Bridgewalk
Community Development District

Agenda

July 20, 2026

AGENDA

Bridgewalk
Community Development District

219 E. Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

July 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, July 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. Organizational Matters
    - A. Acceptance of Resignation of Lane Register and Appointment of Individual to Fulfill Board Vacancy with a Term Ending November 2027
    - B. Administration of Oath of Office to Newly Appointed Supervisor
    - C. Election of Officers
    - D. Consideration of Resolution 2026-13 Electing Assistant Secretary
4. Approval of Minutes of the May 18, 2026 Meeting
5. Discussion of Virtual Meeting Option for Residents
6. Ratification of Series 2023 Requisitions #23 - #24
7. Staff Reports
    - A. Attorney
    - B. Engineer
        - i. Discussion of Pending Plat Conveyances
        - ii. Status of Permit Transfers
        - iii. Status of Construction Funds & Requisitions
    - C. District Manager's Report
        - i. Approval of Check Register
        - ii. Balance Sheet and Income Statement
        - iii. Form 1 Filing Deadline Reminder – Due July 1st
    - D. Field Manager's Report
8. Other Business
9. Supervisor's Requests
10. 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

SECTION III

SECTION A

From: **Stacie Vanderbilt** svanderbilt@gmscfl.com
Subject: Fwd: Bridgewalk CDD
Date: July 16, 2026 at 1:24 PM
To:

From: Lane Register <Lane.Register@Lennar.com>
Subject: Bridgewalk CDD
Date: July 16, 2026 at 7:45:00 AM EDT
To: George Flint <gflint@gmscfl.com>

George – please consider this my resignation from the Bridgewalk CDD Board of Supervisors.

Let me know if you have any questions. Thank you!

LENNAR

Lane Register
Director of Entitlements
Orlando Division

Lane.Register@Lennar.com
www.LennarOrlando.com

6675 Westwood Boulevard
5th Floor
Orlando, FL 32821

SECTION C

RESOLUTION 2026-13

A RESOLUTION OF THE BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT ELECTING ________________________ AS ASSISTANT SECRETARY OF THE BOARD OF SUPERVISORS

WHEREAS, the Board of Supervisors of the Bridgewalk Community District desires to elect ________________________ as an Assistant Secretary.

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

1. ________________________ is elected Assistant Secretary of the Board of Supervisors.

Adopted this 20th day of July, 2026.

______________________________	______________________________
Secretary/Assistant Secretary	Chairman/Vice Chairman

MINUTES

MINUTES OF MEETING
BRIDGEWALK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bridgewalk Community Development District was held Monday, May 18, 2026, at 10:30 a.m. at the Oasis Club at Champions Gate at 1520 Oasis Club Blvd., Champions Gate, Florida.

Present and constituting a quorum were:

Adam Morgan	Chairman
Rob Bonin	Vice Chairman
Michelle Dudley	Assistant Secretary
Carrie Dazzo	Assistant Secretary

Also present were:

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

FIRST ORDER OF BUSINESS **Roll Call**

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

Mr. Flint: I've administered the oath to Carrie Dazzo prior to the meeting, so she’s sworn in.

SECOND ORDER OF BUSINESS **Public Comment Period**

Mr. Flint: Next is public comment period and we don't have any public here other than Board and staff.

THIRD ORDER OF BUSINESS **Approval of Minutes of the April 20, 2026 Meeting**

Mr. Flint: The next item is approval of your April 20, 2026 meeting minutes. Are there any comments, corrections, or changes to the minutes? Hearing no changes to the minutes, I would ask for a motion to approve.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Minutes of the April 20, 2026 Meeting, were approved, as presented.

FOURTH ORDER OF BUSINESS **Review and Acceptance of the Fiscal Year 2025 Audit Report**

Mr. Flint: The next item is review and acceptance of the FY25 audit report. This is a clean audit. Are there any questions?

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Fiscal Year 2025 Audit Report, was accepted.

FIFTH ORDER OF BUSINESS **Public Hearings**

A. Assessment Hearing – Assessment Area 3 & 4

Mr. Flint: Previously you set a public hearing for today to consider the imposition of assessments on what we're calling Assessment Area 3 and Assessment Area 4. Assessment Area 3 is the new expanded portion of the District in Osceola County and Assessment Area 4 is the portion that is in Orange County or the city of Orlando. We'll start by opening the hearing. Is there a motion to open the hearing?

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Public Hearing was opened.

Mr. Flint: The public hearing is open for the record. We don't have any members of the public to provide comments or testimony, so we'll close public comment. We'll bring it back to the Board.

B. Consideration of Engineer's Report

Mr. Flint: You have the Engineer's Reports for Assessment Areas 3 and 4. There are two separate reports in your agenda. Broc, do you want to just hit the highlights of your reports?

Mr. Althafer: Yes, these reports remain relatively unchanged from what has been presented previously. There were a couple typos in the Assessment Area 4 reports that were corrected with this version, but they remain unchanged other than that. I'll be happy to answer any questions if you have any.

Mr. Flint: Each report describes the eligible improvements, the development plan, as well as the estimated cost of the infrastructure. Those are the primary things that we pick up on from an assessment perspective.

C. Consideration of Master Assessment Methodology for Assessment Area 3 & 4

Mr. Flint: The next item is the consideration of the Master Assessment Methodology for Assessment Area 3 and 4. This is a combined assessment report. We're doing one hearing to impose assessments. The reason we have two different Engineer's Reports is we have to validate the Orange County, City of Orlando piece. That's why there are two Engineers Reports and one methodology. If you refer to the methodology tables on page 126 of the PDF, this is the development program. It's a combination of townhomes and three different single family product types. Both assessment areas total 383 units. ERU factors have been assigned to the various product types based on front foot, resulting in 319 ERUs. Table 2 is the estimated cost of the capital improvement program for both assessment areas totaling $22,134,144. Table 3 is a conservative bond sizing. We take the construction fund, and these are conservative assumptions for purposes of the assessment process, we assume a debt service reserve of one year's max annual debt, capitalized interest of 24 months, an underwriter's discount of 2%, two bond issues, and cost of issuance. Table four shows the improvement costs per unit. Table five shows the par debt per unit. Table six shows if we were to fund 100% of the improvements at the conservative parameters in the bond sizing, what the per unit assessment amounts would be. Table seven is the preliminary assessment roll.

Mr. Morgan: We feel that the total construction amount is correct at $22 million?

Mr. Flint: Yes.

Mr. Morgan: Have we ever funded the 100% of the construction cost.

Mr. Flint: No. What will drive the funding amount will be the target assessment, so you can see these assessment amounts are much higher and for the master process you start with the construction account and then you see what the cost is to finance. Once the underwriter prices the bonds, we price it targeting a target assessment amount that'll bring it down to a lower amount. There will be a final supplemental report that will reflect the actual size. Any questions on the methodology?

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

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

D. Public Comment and Testimony

Mr. Flint: Already noted there's no public for public comment. Do you want to present the resolution, Kristen?

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Public Hearing was closed.

E. Consideration of Resolution 2026-10 Levying Special Assessments

Ms. Trucco: Next we've got Resolution 2026-10, which is going to authorize and confirm the project, and then also approve levying special assessments on Assessment Area 3 and 4 in accordance with the Assessment Methodology Report, which is attached to this resolution. Then it states that the Engineer's Report is approved again, and that the assessments will be used to finance the project that is specified in the Engineer Report, that is attached to the resolution. If you have any questions I can take it now otherwise, we're just looking for a motion to approve Resolution 2026-10 to levy assessments.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2026-10 Levying Special Assessments, was approved.

Mr. Flint: Is there a motion to close the hearing.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Public Hearing was closed.

F. 197 Hearing

i. Consideration of Resolution 2026-11 Expressing the District's Intent to Utilize the Uniform Method of Collection

Mr. Flint: The next public hearing is what we call the 197 hearing. Chapter 197 addresses the uniform method of collection and that allows us to collect the debt and O&M assessments on the tax roll. It requires a public hearing which is scheduled for today. Kristen, do you want to review this?

Ms. Trucco: You're approving utilization of the ad valorem assessments being placed on the tax roll as opposed to direct billing. This is our standard resolution to do that. It's the method of levying, collecting, and enforcing the special assessments that you just approved, Resolution 2026-10. We're just looking for a motion to approve resolution 2026-11.

Mr. Flint: Is there a motion to open the public hearing?

> On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Public Hearing was opened.

Mr. Morgan: We're going to approve assessments even though we have to finalize the assessments?

Mr. Flint: This is not approving the assessments. This is just allowing us to use the tax bill to collect them. This just gives us the option to use the tax bill once.

Ms. Trucco: We'll have a separate resolution that will finalize the assessments once they're priced out after.

Mr. Morgan: That's what I thought. I didn't remember approving this prior, but that's fine.

Mr. Flint: You actually did approve as part of the public hearing the assessments at a high level, and then once we price the bonds, you'll adopt a final assessment resolution that'll bring that down to the target amount.

Ms. Trucco: We usually do these at the beginning when the CDDs are established, but this was the expanded areas. We have to go back through the whole levying assessment process. These are just the standard forms.

Mr. Flint: You've already done this once. We're doing it for the expansion.

> On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2026-11 Expressing the District's Intent to Utilize the Uniform Method of Collection, was approved.

Mr. Flint: Is there a motion to close the hearing?

> On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Public Hearing was closed.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-12 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing**

Mr. Flint: You have the proposed budget Resolution 2026-12. We're recommending your August 17th meeting for the final, for the hearing and attached as exhibit A as the proposed budget. This budget considers all the areas that we believe are going to be online in FY27. We have kept the per unit assessment amounts the same.

Mr. Morgan: So this is the budget for assessment areas one, two, and three?

Mr. Flint: Yes.

Mr. Scheerer: There's minor funding in there and that's some of the ponds and the mowing of the areas. We weren't sure of the timing.

Mr. Morgan: I'm just questioning because I noticed landscape maintenance stuff didn't really go up that much if we're taking on more property. It's good that means Alan's out there on the mower himself.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2026-12 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing, was approved.

SEVENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Trucco: We filed a complaint to validate the bonds for the Orange piece, which is in the City of Orlando. That's moving forward, fine, no issues there. I'll ask our litigation department for an update just on timeline for you all. We'll present that to you at the next Board meeting, or I can do so here if it's something that you need to know right away. Then otherwise, we're just working on the intro documents for the 2026 bonds for Osceola.

B. Engineer

i. Discussion of Pending Plat Conveyance

ii. Status of Permit Transfers

iii. Status of Construction Funds & Requisitions

Mr. Flint: Engineer Broc, anything for the Board?

Mr. Althafer: Yes, a couple of updates. A few meetings back I brought up the fact that I was having difficulty transferring the environmental resource permit from the developer to the CDD. We received comments from the South Florida Water Management District that the Osceola County needed to be a co-applicant because they owned and maintained improvements within the right of way. A slight delay in getting that application submitted to Osceola County. We had a revision into the plans to add a phase line, so it delayed me submitting that. That was submitted last week however I'm expecting Osceola County to execute that application and we should be able to get the permit fully transferred into the CDD's name within the next two months. In Phase 2A we had our final walk with Toho Water Authority last week. I suspect that we'll have Toho acceptance of the improvements in the next week or so and then we'll be submitting our certification package to Osceola County in the next couple of weeks with initial acceptance anticipated at the end of June for 2A.

Mr. Bonin: Because we got to have acceptance way sooner than that for COs.

Mr. Althafer: That would be the Board meeting for acceptance of the streets. I'm showing we would have all the certification documentation into the county. Should be by the end of next week.

Mr. Bonin: Okay, I was thinking this week. We'll talk either later today or before our call tomorrow. I thought we had our final walk, and I thought we were at the goal line here.

Mr. Althafer: With that final walk with Toho, not the county yet.

Mr. Bonin: Okay, it should be quick.

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

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: Under the District Manager's report you have the check register for the General Fund for the month of April totaling $40,721.69. Any 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 have the unaudited financial statements. There is no action required. Any questions on those?

iii. Presentation of Number of Registered Voters

1. **Osceola County – 367**
2. **Orange County – 0**

Mr. Flint: There are 367 in Osceola County and 0 in Orange County. The District was created in 2021, so November 2028 we will be transitioned to general election.

iv. Presentation of Arbitrage Rebate Calculation Reports

1. **Series 2022 Bonds**
2. **Series 2023 Bonds**

Mr. Flint: You have the two arbitrage rebate calculation reports in your agenda. They both indicate negative rebatable arbitrage, which is good. Any questions on the reports? Is there a motion to accept them?

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Series 2022 and Series 2023 Arbitrage Rebate Calculation Reports, were accepted.

D. Field Manager's Report

Mr. Scheerer: Not a lot to report. The dock station maintenance is ongoing. All the parks look good. Irrigation repairs are ongoing as needed. The Phase 2C tract 8 pond that we harvested is looking pretty good. I did get a text message from the resident when he saw just a smattering of algae. As timing has it, Applied Aquatic showed up on site about an hour later. We're treating the pond and he's wanting us to go out, and hand remove anything that's floated in there algae wise. I told him we're not doing that at this time.

Mr. Morgan: Tell him to help himself.

Mr. Scheerer: No, we won't tell him. We don't want him to do that. He's already done that once. I noticed a nice little surprise last week. I saw some geo mat at the bottom of the compensating storage area. Looks like you are moving right along with that. We'll continue to monitor all that in the rest of the progress.

Mr. Morgan: That's the area behind the model that comes down behind the model. The water flows out of that swell and it erodes.

Mr. Scheerer: I don't have anything else to add unless you have questions for Karly and I. I think there were some questions about the pond bank behind the clubhouse?

Ms. Dudley: I think I sent that over to you.

Mr. Scheerer: Yeah, that's being maintained. That was a rough area for a while just because we have to stop at the boat dock and then pick up where the homes are being constructed there towards Zuni Road. We were having some challenges with getting back there to keep those clean, but we'll continue to do that. You can always call me or Michelle.

EIGHTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS **Supervisor's Requests**

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS **Adjournment**

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

___________________________________ ___________________________________

Secretary/Assistant Secretary Chairman/Vice Chairman

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: **23**

(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 #32282 – Advanced scan services for tracking construction progress. – April 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: 5/18/26

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@osc-eng.com,
O="Osceola Engineering, LLC",
CN=Broc Althafer
Date: 2026.05.18 10:55:27-04'00'

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 # 32282
DATE 04/30/2026
DUE DATE 05/30/2026
TERMS Net 30

PROJECT
Bridgewalk

PRODUCT/SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Services:Gold Scan	4/7/2026, 4/21/2026	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: **24**

(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 #33208 – Advanced scan services for tracking construction progress. – May 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: 6/24/26

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@osc-eng.com, O="Osceola Engineering, LLC", CN=Broc Althafer
Date: 2026.06.23 16:05:40-04'00'

____
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 # 33208
DATE 05/31/2026
DUE DATE 06/30/2026
TERMS Net 30

PROJECT
Bridgewalk

PRODUCT/SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Extras:360 Panoramas	360 Panoramas	2	100.00	200.00
Services:Gold Scan	5/5/2026, 5/19/2026	2	1,050.00	2,100.00

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

SECTION C

SECTION 1

Bridgewalk

Community Development District

Summary of Invoices

May 01, 2026 - June 30, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	5/1/26	357-358	$ 1,232.00
	5/8/26	359-360	1,177.50
	5/12/26	361-363	6,572.53
	5/19/26	364-367	7,842.01
	5/26/26	368	9,990.00
	6/11/26	369	9,990.00
	6/16/26	370-375	14,037.66
			$ 50,841.70
Payroll			
	May 2026		
	Adam Morgan	50141	$ 184.70
	Michelle Dudley	50142	184.70
	Patrick Bonin Jr.	50143	184.70
			$ 554.10
TOTAL			**$ 51,395.80**

*** CHECK DATES 05/01/2026 - 06/30/2026 *** BRIDGEWALK - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/01/26	00023	4/24/26	7794-04-	202604	310-51300-31200		*	450.00		
			ARBITRAGE SERIES 2022							
		4/24/26	7795-04-	202604	310-51300-31200		*	450.00		
			ARBITRAGE SERIES 2023							
						AMERICAN MUNICIPAL TAX-EXEMPT			900.00	000357
5/01/26	00019	4/30/26	236132	202604	320-53800-47000		*	332.00		
			AQUATIC PLANT MGMT APR26							
						APPLIED AQUATIC MANAGEMENT INC			332.00	000358
5/08/26	00008	4/30/26	204022	202604	320-53800-46400		*	377.50		
			IRRIG LEAK AT ENTRANCE							
						FLORIDA ULS OPERATING LLC DBA			377.50	000359
5/08/26	00025	4/02/26	28971	202603	310-51300-32200		*	800.00		
			FY25 AUDIT SERVICES							
						GRAU & ASSOCIATES			800.00	000360
5/12/26	00012	5/11/26	05112026	202605	300-20700-10000		*	287.20		
			FY26 DEBT SERVICE SER2022							
						BRIDGEWALK CDD C/O USBANK			287.20	000361
5/12/26	00012	5/11/26	05112026	202605	300-20700-10100		*	438.51		
			FY26 DEBT SERVICE SER2023							
						BRIDGEWALK CDD C/O USBANK			438.51	000362
5/12/26	00001	5/01/26	113	202605	320-53800-12000		*	1,433.00		
			FIELD MANAGEMENT MAY26							
		5/01/26	114	202604	310-51300-42000		*	1.06		
			USPS IRS FORM							
		5/01/26	114A	202605	310-51300-34000		*	3,433.33		
			MANAGEMENT FEES MAY26							
		5/01/26	114A	202605	310-51300-35200		*	108.17		
			WEBSITE ADMIN FEE MAY26							
		5/01/26	114A	202605	310-51300-35100		*	162.25		
			INFORMATION TECH MAY26							
		5/01/26	114A	202605	310-51300-31300		*	630.92		
			DISSEMINATION FEE MAY26							
		5/01/26	114A	202605	310-51300-51000		*	.63		
			OFFICE SUPPLIES MAY26							
		5/01/26	114A	202605	310-51300-42000		*	64.56		
			POSTAGE MAY26							
		5/01/26	114A	202605	310-51300-42500		*	12.90		
			COPIES MAY26							
						GOVERNMENTAL MANAGEMENT SERVICES			5,846.82	000363

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/19/26	00019	5/15/26	236593	202605	320-53800-47000		*	77.00		
			MTHLY PH2C TRACT 8 MAY26							
		5/15/26	236678	202605	320-53800-47000		*	332.00		
			AQUATIC PLANT MGMT MAY26							
						APPLIED AQUATIC MANAGEMENT INC			409.00	000364
5/19/26	00002	5/12/26	152688	202604	310-51300-31500		*	33.00		
			CORRESP.W/APPLIED AQUATIC							
		5/12/26	152688	202604	310-51300-31500		*	297.00		
			FUNDING AGRMNT W/ LENNAR							
		5/12/26	152688	202604	310-51300-31500		*	571.51		
			RVW AGENDA/CDD MEETING							
						LATHAM LUNA EDEN AND BEAUDINE LLP			901.51	000365
5/19/26	00007	3/11/26	13174	202601	310-51300-31100		*	2,000.00		
			REPORT FOR EXPANSION AREA							
		3/11/26	13174A	202602	310-51300-31100		*	570.00		
			REPORT FOR EXPANSION AREA							
		3/11/26	13175	202601	310-51300-31100		*	400.00		
			JANUARY BOS MEETING							
		3/11/26	13175	202601	310-51300-31100		*	400.00		
			DOCK GUIDELINES							
		3/11/26	13175A	202602	310-51300-31100		*	337.50		
			DOCK GUIDELINES							
						OSCEOLA ENGINEERING INC			3,707.50	000366
5/19/26	00003	4/30/26	OSA54162	202604	310-51300-48000		*	2,824.00		
			NOT.OF LEVY ASSESSMENTS							
						TRIBUNE PUBLISHING COMPANY LLC DBA			2,824.00	000367
5/26/26	00008	5/21/26	207060	202605	320-53800-46200		*	9,990.00		
			LANDSCAPE MAINT MAY26							
						FLORIDA ULS OPERATING LLC DBA			9,990.00	000368
6/11/26	00008	6/09/26	210175	202606	320-53800-46200		*	9,990.00		
			LANDSCAPE MAINT JUN26							
						FLORIDA ULS OPERATING LLC DBA			9,990.00	000369
6/16/26	00019	6/15/26	237267	202606	320-53800-47000		*	332.00		
			AQUATIC PLANT MGMT JUN26							
		6/15/26	237268	202606	320-53800-47000		*	77.00		
			PH2C TRACT 8 JUN26							
						APPLIED AQUATIC MANAGEMENT INC			409.00	000370
6/16/26	00012	6/16/26	06162026	202606	300-20700-10000		*	966.79		
			FY26 DEBT SERVICE SER2022							
						BRIDGEWALK CDD C/O USBANK			966.79	000371

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/16/26	00012	6/16/26	06162026	202606	300-20700-10100		*	1,476.15		
					FY26 DEBT SERVICE SER2023					
						BRIDGEWALK CDD C/O USBANK			1,476.15	000372
6/16/26	00001	6/01/26	115	202606	320-53800-12000		*	1,433.00		
					FIELD MANAGEMENT JUN26					
		6/01/26	116	202606	310-51300-34000		*	3,433.33		
					MANAGEMENT FEES JUN26					
		6/01/26	116	202606	310-51300-35200		*	108.17		
					WEBSITE ADMIN FEE JUN26					
		6/01/26	116	202606	310-51300-35100		*	162.25		
					INFORMATION TECH JUN26					
		6/01/26	116	202606	310-51300-31300		*	630.92		
					DISSEMINATION FEE JUN26					
		6/01/26	116	202606	310-51300-51000		*	.27		
					OFFICE SUPPLIES JUN26					
		6/01/26	116	202606	310-51300-42000		*	9.95		
					POSTAGE JUN26					
		6/01/26	116	202606	310-51300-42500		*	3.90		
					COPIES JUN26					
						GOVERNMENTAL MANAGEMENT SERVICES			5,781.79	000373
6/16/26	00002	6/11/26	153405	202605	310-51300-31500		*	410.01		
					AGENDA REVIEW/CDD MEETING					
		6/11/26	153405	202605	310-51300-31500		*	99.00		
					PREP LEVY ASSESSMENT					
		6/11/26	153405	202605	310-51300-31500		*	19.22		
					FEDEX-FIDELITY INSURANCE					
		6/11/26	153406	202605	300-13100-10100		*	66.00		
					BILL OF SALE-SPRINGHEAD					
		6/11/26	153406	202605	300-13100-10100		*	198.00		
					UPDATE TWA CONVEYANCE DOC					
		6/11/26	153406	202605	300-13100-10100		*	99.00		
					UPDATED ENGINEER'S CERT.					
		6/11/26	153406	202605	300-13100-10100		*	19.22		
					FEDEX-MARK/LENNAR					
		6/11/26	153406	202605	300-13100-10100		*	99.00		
					BILL OF SALE- TOHO					
						LATHAM LUNA EDEN AND BEAUDINE LLP			1,009.45	000374
6/16/26	00003	5/11/26	OSA58545	202605	310-51300-48000		*	2,824.00		
					NOT. LEVY ASSESSMENTS					
		5/18/26	OSA62250	202605	310-51300-48000		*	1,570.48		
					NOT.OF UNIFORM ASMNT MTHD					
						TRIBUNE PUBLISHING COMPANY LLC DBA			4,394.48	000375

TOTAL FOR BANK A 50,841.70

BWLK BRIDGEWALK TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
							TOTAL FOR REGISTER		50,841.70		

SECTION 2

Bridgewalk
Community Development District

Unaudited Financial Reporting
June 30, 2026

Table of Contents

Bridgewalk

Community Development District

Balance Sheet

June 30, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash - Truist Bank	$ 96,383	$ -	$ -	$ 96,383
Investments:				
Series 2022				
Reserve	-	123,450	-	123,450
Revenue	-	118,356	-	118,356
Construction	-		11,411	11,411
Series 2023				
Reserve	-	189,191	-	189,191
Revenue	-	248,737	-	248,737
Construction	-	-	8,279	8,279
State Board of Administration	330,978	-	-	330,978
Due from Capital	21,490	-	-	21,490
Due from Developer	19,769	-	-	19,769
Total Assets	**$ 468,619**	**$ 679,734**	**$ 19,690**	**$ 1,168,042**
Liabilities:				
Accounts Payable	$ 5,852	$ -	$ -	$ 5,852
Total Liabilities	**$ 5,852**	**$ -**	**$ -**	**$ 5,852**
Fund Balances:				
Assigned For Debt Service 2022	$ -	$ 241,806	$ -	$ 241,806
Assigned For Debt Service 2023	-	437,928	-	437,928
Assigned For Capital Projects 2022	-	-	11,411	11,411
Assigned For Capital Projects 2023	-	-	8,279	8,279
Unassigned	462,767	-	-	462,767
Total Fund Balances	**$ 462,767**	**$ 679,733.59**	**$ 19,690**	**$ 1,162,190**
Total Liabilities & Fund Equity	$ 468,619	$ 679,734	$ 19,690	$ 1,168,042

Bridgewalk

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 491,473	$ 491,473	$ 492,830	$ 1,357
Interest	12,000	9,000	12,523	3,523
Total Revenues	**$ 503,473**	**$ 500,473**	**$ 505,353**	**$ 4,880**
Expenditures:				
Administrative:				
Supervisor Fees	$ 12,000	$ 9,000	$ 3,200	$ 5,800
FICA Expense	918	689	245	444
Engineering Fees	9,500	7,125	3,708	3,418
Attorney	25,000	18,750	6,503	12,247
Arbitrage	900	900	900	-
Dissemination	7,571	5,678	5,678	(0)
Dissemination - DTS	1,500	750	750	-
Annual Audit	4,600	4,600	3,200	1,400
Trustee Fees	8,869	8,869	8,701	168
Assessment Administration	5,732	5,732	5,732	-
Management Fees	41,200	30,900	30,900	0
Information Technology	1,947	1,460	1,460	-
Website Maintenance	1,298	974	974	(0)
Telephone	300	225	-	225
Postage	500	375	143	232
Printing & Binding	250	188	92	96
Insurance	7,196	7,196	6,309	887
Legal Advertising	2,500	1,875	7,895	(6,020)
Other Current Charges	600	450	443	7
Office Supplies	250	188	2	185
Property Appraiser	400	400	475	(75)
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	**$ 133,206**	**$ 106,498**	**$ 87,485**	**$ 19,013**

Bridgewalk

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Operations & Maintenance				
Field Services	$ 17,196	$ 12,897	$ 12,897	$ -
Property Insurance	2,299	2,299	1,809	490
Electric	2,400	1,800	322	1,478
Streetlights	154,350	115,763	117,625	(1,862)
Water & Sewer	88,895	66,671	63,515	3,157
Landscape Maintenance	119,880	89,910	89,910	-
Landscape Contingency	10,000	7,500	18,370	(10,870)
Lake Maintenance	6,720	5,040	5,731	(691)
Irrigation Repairs	15,000	11,250	3,665	7,585
Janitorial Services	4,320	3,240	-	3,240
Repairs & Maintenance	2,500	1,875	1,170	705
Contingency	2,500	1,875	-	1,875
Hurricane Expenses	-	-	-	-
Total Operations & Maintenance:	**$ 426,060**	**$ 320,120**	**$ 315,013**	**$ 5,106**
Total Expenditures	**$ 559,266**	**$ 426,617**	**$ 402,498**	**$ 24,119**
Excess Revenues (Expenditures)	$ (55,793)		$ 102,855	
Fund Balance - Beginning	$ 55,793		$ 359,912	
Fund Balance - Ending	$ -		$ 462,767	

Bridgewalk

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Special Assessments	$ 246,900	$ 246,900	$ 247,825	$ 925
Interest	11,500	8,625	8,230	(395)
Total Revenues	**$ 258,400**	**$ 255,525**	**$ 256,054**	**$ 529**
Expenditures:				
Series 2022				
Interest - 12/15	$ 73,719	$ 73,719	$ 73,719	$ -
Principal - 06/15	100,000	100,000	100,000	-
Interest - 06/15	73,719	73,719	73,719	-
Total Expenditures	**$ 247,438**	**$ 247,438**	**$ 247,438**	**$ -**
Other Sources/(Uses)				
Transfer In/(Out)	$ (4,500)	$ (3,375)	$ (3,042)	$ (333)
Total Other Financing Sources (Uses)	**$ (4,500)**	**$ (3,375)**	**$ (3,042)**	**$ (333)**
Excess Revenues (Expenditures)	$ 6,463		$ 5,575	
Fund Balance - Beginning	$ 111,591		$ 236,231	
Fund Balance - Ending	$ 118,054		$ 241,806	

Bridgewalk

Community Development District

Debt Service Fund - Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 377,387	$ 377,387	$ 378,391	$ 1,004
Interest	12,000	9,000	12,638	3,638
Total Revenues	**$ 389,387**	**$ 386,387**	**$ 391,029**	**$ 4,642**
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	152,681	152,681	-
Total Expenditures	**$ 372,150**	**$ 372,150**	**$ 372,150**	**$ -**
Other Sources/(Uses)				
Transfer In/(Out)	$ (5,000)	$ (3,750)	$ (6,625)	$ 2,875
Total Other Financing Sources (Uses)	**$ (5,000)**	**$ (3,750)**	**$ (6,625)**	**$ 2,875**
Excess Revenues (Expenditures)	$ 12,237		$ 12,254	
Fund Balance - Beginning	$ 236,519		$ 425,674	
Fund Balance - Ending	$ 248,756		$ 437,928	

Bridgewalk

Community Development District

Capital Projects Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Interest	$ -	$ -	$ 235	$ 235
Total Revenues	**$ -**	**$ -**	**$ 235**	**$ 235**
Expenditures:				
Series 2022				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ 3,042	$ (3,042)
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 3,042**	**$ (3,042)**
Excess Revenues (Expenditures)	$ -		$ 3,277	
Fund Balance - Beginning	$ -		$ 8,134	
Fund Balance - Ending	$ -		$ 11,411	

Bridgewalk

Community Development District

Capital Projects Fund - Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Interest	$ -	$ -	$ 462	$ 462
Total Revenues	**$ -**	**$ -**	**$ 462**	**$ 462**
Expenditures:				
Series 2023				
Capital Outlay	$ -	$ -	$ 18,025	$ (18,025)
Total Expenditures	**$ -**	**$ -**	**$ 18,025**	**$ (18,025)**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ 6,625	$ (6,625)
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 6,625**	**$ (6,625)**
Excess Revenues (Expenditures)	$ -		$ (10,938)	
Fund Balance - Beginning	$ -		$ 19,217	
Fund Balance - Ending	$ -		$ 8,279	

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	$ 4,518	$ 565	$ 1,923	$ -	$ -	$ -	$ 492,830
Interest	963	714	1,195	1,978	1,682	1,734	1,542	1,470	1,246	-	-	-	12,523
Total Revenues	**$ 963**	**$ 33,677**	**$ 444,870**	**$ 6,824**	**$ 2,542**	**$ 5,212**	**$ 6,060**	**$ 2,036**	**$ 3,168**	**$ -**	**$ -**	**$ -**	**$ 505,353**
Expenditures:													
Administrative:													
Supervisor Fees	$ -	$ -	$ -	$ 600	$ 800	$ 600	$ 600	$ 600	$ -	$ -	$ -	$ -	$ 3,200
FICA Expense	-	-	-	46	61	46	46	46	-	-	-	-	245
Engineering Fees	-	-	-	2,800	908	-	-	-	-	-	-	-	3,708
Attorney	421	31	-	1,424	1,674	1,425	902	528	99	-	-	-	6,503
Arbitrage	-	-	-	-	-	-	900	-	-	-	-	-	900
Dissemination	631	631	631	631	631	631	631	631	631	-	-	-	5,678
Dissemination - DTS	750	-	-	-	-	-	-	-	-	-	-	-	750
Annual Audit	-	-	-	-	-	3,200	-	-	-	-	-	-	3,200
Trustee Fees	-	-	4,256	-	-	4,445	-	-	-	-	-	-	8,701
Assessment Administration	5,732	-	-	-	-	-	-	-	-	-	-	-	5,732
Management Fees	3,433	3,433	3,433	3,433	3,433	3,433	3,433	3,433	3,433	-	-	-	30,900
Information Technology	162	162	162	162	162	162	162	162	162	-	-	-	1,460
Website Maintenance	108	108	108	108	108	108	108	108	108	-	-	-	974
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	15	5	3	12	4	26	4	65	10	-	-	-	143
Printing & Binding	-	-	7	-	4	59	5	13	4	-	-	-	92
Insurance	6,309	-	-	-	-	-	-	-	-	-	-	-	6,309
Legal Advertising	677	-	-	-	-	-	2,824	4,394	-	-	-	-	7,895
Other Current Charges	57	42	57	41	42	57	50	57	42	-	-	-	443
Office Supplies	0	0	0	0	0	0	0	1	0	-	-	-	2
Property Appraiser	-	-	-	-	475	-	-	-	-	-	-	-	475
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Administrative:	**$ 18,470**	**$ 4,412**	**$ 8,657**	**$ 9,258**	**$ 8,302**	**$ 14,193**	**$ 9,664**	**$ 10,038**	**$ 4,490**	**$ -**	**$ -**	**$ -**	**$ 87,485**
Operations & Maintenance													
Field Services	$ 1,433	$ 1,433	$ 1,433	$ 1,433	$ 1,433	$ 1,433	$ 1,433	$ 1,433	$ 1,433	$ -	$ -	$ -	$ 12,897
Property Insurance	1,809	-	-	-	-	-	-	-	-	-	-	-	1,809
Electric	33	34	35	43	39	36	34	34	34	-	-	-	322
Streetlights	7,223	13,754	13,765	13,732	13,835	13,852	13,776	13,819	13,868	-	-	-	117,625
Water & Sewer	3,628	4,234	4,920	9,541	12,446	9,337	7,785	4,699	6,925	-	-	-	63,515
Landscape Maintenance	9,990	9,990	9,990	9,990	9,990	9,990	9,990	9,990	9,990	-	-	-	89,910
Landscape Contingency	-	-	12,617	-	-	-	-	-	5,753	-	-	-	18,370
Lake Maintenance	409	409	409	409	409	2,459	409	409	409	-	-	-	5,731
Irrigation Repairs	1,181	-	-	1,194	913	-	378	-	-	-	-	-	3,665
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**	**$ 33,805**	**$ 30,384**	**$ 38,413**	**$ -**	**$ -**	**$ -**	**$ 315,013**
Total Expenditures	**$ 44,176**	**$ 35,002**	**$ 51,826**	**$ 46,035**	**$ 47,367**	**$ 51,299**	**$ 43,468**	**$ 40,422**	**$ 42,902**	**$ -**	**$ -**	**$ -**	**$ 402,498**
Excess Revenues (Expenditures)	$ (43,213)	$ (1,324)	$ 393,044	$ (39,211)	$ (44,824)	$ (46,087)	$ (37,408)	$ (38,386)	$ (39,734)	$ -	$ -	$ -	$ 102,855

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)
LESS: PRINCIPAL PAYMENT - 06/15/26		($100,000)
CURRENT BONDS OUTSTANDING		**$4,060,000**

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	$189,191	
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

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	2022 Debt Service Asmt	2023 Debt Service Asmt	Total
							44.04%	22.15%	33.81%	100.00%
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
04/24/26	ACH	$0.00	$0.00	$0.00	$12.86	$12.86	$5.66	$2.85	$4.35	$12.86
05/08/26	ACH	$1,310.18	$26.21	$0.00	$0.00	$1,283.97	$565.46	$284.35	$434.16	$1,283.97
06/16/26	ACH	$4,454.61	$89.09	$0.00	$0.00	$4,365.52	$1,922.58	$966.79	$1,476.15	$4,365.52
		$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	$0.00
	TOTAL	**$ 1,187,482.78**	**$ 22,820.90**	**$ 46,437.80**	**$ 822.26**	**$ 1,119,046.34**	**$ 492,830.30**	**$ 247,824.70**	**$ 378,391.37**	**$ 1,119,046.37**

100.27%	**Net Percent Collected**
$ (2,970.36)	**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
4/1/26		Interest		27.48
4/2/26		Transfer from Reserve		328.11
5/1/26		Interest		27.44
5/4/26		Transfer from Reserve		316.51
6/1/26		Interest		28.91
6/2/26		Transfer from Reserve		323.72
		TOTAL		**$ 3,277.02**
			Project (Construction) Fund at 09/30/25	**$ 8,133.65**
			Interest Earned/Transferred Funds thru 6/30/26	**3,277.02**
			Requisitions Paid thru 6/30/26	**-**
		Remaining Project (Construction) Fund		**$ 11,410.67**

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
6/24/26	22	TraceAir Technologies, Inc.	Invoice #31337 - Advance scan services - Mar.26	2,300.00
5/18/26	23	TraceAir Technologies, Inc.	Invoice #32282 - Advance scan services - Apr.26	2,300.00
6/24/26	24	TraceAir Technologies, Inc.	Invoice #33208 - Advance scan services - May 26	2,300.00
		TOTAL		**$ 21,405.00**

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
4/1/26	Interest	36.72
5/1/26	Interest	30.96
5/11/26	Transfer from Reserve	3,038.24
6/1/26	Interest	34.40
	TOTAL	**$ 7,087.27**

Project (Construction) Fund at 09/30/25	**$ 22,596.69**
Interest Earned/Transferred Funds thru 6/30/26	**7,087.27**
Requisitions Paid thru 6/30/26	**(21,405.00)**
Remaining Project (Construction) Fund	**$ 8,278.96**