in the revenues generated from the assessments. This puts an obligation on the developer to possibly have to make true-up payments, which would equalize the revenues to the debt service on the bonds. The last exhibit is a Collateral Assignment, and that has to do with the fact that if there was ever a default and whoever would take over the project, they would have all of the necessary documents and entitlements to be able to complete the project. This resolution does two other things. If it was necessary to amend Mr.

Flint’s report or the Engineer's Report in connection with the marketing of the bonds, there's authorization to do so without the need for calling a special meeting. Lastly, the parameters that I mentioned earlier on is not to exceed \$5 million. The interest rate can't exceed the maximum rate permitted under Florida law. As Mr. Flint mentioned, it’s in the mid fives today. That would be the formula, but that can change. The term of the bonds can't exceed 30 years, not counting any capitalized interest period. Lastly, the compensation to the Underwriter is based on the Underwriter buying the bonds at a discount and then turning around and selling the bonds at a par, and that differential is the compensation to be paid to the Underwriter. Again, if we're within those parameters, the Chair is authorized to sign a Bond Purchase Contract when we're ready to do so. If anyone has any questions, be glad to answer them. Otherwise, looking for a motion to adopt Resolution 2026-06.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Delegation Resolution 2026-06 for Assessment Area 3 & Exhibits, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2026-07
Setting a Public Hearing to Utilize the
Uniform Method of Collection**

Mr. Flint: Item six is a resolution setting a public hearing to utilize the uniform collection method. This is also sometimes called the 197 Hearing. This allows us to use the tax bill to collect the debt in O&M. We need to redo this to include the expansion area. We are suggested setting the public hearing for May 18th.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2026-07 Setting a Public Hearing to Utilize the Uniform Method of Collection for May 18, 2026 at 10:30 a.m., was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2026-08
Ratifying the Conveyance of Real
Property & Improvements**

Ms. Trucco: If the Board will recall, we talked about this at the last Board meeting, we were requested to convey the reclaimed water distribution system, the sanitary sewer system, the potable water distribution system located in Springhead. One at the Osceola phase, from AG EHC II (LEN) to the District and then from the District to Tohopekaliga Water Authority. This is the

resolution that's going to approve and ratify this conveyance of those water improvements from a basically developer owner to the CDD and then CDD to CDD. You can see the two bills of sale that are attached. Those have already been signed, so you're going to be ratifying those. We'll also be getting the developer's affidavit, that certificate of District Engineer, and anti-human trafficking affidavit, which is the CDD standard for those documents. Unless you have any questions, I'm just looking for a motion to approve Resolution 2026-08 subject to staff sign-off.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2026-08 Ratifying the Conveyance of Real Property and Improvements, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Staff reports, Kristen?

Ms. Trucco: Nothing else from me.

B. Engineer

i. Discussion of Pending Plat Conveyance

ii. Status of Permit Transfers

iii. Status of Construction Funds & Requisitions

Mr. Flint: Engineer's Report, Broc?

Mr. Althafer: Yes, I have a follow-up from last meeting. I submitted an application to the South Florida Water Management District to transfer the permit from the developer to the CDD, and I received comments from the South Florida Water Management District that was not acceptable because the secondary conveyance stormwater pipes are located in County right-of-way and the CDD didn't have the right to maintain those improvements. I submitted a response citing Florida Statutes that gives the CDD the ability to maintain culverts and sewers, but again, received comments that was insufficient. I reached out to Osceola County and spoke with Raymond Stangle, and the County is willing to become a co-operation entity as part of the environmental resource permit. I need to submit a revision to that ERP listing the County as the co-operation entity. I'm going to be doing that over the next couple of weeks.

Mr. Morgan: Does Counsel have an issue with that?

Mr. Bonin: I'm curious. Maybe we can have a call offline about it, but also we can look at the ordinance that the County approved for the CDD to see what offsite improvements are permitted.

Mr. Morgan: So the Water Management District is mandating the County?

Mr. Bonin: We can't sign off on the ERP because the County maintains part of our stormwater system.

Mr. Flint: We had the same issue with Kissimmee and Knightsbridge.

Mr. Morgan: I don't have a problem joining, I am asking if Counsel has a problem.

Mr. Bonin: Ideally, we would have something in writing with them, like an interlocal agreement or some type of acknowledgement in writing that this is the situation.

Mr. Flint: Sounds like they've agreed to it.

Mr. Bonin: Let's just get them to sign it.

Mr. Flint: We don't need to compel them if they're already agreeing to it.

Mr. Bonin: We've had to many verbal things fall through before, not with the CDD but with other stuff. Let's just get them to sign something and then we'll move forward.

Mr. Althafer: The other item I wanted to bring up is in Assessment Area 3, the Springhead Lake Osceola, we are wrapping up the improvements, the utility improvements in Phase 2. I've just received the information necessary to clear the wastewater system through EDEP. I'm going to start the acceptance paperwork and submittals with Toho Water Authority in the next couple of weeks. We'll need to get started with the easements and bill of sales for the improvements within Phase two Areas.

Mr. Flint: Did you hear that, Kristen?

Ms. Trucco: Yes

Mr. Flint: Anything Else Broc?

Mr. Althafer: That's all I've got unless there are any questions.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: Under District Manager's Report you have the check register. Any comments or questions?

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

ii. Balance Sheet and Income Statement

Mr. Flint: You also have the balance sheet and income statement through the end of January.

D. Field Manager's Report

Mr. Flint: Field Manager's Report.

Mr. Scheerer: Before we get to the addendum for United, just a couple of things to go over. As some of you are aware, the Tract 8, Phase Two C pond, not a pond. There were some conversations about how to maintain that. We had a Teams call and I know Rob, that was brought up in one of your calls, and the suggestion was we just go ahead and truck sore it or water scissor it and hand remove everything. I went out and I got a price from Applied Aquatic of \$2,050 and that's to remove all the vegetation, clean out the center of it, and have it removed off-site since we don't have really a place to dump the biomass and then Derek provided me with Aquatic Weed Control, and they gave me a number of \$2,750. If the Board doesn't have any questions I think we can fit that into our operating budget with Applied Aquatic.

Mr. Morgan: Are those two quotes or two different things?

Mr. Scheerer: Two quotes for the same thing. The Aquatic Weed guy gave me his number and as you know Applied Aquatic is currently doing the maintenance to the big lake, the 65-acre pond. They are already doing that, they were cheaper. Unless you have any questions, I'd like to go ahead and get them started on that right away.

Mr. Flint: Is there a motion to approve the Applied Aquatic Proposal?

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Applied Aquatic Proposal for one time vegetation removal, was approved.

i. Consideration of Services Agreement Addendum with United Land Services

Mr. Scheerer: I had a phone call with the homeowner that bought the house next door this morning, and it was a very interesting phone call, and he feels that it's unsafe. I told him there's nothing unsafe. I said it might be unsightly in your opinion, but it's being treated. There's going to be algae periodically in there. I just asked him to let us go ahead and move forward, see how we can do the best we can to remedy it. Applied Aquatic was there the same day I was there and treated with the maximum number of parts per millions of sonars, which deals in submersible vegetation. They weren't getting to the roots of the torpedo grass, and there was some minor slender spike rush

starting to grow in there. We're hoping by doing that, that'll give us some long-term killing effect under the water. The properties look pretty good. That new sod that was installed is greening up nicely. We're continuing to monitor all the plant material, and we'll be coming back with some recommendations if needed for any plant replacement material due to the freeze. We had a walk on March 11th me, Rebecca, Derek, and United, on the portion of Springhead South, Phase 1. There were several of the common area easements, just a couple of minor repairs. We're ready to take those over. Obviously, the large compensating storage areas, none of that was included in that walk since there's still work going on in there as well as some pond digging, so we'll be coming back for that. Included in your agenda pack is a proposal from United Land to go ahead and provide the maintenance. It is for all of Springhead South. Unfortunately, I could not get a number from John Borland to break it out, but it is a number that I believe we budgeted previously at \$53,868 but it'll be nowhere near that once we get into Springhead South.

Mr. Morgan: What do you mean once we get into Springhead South?

Mr. Scheerer: That's the whole thing. That's the compensated storage area, that's mowing all the pods, that's doing all that work.

Mr. Morgan: \$53,000 annual for all of Springhead South.

Mr. Sheerer: He didn't give me a breakdown of what was Phase one, I've already asked.

Mr. Morgan: Put me on an email asking for that.

Mr. Sheerer: Yes, sir I will. I already texted him. He's out of the office but I'll send an email and copy you all.

Mr. Morgan: Because he has a clear-cut map of what is Phase one. So I want to see that.

Mr. Sheerer: I understand. The other thing with that is a funding mechanism for this, since the 2026 budget was adopted without any funding for it.

Mr. Flint: Yes, we're not assessing because it wasn't within the District. We're not assessing Springhead, Osceola, or Orange, and we don't have a landscape budget because it wasn't in the District. We're going to need to have a funding agreement to carry us from now until September 13.

Mr. Morgan: With the developer?

Mr. Flint: Yes, so as part of approving the landscape addendum, we need a way to pay for it.

Mr. Morgan: We need to break out the South Phase then.

Mr. Sheerer: Yes, its small. I emailed John Borland and he is out of the office, but he is usually pretty good about getting back to me. I'll re-email, and I'll copy you on that. We did have a small amount of punch list items that were minor. There were some broken irrigations and some incomplete areas where the sidewalk terminated, but yet the landscaping was not completed die to the alleyway, because the sidewalk wasn't installed. I don't think that's anything major or anything large for us. We had a couple of median tracks on Zuni Road that were acceptable and we'll be prepared to start that as soon as those punch list items are done. How do we want to do the developer funding agreement?

Mr. Flint: So what the Board wants to approve, what phase in Springhead?

Mr. Sheerer: Phase One.

Mr. Morgan: We want to approve the agreement based on it being broken out into Phase One and Phase Two but we're only approving Phase One now.

Mr. Sheerer: Right, and I'll get that number.

Mr. Morgan: Once we get that amended agreement, then we got to put together a developer agreement.

Mr. Flint: Maybe two separate motions. The first motion would be to approve Phase One of Springhead South.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Phase One of Springhead South and Delegating Authority to Mr. Bonin to Sign off on the final amount, was approved.

Mr. Flint: We also need a motion of approval of a Funding Agreement to fund that agreement. Is there a motion to approve the funding?

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Funding Agreement, was approved.

NINTH ORDER OF BUSINESS

Other Business

Mr. Sheerer: We've been working overall big picture with Springhead South with Derek and his team. We got the acreage numbers for the pond modifications. He told me there may be another slight change, so we'll see how that works out. But we got all those numbers, and we can

get actual pond aquatic maintenance numbers from our vendor, which we'll add to the budget, which you know is coming up. That leads me into my next question for all you folks up here. Is there an estimated time that Springhead North might be coming online for next year?

Mr. Bonin: We still haven't got our permits. We're going to break ground this year, late summer, fall. I don't think we'll have finished lots.

Mr. Morgan: When are we doing the budget for 2027?

Mr. Flint: You adopt a budget it in August. We do the preliminary proposed budgets in April or May.

Mr. Bonin: We may have something towards the end of 2027 late summer, fall.

Mr. Flint: Put 9 months in, it sounds like.

Mr. Bonin: I want a plan. I know we had to expand the boundary and all that, but I don't want to accelerate development and then not have a budget. I'd rather have it there and then not use it .

Mr. Sheerer: I do have a baseline, but we'll go over that.

Mr. Bonin: How does our little pond behind the models, how's it looking?

Mr. Sheerer: It looks like a mud puddle.

Mr. Morgan: They scraped it. It was not level and as kind of having a pitched fade on it. So I'm sure it's working out there right now while it's still a little wet. I think we are talking about putting some literal shelves. Broc, remind me again who pushed back on this in our review?

Mr. Althafer: It was Tina with Long Range Planning. Her comment was that if these areas look too much like a wetland, then they can't count towards our open space calculation requirement. I had a conversation with her late last week, and she had to follow up with Ray Stangle. She's going to get back with me.

Mr. Morgan: What that means is if you can't count it open space, then you basically have to sod the bottom. It's our opinion that that won't be a great idea either. We're looking at kind of a combo, so maybe the middle area where the water kind of stays wet as, as a kind of a little wetland corridor with grass on the bottom sides. We were going to do that as long as that still allowed us to meet enough open space, right, Broc?

Mr. Althafer: That's right and I'm hoping to have a response from the County this week.

TENTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A



Area & Estimated Volumes

#	Perimeter, ft	Area, ft ² Surface, ft ²	Volume, yd ³
All	15,620.7	1,347,835 1,350,423	
7	983.7	27,045 27,146	Depth
6	1,368.7	120,704 121,718	Depth
5	815.3	28,378 28,675	Depth
4	666.9	17,130 17,212	Depth
3	2,410.3	185,895 186,634	Depth
2	5,042.5	293,284 294,686	Depth
1	6,333.2	675,400 684,352	Depth

[Save as Exhibit](#)



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

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to: GMS

Date: April 13, 2026

Name Springhead Lake South
Address 219 E. Livingston St.
City Orlando, FL 32801
Phone 407-398-2890

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

The parties hereto agree as follows

A. AAM agrees to provide aquatic management services for a period of 18 months in accordance with the terms and conditions of this Agreement in the following sites:

Six(6) Stormwater Ponds associated with Springhead Lake South located near:
Pond #2 \$630.00 Pond #5 \$90.00
Pond #3 \$360.00 Pond #6 \$270.00
Pond #4 \$45.00 Pond #7 \$45.00
5683 Wood Bridge Place
St. Cloud, FL 34771

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

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

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

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

The terms of this agreement shall be: 4/01/2026 thru 9/30/2027.
Agreement will automatically renew as per Term & Condition 14.

Table with 3 columns: Description, Amount, and Frequency. Rows include Start-up Charge (NA), Maintenance Fee (\$1,440.00), and Total Annual Cost (\$25,920.00).

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

- D. AAM agrees to commence treatment within NA days, weather permitting, from the date of execution or receipt of the proper permits.
E. The Agreement shall have no force & is withdrawn unless executed and returned by Customer to AAM on or before May 13, 2026
F. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: Telly R. Smith Date: 4/13/2026

Accepted Date:

Signature of Telly R. Smith
AAM

Customer

Terms and Conditions

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

SECTION B

SERVICES AGREEMENT ADDENDUM

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

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

Springhead Lake South Phase 1 services to include maintenance, agronomics and Irrigation inspections and weekly service to 3 dog stations. Existing build out as of 4/15/2026, monthly billing is \$3,529.00 and yearly \$42,348.00. See Attached Map.

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

Springhead Lakes South Phase 1

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

Start Date of New Service

5/1/2026

Addendum Additional Pricing;

Monthly

\$3529.00

Yearly

\$42,348.00

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

CUSTOMER

CONTRACTOR

Name: _____

Name: _____

Title: _____

Title: _____

Date : _____

Date: _____

SECTION V

**FUNDING AGREEMENT BETWEEN BRIDGEWALK COMMUNITY
DEVELOPMENT DISTRICT AND LENNR HOMES, LLC FOR FISCAL YEAR 2026
RELATED TO THE EXPANSION PARCEL**

THIS FUNDING AGREEMENT BETWEEN BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT AND LENNR HOMES, LLC FOR FISCAL YEAR 2026 RELATED TO THE EXPANSION PARCEL (this "Agreement") is made and effective this ____ day of April 2026, by and between the **BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the Osceola County, Florida, (the "District") and **LENNR HOMES, LLC**, a Florida limited liability company, whose principal address is located at 5505 Waterford District Drive, Miami, Florida 33126 (hereinafter the "Developer" and, together with the District, the "Parties").

RECITALS

WHEREAS, the District was created by the adoption of Ordinance No. 2021-64 by the Board of County Commissioners of Osceola County, Florida (the "County"), adopted on September 20, 2021 and effective as of September 23, 2021, and was recently expanded by the adoption of Ordinance No. 2025-80 by the County, adopted on December 15, 2025, and by the adoption of a Resolution by the City Council of the City of Orlando, Florida (the "City"), adopted on June 9, 2025 (collectively, the "Expansion Ordinance");

WHEREAS, the Expansion Ordinance added approximately 125.62 acres of property to the boundary of the District (the "Expansion Parcel");

WHEREAS, the Developer presently owns the majority of the real property within the Expansion Parcel and the Expansion Parcel will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District;

WHEREAS, the District requires a funding mechanism to enable it to provide services within the Expansion Parcel during the remainder of Fiscal Year 2026, ending on September 30, 2026; and

WHEREAS, the Developer and the District desire to enter into this Agreement to provide the District with such funding.

NOW THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Incorporation of Recitals.** The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. **Provision of Funds.** The Developer agrees to make available to the District the

monies necessary for District services to be provided in the Expansion Parcel, after such services are approved by the District’s Board of Supervisors, within thirty (30) days of written request by the District. The funds shall be placed in the District’s general checking account and the Developer may require proof of use of funds for the purpose specified herein. These payments are made by the Developer in lieu of taxes, fees and/or assessments which might otherwise be levied or imposed by the District on the Expansion Parcel during Fiscal Year 2026.

3. Termination. Any of the Parties hereto may terminate this Agreement without cause by providing ten (10) days' written notice of termination. Any such termination by Developer is contingent upon Developer’s provision of sufficient funds to cover any and all fees, costs or expenses incurred by the District in connection with the work to be performed under this Agreement as of the date by when notice of termination is received.

4. Default. A default by any party under this Agreement shall entitle the other party to all remedies available at law or in equity, which may include, but not be limited to, the right of damages.

5. Enforcement of Agreement. In the event that any of the Parties is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorney’s fees and costs for trial, alternative dispute resolution, or appellate proceedings.

6. Agreement. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement.

7. Amendments. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by all of the Parties hereto.

8. Authorization. The execution of this Agreement has been duly authorized by the appropriate body or official of all Parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

9. Notices. All notices, requests, consents and other communications hereunder (“Notices”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

If to the District: Bridgewalk Community Development District
 c/o Governmental Management Services, LLC
 219 E. Livingston Street
 Orlando, Florida 32801
 Attention: District Manager, George S. Flint

With a copy to: Latham, Luna, Eden & Beaudine, LLP
 201 S. Orange Avenue, Suite 1400

Orlando, Florida 32801
Attention: Jan Albanese Carpenter, Esq.

If to Developer: Lennar Homes, LLC
6675 Westwood Blvd., 5th Floor
Orlando, Florida 32821
Attention: Mark McDonald

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address set forth herein. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the Parties may deliver Notice on behalf of the Parties. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the Parties and addressees set forth herein.

10. Third Party Beneficiaries. This Agreement is solely for the benefit of the formal Parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or entity other than the Parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors and assigns.

11. Assignment. None of the parties hereto may assign this Agreement or any monies to become due hereunder without the prior written approval of the other parties. Any purported assignment without such prior written approval shall be void.

12. Controlling Law; Venue. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Osceola County, Florida.

13. Effective Date. The Agreement shall be effective after execution by all Parties hereto and shall remain in effect unless terminated by any of the Parties hereto.

14. Sovereign Immunity. Nothing contained herein shall cause or be construed as a waiver of the District's sovereign immunity or limitations on liability granted pursuant to section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

15. Public Records. The Developer understands and agrees that all documents of any kind provided to the District or to District Staff in connection with the work contemplated under this Agreement are public records and are treated as such in accordance with Florida law.

[COUNTERPART SIGNATURE PAGES TO FOLLOW]

**COUNTERPART SIGNATURE PAGE FOR FUNDING AGREEMENT BETWEEN
BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT AND LENNAR HOMES,
LLC FOR FISCAL YEAR 2026 RELATED TO THE EXPANSION PARCEL**

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first written above.

DISTRICT:

BRIDGEWALK COMMUNITY DEVELOPMENT
DISTRICT

By: _____

Name: _____

Chairman of the Board of Supervisors

**COUNTERPART SIGNATURE PAGE FOR FUNDING AGREEMENT BETWEEN
BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT AND LENNAR HOMES,
LLC FOR FISCAL YEAR 2026 RELATED TO THE EXPANSION PARCEL**

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first written above.

DEVELOPER:

LENNAR HOMES, LLC, a Florida limited liability company

By: _____

Name: _____

Title: _____

AFFIDAVIT OF COMPLIANCE WITH ANTI-HUMAN TRAFFICKING LAWS

STATE OF FLORIDA

County of Osceola

In accordance with Section 787.06(14), *Florida Statutes*, the undersigned, on behalf of _____, a _____ (the "Defendant"), hereby attests under penalty of perjury that, the Defendant, to the best of my knowledge and reasonable belief, does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, entitled "Human Trafficking."

The undersigned is authorized to execute this affidavit on behalf of the Defendant.

Date: April __, 2026

ENTITY NAME: _____

Signed: _____

Name: _____

Title: _____

SUBSCRIBED AND SWORN TO before me by means of physical presence or online notarization, this ____ day April, 2026, by _____, as _____ of _____, a _____. Said person is (check one) personally known to me or has produced a valid driver's license as identification.

[Notary Seal]

Signature of person taking acknowledgment
Name (typed, printed or stamped):

Title or Rank: _____
Serial number (if any): _____

SECTION VI

**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: **20**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee:
TraceAir Technologies, Inc.
- (D) Amount Payable: **\$2,300.00**
- (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 #29731 – Advanced scan services for tracking construction progress. – January 2026
- (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: 2/19/26

**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@osco-eng.com,
O="Osceola Engineering, LLC",
CN=Broc Althafer
Date: 2026.02.18 09:57:33-05'00'

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

Invoice no.: 29731
Terms: Net 30
Invoice date: 01/31/2026
Due date: 03/02/2026

Project: Bridgewalk

#	Date	Product or service	Description	Qty	Rate	Amount
1.		360 Panoramas	360 Panoramas	2	\$100.00	\$200.00
2.		Gold Scan	1/13/2026, 1/27/2026	2	\$1,050.00	\$2,100.00

Total **\$2,300.00**

Ways to pay

BANK

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

(Acquisition and Construction)

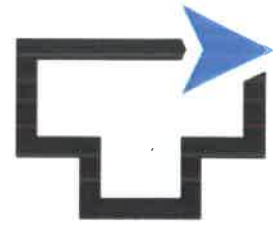
The undersigned, a Responsible Officer of the Bridgewalk Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the "Trustee"), 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: **21**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee:
TraceAir Technologies, Inc.
- (D) Amount Payable: **\$2,300.00**
- (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 #30502 – Advanced scan services for tracking construction progress. – February 2026
- (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.

TraceAir Technologies, Inc
1700 Westlake Ave N Ste 200 PMB 2001
Seattle, WA 98109
billing@traceair.net



INVOICE

BILL TO

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

SHIP TO

Bridgewalk Community Development
District

INVOICE # 30502

DATE 02/28/2026

DUE DATE 03/30/2026

TERMS Net 30

PROJECT

Bridgewalk

PRODUCT/SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Services:Gold Scan	2/10/2026, 2/24/2026	2	1,050.00	2,100.00
Extras:360 Panoramas	360 Panoramic pictures	2	100.00	200.00

BALANCE DUE

\$2,300.00

IF YOU PAY BY CHECK, PLEASE NOTE OUR NEW REMITTANCE ADDRESS BELOW:

PO Box 67534
Newark, NJ 07101-8009

ACH PAYMENTS ARE PREFERRED - PLEASE SEND REMITTANCE ADVICE TO BILLING@TRACEAIR.NET

**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: **22**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee:
TraceAir Technologies, Inc.
- (D) Amount Payable: **\$2,300.00**
- (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 #31337 – Advanced scan services for tracking construction progress. – March 2026
- (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

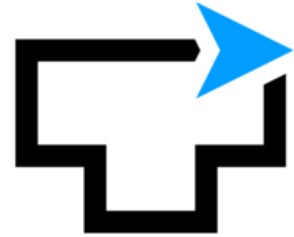
Date: _____

**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

TraceAir Technologies, Inc
1700 Westlake Ave N Ste 200 PMB 2001
Seattle, WA 98109
billing@traceair.net



INVOICE

BILL TO

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

SHIP TO

Bridgewalk Community Development
District

INVOICE # 31337

DATE 03/31/2026

DUE DATE 04/30/2026

TERMS Net 30

PROJECT

Bridgewalk

PRODUCT/SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Services:Gold Scan	3/9/2026, 3/24/2026	2	1,050.00	2,100.00
Extras:360 Panoramas	360 Panoramic pictures	2	100.00	200.00

BALANCE DUE

\$2,300.00

IF YOU PAY BY CHECK, PLEASE NOTE OUR NEW REMITTANCE ADDRESS BELOW:

PO Box 67534
Newark, NJ 07101-8009

ACH PAYMENTS ARE PREFERRED - PLEASE SEND REMITTANCE ADVICE TO BILLING@TRACEAIR.NET

SECTION VII



March 11, 2026

Bridgewalk Community Development District
c/o GMS – Central Florida, LLC
219 E. Livingston Street
Orlando, Florida 32801
Attention: Mr. George Flint

Re: Bridgewalk CDD, Series 2026 Bonds

Dear Mr. Flint:

We are writing to provide you, as the Bridgewalk Community Development District (the "Issuer"), with certain disclosures relating to the captioned bond issue (the "Bonds"), as required by the Municipal Securities Rulemaking Board (MSRB) Rule G-17 Disclosure, as set forth in the amended and restated MSRB Notice 2019-20 (November 8, 2019)¹ (the "Notice"). We ask that you provide this letter to the appropriate person at the Issuer.

The Issuer recognizes that FMSbonds, Inc. will serve as the underwriter (the "Underwriter") and not as a financial advisor or municipal advisor, in connection with the issuance of the bonds relating to this financing (herein, the "Bonds"). As part of our services as Underwriter, FMSbonds, Inc. may provide advice concerning the structure, timing, terms, and other similar matters concerning the issuance of the Bonds. Any such advice, if given, will be provided by FMSbonds, Inc. as Underwriter and not as your financial advisor or municipal advisor in this transaction. The Issuer may choose to engage the services of a municipal advisor with a fiduciary obligation to represent the Issuer's interest in this transaction.

The specific parameters under which FMS will underwrite the Bonds will be set forth in a Bond Resolution adopted by the Board.

Pursuant to the Notice, we are required by the MSRB to advise you that:

- MSRB Rule G-17 requires a broker to deal fairly at all times with both municipal issuers and investors.

¹ Interpretive Notice Concerning the Application of MSRB Rule G-17 to underwriters and Underwriters of Municipal Securities (effective March 31, 2021).

- The Underwriter's primary role is to purchase the Bonds in an arm's-length commercial transaction with the Issuer. As such, the Underwriter has financial and other interests that differ from those of the Issuer.
- Unlike a municipal advisor, the Underwriter does not have a fiduciary duty to the Issuer under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the Issuer without regard to its own financial or other interests.
- The Underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price, but must balance that duty with its duty to use its best efforts to resell the Bonds with purchases at prices that are fair and reasonable.
- The Bonds may be sold into a trust either at the time of issuance or subsequent to issuance. In such instance FMSbonds, Inc., not in its capacity of Underwriter, may participate in such trust arrangement by performing certain administrative roles. Any compensation paid to FMSbonds, Inc. would not be derived from the proceeds of the Bonds or from the revenues pledged thereunder.

The Underwriter will be compensated in accordance with the terms of a bond purchase contract by and between the Underwriter and Issuer. Payment or receipt of the Underwriter's compensation will be contingent on the closing of the transaction. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since an Underwriter may have an incentive to recommend a transaction that is unnecessary or to recommend that the size of a transaction be larger than is necessary. The Issuer acknowledges no such recommendation has been made by the Underwriter.

Please note nothing in this letter is an expressed or an implied commitment by us to provide financing or to place or purchase the Bonds. Any such commitment shall only be set forth in a bond purchase contract or other appropriate form of agreement for the type of transaction undertaken by you.

Further, our participation in any transaction (contemplated herein or otherwise) remains subject to, among other things, the execution of a bond purchase contract (or other appropriate form of agreement), further internal review and approvals, satisfactory completion of our due diligence investigation and market conditions.

FMSbonds, Inc. is acting independently in seeking to act as Underwriter in the transaction contemplated herein and shall not be deemed for any purpose to be acting as an agent, joint venturer or partner of any other principal involved in the proposed financing. FMSbonds, Inc. assumes no responsibility, express or implied, for any actions or omissions of, or the performance of services by, the purchasers or any other brokers in connection with the transactions contemplated herein or otherwise.

If you or any other representative of the Issuer have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, you should consult with your own financial, municipal, legal,


accounting, tax and other advisors, as applicable, to the extent deemed appropriate.

The MSRB requires that we seek the Issuer's acknowledgement that it has received this letter. We request that the person at the Issuer who has the authority to bind the Issuer (herein, "Authorized Issuer Representative") acknowledge this letter as soon as practicable and by nature of such acknowledgment that such person is not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.

Depending on the structure of the transaction that the Issuer decides to pursue, or if additional actual or perceived material conflicts are identified, we may be required to send you additional disclosures. At that time, we also will seek your acknowledgement of receipt of any such additional disclosures.

We look forward to working with you in connection with the issuance of the Bonds, and we appreciate the opportunity to assist you in this transaction. Thank you.

FMSbonds, Inc.

By: 
Name: Jon Kessler
Title: Executive Director

BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT

By: _____

SECTION VIII

SECTION C

SECTION 1

Bridgewalk

Community Development District

Summary of Invoices

March 01, 2026 - March 31, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	3/4/26	340	\$ 409.00
	3/10/26	341-342	4,419.92
	3/20/26	343-345	9,179.35
	3/25/26	346	77.00
	3/31/26	347	\$ 2,050.00
			<hr/>
			\$ 16,135.27
Payroll			
	<u>March 2026</u>		
	Adam Morgan	50135	\$ 184.70
	Michelle Dudley	50136	184.70
	Patrick Bonin Jr.	50137	184.70
			<hr/>
			\$ 554.10
TOTAL			\$ 16,689.37

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/04/26	00019	2/28/26	234847	202602	320	53800	47000		AQUATIC PLANT MGMT FEB26	*	332.00		
		2/28/26	234848	202602	320	53800	47000		MTHLY PH2C TRACT 8 FEB26	*	77.00		
APPLIED AQUATIC MANAGEMENT INC												409.00	000340
3/10/26	00012	3/10/26	03102026	202603	300	20700	10000		FY26 DEBT SERVICE SER2022	*	1,749.18		
BRIDGEWALK CDD C/O USBANK												1,749.18	000341
3/10/26	00012	3/10/26	03102026	202603	300	20700	10100		FY26 DEBT SERVICE SER2023	*	2,670.74		
BRIDGEWALK CDD C/O USBANK												2,670.74	000342
3/20/26	00008	2/27/26	193201	202602	320	53800	46400		REPAIRED DAMAGED MAINLINE	*	912.50		
FLORIDA ULS OPERATING LLC DBA												912.50	000343
3/20/26	00001	3/01/26	109	202603	320	53800	12000		FIELD MANAGEMENT MAR26	*	1,433.00		
		3/01/26	110	202601	310	51300	42000		USPS-MAIL 941 FORM	*	.75		
		3/01/26	110A	202603	310	51300	34000		MANAGEMENT FEES MAR26	*	3,433.33		
		3/01/26	110A	202603	310	51300	35200		WEBSITE ADMIN FEE MAR26	*	108.17		
		3/01/26	110A	202603	310	51300	35100		INFORMATION TECH MAR26	*	162.25		
		3/01/26	110A	202603	310	51300	31300		DISSEMINATION FEE MAR26	*	630.92		
		3/01/26	110A	202603	310	51300	51000		OFFICE SUPPLIES MAR26	*	.24		
		3/01/26	110A	202603	310	51300	42000		POSTAGE MAR26	*	26.28		
		3/01/26	110A	202603	310	51300	42500		COPIES MAR26	*	59.40		
GOVERNMENTAL MANAGEMENT SERVICES												5,854.34	000344
3/20/26	00002	2/10/26	150028	202601	300	13100	10100		FIDELITY/TWA CONVEYANCE	*	330.00		
		2/10/26	150029	202601	300	13100	10000		CORRESP. ON EXPANSION PET	*	145.00		
		3/10/26	150691	202602	310	51300	31500		BOARD MTG/BOAT DOCK	*	1,673.51		
		3/10/26	150692	202602	300	13100	10100		TWA CONVEY/TITLE POLICY	*	264.00		
LATHAM LUNA EDEN AND BEAUDINE LLP												2,412.51	000345

BWLK BRIDGEWALK TVISCARRA

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
3/25/26	00019	3/15/26 235240	202603 320-53800-47000	MTHLY PH2C TRACT 8 MAR26	*	77.00	
							77.00 000346
APPLIED AQUATIC MANAGEMENT INC							
3/31/26	00019	3/25/26 235470	202603 320-53800-47000	PH2C ADDL TREATMENT	*	2,050.00	
							2,050.00 000347
APPLIED AQUATIC MANAGEMENT INC							
TOTAL FOR BANK A						16,135.27	
TOTAL FOR REGISTER						16,135.27	

BWLK BRIDGEWALK TVISCARRA

SECTION 2

Bridgewalk
Community Development District

Unaudited Financial Reporting
March 31, 2026



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Bridgewalk
Community Development District
Balance Sheet
March 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	\$ 78,365	\$ -	\$ -	\$ 78,365
Investments:				
Series 2022				
Reserve	-	123,450	-	123,450
Revenue	-	286,295	-	286,295
Construction	-		10,359	10,359
Series 2023				
Reserve	-	190,735	-	190,735
Revenue	-	392,941	-	392,941
Construction	-	-	12,039	12,039
State Board of Administration	482,253	-	-	482,253
Due from Capital	14,752	-	-	14,752
Due from Developer	16,263	-	-	16,263
Prepaid Expenses	-	-	-	-
Total Assets	\$ 591,633	\$ 993,421	\$ 22,397	\$ 1,607,452
Liabilities:				
Accounts Payable	\$ 10,322	\$ -	\$ -	\$ 10,322
Total Liabilities	\$ 10,322	\$ -	\$ -	\$ 10,322
Fund Balances:				
Assigned For Debt Service 2022	\$ -	\$ 409,745	\$ -	\$ 409,745
Assigned For Debt Service 2023	-	583,676	-	583,676
Assigned For Capital Projects 2022	-	-	10,359	10,359
Assigned For Capital Projects 2023	-	-	12,039	12,039
Unassigned	581,311	-	-	581,311
Total Fund Balances	\$ 581,311	\$ 993,421.30	\$ 22,397	\$ 1,597,130
Total Liabilities & Fund Equity	\$ 591,633	\$ 993,421	\$ 22,397	\$ 1,607,452

Bridgewalk

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 491,473	\$ 485,824	\$ 485,824	\$ -
Interest	12,000	6,000	8,266	2,266
Total Revenues	\$ 503,473	\$ 491,824	\$ 494,090	\$ 2,266
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 2,000	\$ 4,000
FICA Expense	918	459	153	306
Engineering Fees	9,500	4,750	-	4,750
Attorney	25,000	12,500	3,549	8,951
Arbitrage	900	-	-	-
Dissemination	7,571	3,786	3,786	(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	20,600	20,600	0
Information Technology	1,947	974	974	-
Website Maintenance	1,298	649	649	(0)
Telephone	300	150	-	150
Postage	500	250	65	185
Printing & Binding	250	125	71	55
Insurance	7,196	7,196	6,309	887
Legal Advertising	2,500	1,250	677	573
Other Current Charges	600	300	295	5
Office Supplies	250	125	1	124
Property Appraiser	400	400	475	(75)
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	\$ 133,206	\$ 70,426	\$ 50,516	\$ 19,910

Bridgewalk

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
<i>Operations & Maintenance</i>				
Field Services	\$ 17,196	\$ 8,598	\$ 8,598	\$ -
Property Insurance	2,299	2,299	1,809	490
Electric	2,400	1,200	220	980
Streetlights	154,350	77,175	76,161	1,014
Water & Sewer	88,895	44,448	44,105	342
Landscape Maintenance	119,880	59,940	59,940	-
Landscape Contingency	10,000	5,000	12,617	(7,617)
Lake Maintenance	6,720	3,360	4,504	(1,144)
Irrigation Repairs	15,000	7,500	3,288	4,212
Janitorial Services	4,320	2,160	-	2,160
Repairs & Maintenance	2,500	1,250	1,170	80
Contingency	2,500	1,250	-	1,250
Hurricane Expenses	-	-	-	-
Total Operations & Maintenance:	\$ 426,060	\$ 214,180	\$ 212,412	\$ 1,767
Total Expenditures	\$ 559,266	\$ 284,606	\$ 262,928	\$ 21,678
Excess Revenues (Expenditures)	\$ (55,793)		\$ 231,161	
Fund Balance - Beginning	\$ 55,793		\$ 350,150	
Fund Balance - Ending	\$ -		\$ 581,311	

Bridgewalk

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 03/31/26	Thru 03/31/26	
Revenues:				
Special Assessments	\$ 246,900	\$ 244,301	\$ 244,301	\$ -
Interest	11,500	5,750	5,005	(745)
Total Revenues	\$ 258,400	\$ 250,051	\$ 249,307	\$ (745)
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)	\$ (2,250)	\$ (2,073)	\$ (177)
Total Other Financing Sources (Uses)	\$ (4,500)	\$ (2,250)	\$ (2,073)	\$ (177)
Excess Revenues (Expenditures)	\$ 6,463		\$ 173,515	
Fund Balance - Beginning	\$ 111,591		\$ 236,231	
Fund Balance - Ending	\$ 118,054		\$ 409,745	

Bridgewalk

Community Development District

Debt Service Fund - Series 2023

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 377,387	\$ 373,012	\$ 373,012	\$ -
Interest	12,000	6,000	8,046	2,046
Total Revenues	\$ 389,387	\$ 379,012	\$ 381,058	\$ 2,046
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)	\$ (2,500)	\$ (3,587)	\$ 1,087
Total Other Financing Sources (Uses)	\$ (5,000)	\$ (2,500)	\$ (3,587)	\$ 1,087
Excess Revenues (Expenditures)	\$ 12,237		\$ 158,002	
Fund Balance - Beginning	\$ 236,519		\$ 425,674	
Fund Balance - Ending	\$ 248,756		\$ 583,676	

Bridgewalk

Community Development District Capital Projects Fund - Series 2022

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

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 152	\$ 152
Total Revenues	\$ -	\$ -	\$ 152	\$ 152
Expenditures:				
Series 2022				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 2,073	\$ (2,073)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 2,073	\$ (2,073)
Excess Revenues (Expenditures)	\$ -		\$ 2,225	
Fund Balance - Beginning	\$ -		\$ 8,134	
Fund Balance - Ending	\$ -		\$ 10,359	

Bridgewalk

Community Development District Capital Projects Fund - Series 2023

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

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 360	\$ 360
Total Revenues	\$ -	\$ -	\$ 360	\$ 360
Expenditures:				
Series 2023				
Capital Outlay	\$ -	\$ -	\$ 11,125	\$ (11,125)
Total Expenditures	\$ -	\$ -	\$ 11,125	\$ (11,125)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 3,587	\$ (3,587)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 3,587	\$ (3,587)
Excess Revenues (Expenditures)	\$ -	\$ -	\$ (7,178)	
Fund Balance - Beginning	\$ -		\$ 19,217	
Fund Balance - Ending	\$ -		\$ 12,039	

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	\$ 861	\$ 3,478	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 485,824
Interest	963	714	1,195	1,978	1,682	1,734	-	-	-	-	-	-	8,266
Total Revenues	\$ 963	\$ 33,677	\$ 444,870	\$ 6,824	\$ 2,542	\$ 5,212	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 494,090
Expenditures:													
Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ 600	\$ 800	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
FICA Expense	-	-	-	46	61	46	-	-	-	-	-	-	153
Engineering Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	421	31	-	1,424	1,674	-	-	-	-	-	-	-	3,549
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination	631	631	631	631	631	631	-	-	-	-	-	-	3,786
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	3,433	3,433	-	-	-	-	-	-	20,600
Information Technology	162	162	162	162	162	162	-	-	-	-	-	-	974
Website Maintenance	108	108	108	108	108	108	-	-	-	-	-	-	649
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	15	5	3	12	4	26	-	-	-	-	-	-	65
Printing & Binding	-	-	7	-	4	59	-	-	-	-	-	-	71
Insurance	6,309	-	-	-	-	-	-	-	-	-	-	-	6,309
Legal Advertising	677	-	-	-	-	-	-	-	-	-	-	-	677
Other Current Charges	57	42	57	41	42	57	-	-	-	-	-	-	295
Office Supplies	0	0	0	0	0	0	-	-	-	-	-	-	1
Property Appraiser	-	-	-	-	475	-	-	-	-	-	-	-	475
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Administrative:	\$ 18,470	\$ 4,412	\$ 8,657	\$ 6,458	\$ 7,395	\$ 5,123	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,516
Operations & Maintenance													
Field Services	\$ 1,433	\$ 1,433	\$ 1,433	\$ 1,433	\$ 1,433	\$ 1,433	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,598
Property Insurance	1,809	-	-	-	-	-	-	-	-	-	-	-	1,809
Electric	33	34	35	43	39	36	-	-	-	-	-	-	220
Streetlights	7,223	13,754	13,765	13,732	13,835	13,852	-	-	-	-	-	-	76,161
Water & Sewer	3,628	4,234	4,920	9,541	12,446	9,337	-	-	-	-	-	-	44,105
Landscape Maintenance	9,990	9,990	9,990	9,990	9,990	9,990	-	-	-	-	-	-	59,940
Landscape Contingency	-	-	12,617	-	-	-	-	-	-	-	-	-	12,617
Lake Maintenance	409	409	409	409	409	2,459	-	-	-	-	-	-	4,504
Irrigation Repairs	1,181	-	-	1,194	913	-	-	-	-	-	-	-	3,288
Janitorial Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	-	735	-	435	-	-	-	-	-	-	-	-	1,170
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Hurricane Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Operations & Maintenance:	\$ 25,706	\$ 30,590	\$ 43,169	\$ 36,777	\$ 39,065	\$ 37,106	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 212,412
Total Expenditures	\$ 44,176	\$ 35,002	\$ 51,826	\$ 43,235	\$ 46,459	\$ 42,230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 262,928
Excess Revenues (Expenditures)	\$ (43,213)	\$ (1,324)	\$ 393,044	\$ (36,411)	\$ (43,917)	\$ (37,017)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 231,161

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	\$190,735
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 Receipts
Fiscal Year 2026

Gross Assessments \$ 522,895.91 \$ 262,943.48 \$ 401,475.48 \$ 1,187,314.87
 Net Assessments \$ 491,522.16 \$ 247,166.87 \$ 377,386.95 \$ 1,116,075.98

TAX COLLECTOR ASSESSMENTS

44.04% 22.15% 33.81% 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	\$1,475.57	\$27.96	\$77.47	\$0.00	\$1,370.14	\$603.41	\$303.43	\$463.30	\$1,370.14
11/21/25	ACH	\$78,102.40	\$1,499.56	\$3,124.06	\$0.00	\$73,478.78	\$32,360.21	\$16,272.66	\$24,845.92	\$73,478.79
12/12/25	ACH	\$1,034,162.92	\$19,855.96	\$41,365.64	\$0.00	\$972,941.32	\$428,485.36	\$215,468.18	\$328,987.78	\$972,941.32
12/22/25	ACH	\$36,634.45	\$703.89	\$1,439.91	\$0.00	\$34,490.65	\$15,189.75	\$7,638.32	\$11,662.58	\$34,490.65
01/12/26	ACH	\$788.64	\$15.29	\$23.66	\$0.00	\$749.69	\$330.17	\$166.03	\$253.50	\$749.70
01/12/26	ACH	\$9,921.79	\$192.74	\$284.94	\$0.00	\$9,444.11	\$4,159.21	\$2,091.50	\$3,193.41	\$9,444.12
01/30/26	ACH	\$0.00	\$0.00	\$0.00	\$809.40	\$809.40	\$356.46	\$179.25	\$273.69	\$809.40
02/09/26	ACH	\$2,035.23	\$39.89	\$40.71	\$0.00	\$1,954.63	\$860.82	\$432.87	\$660.93	\$1,954.62
03/10/26	ACH	\$8,140.98	\$161.19	\$81.41	\$0.00	\$7,898.38	\$3,478.46	\$1,749.18	\$2,670.74	\$7,898.38
04/08/26	ACH	\$788.63	\$15.78	\$0.00	\$0.00	\$772.85	\$340.36	\$171.16	\$261.33	\$772.85
04/08/26	ACH	\$9,667.38	\$193.34	\$0.00	\$0.00	\$9,474.04	\$4,172.39	\$2,098.13	\$3,203.53	\$9,474.05
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL		\$ 1,181,717.99	\$ 22,705.60	\$ 46,437.80	\$ 809.40	\$ 1,113,383.99	\$ 490,336.60	\$ 246,570.71	\$ 376,476.71	\$ 1,113,384.02

99.76%	Net Percent Collected
\$ 2,691.99	Balance Remaining to Collect

**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
2/2/26		Interest		25.92
2/23/26		Transfer from Reserve		332.33
3/2/26		Interest		24.18
3/3/26		Transfer from Reserve		298.18
TOTAL				\$ 2,224.85
Project (Construction) Fund at 09/30/25				\$ 8,133.65
Interest Earned/Transferred Funds thru 3/31/26				2,224.85
Requisitions Paid thru 3/31/26				-
Remaining Project (Construction) Fund				\$ 10,358.50

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
2/11/26	17	TraceAir Technologies, Inc.	Invoice #27221 - Advance scan services - Oct.25	1,690.00
2/11/26	18	TraceAir Technologies, Inc.	Invoice #28091 - Advance scan services - Nov.25	1,690.00
2/11/26	19	TraceAir Technologies, Inc.	Invoice #28903 - Advance scan services - Dec.25	3,145.00
2/19/26	20	TraceAir Technologies, Inc.	Invoice #29731 - Advance scan services - Jan.26	2,300.00
3/25/26	21	TraceAir Technologies, Inc.	Invoice #30502 - Advance scan services - Feb.26	2,300.00
TOTAL				\$ 14,505.00
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
2/2/26		Interest		62.05
3/2/26		Interest		43.71
TOTAL				\$ 3,946.95
				Project (Construction) Fund at 09/30/25
				\$ 22,596.69
				Interest Earned/Transferred Funds thru 3/31/26
				3,946.95
				Requisitions Paid thru 3/31/26
				(14,505.00)
Remaining Project (Construction) Fund				\$ 12,038.64