The opinion of Greenberg Traurig, P.A., Bond Counsel, assuming the accuracy of certain representations and certifications of the District and the Developer (as such terms are herein defined) and continuing compliance with certain tax covenants, under existing statutes, regulations, rulings and court decisions, interest on the Series 2023 Bonds (as hereinafter defined) is excludable from gross income for federal income tax purposes and further, interest on the Series 2023 Bonds will not be an item of tax preference for purposes of the alternative minimum tax imposed on individuals. In the case of the alternative minimum tax imposed by Section 55(b)(2)(C) of the Internal Revenue Code of 1986, as amended (the “Code”) on applicable corporations (as defined in Section 55(h)(1) of the Code), interest on the Series 2023 Bonds is not excluded from the determination of adjusted gross financial statement income. See “TAX MATTERS” herein for a description of certain other federal tax consequences.

In the opinion of Greenberg Traurig, P.A., Bond Counsel, the validity of the Series 2023 Bonds and the income thereon are not subject to taxation under the laws of the State of Florida, except as to estate and taxes which are subject to taxation under Chapter 220, Florida Statutes, on interest, income or profits on debt obligations owned by corporations as defined in said Chapter 220. See “TAX MATTERS” herein.}

$4,930,000*

BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT
(OSCEOLA COUNTY, FLORIDA)
SPECIAL ASSESSMENT BONDS, SERIES 2023
(ASESSMENT AREA TWO PROJECT)

Dated: Date of Delivery
Due: December 15, as shown in the inside cover

The Series 2023 Bonds are being issued by the District pursuant to the Act, Resolution Nos. 2021-14 and 2024-01, adopted by the Board of Supervisors of the District (the “Board”) on September 30, 2021, and October 16, 2023, respectively (collectively, the “Bond Resolution”), and a Master Trust Indenture, dated as of January 1, 2022 (the “Master Indenture”), as supplemented by a Second Supplemental Trust Indenture dated as of November 1, 2022 (the “Second Supplemental Indenture” and, together with the Master Indenture, the “Indenture”), each by and between the District and the Trustee. Capitalized terms not defined herein shall have the meanings assigned to them in the Indenture.

Net proceeds of the Series 2023 Special Assessment Bonds shall be used to provide funds for (i) the costs of acquiring and/or constructing a portion of the Assessment Area Two Project (as hereinafter defined), (ii) the funding of the Series 2023 Reserve Account in an amount equal to the initial Series 2023 Reserve Requirement, and (iii) the payment of the costs of issuance of the Series 2023 Bonds. See “THE CAPITAL IMPROVEMENT PLAN AND THE ASSESSMENT AREA TWO PROJECT” and “ESTIMATED SOURCES AND USES OF FUNDS” herein.

The Series 2023 Bonds will be secured by a pledge of the Series 2023 Pledged Revenues. “Series 2023 Pledged Revenues” shall mean (a) all revenues received by the District from the Series 2023 Special Assessments (as hereinafter defined) levied and collected on the assessable lands within Assessment Area Two within the District, including, without limitation, amounts received from any foreclosure proceeding for the enforcement of collection of such Series 2023 Special Assessments, and (b) moneys on deposit in the Funds, Accounts and subaccounts established and with respect to or for the benefit of the Series 2023 Bonds, provided, however, that Series 2023 Pledged Revenues shall not include (A) any moneys transferred to the Series 2023 Reserve Fund and investment earnings thereof, (B) moneys on deposit in the Series 2023 Costs of Issuance Account, (C) special assessments levied and collected by the District under Section 190.022 of the Act for maintenance purposes or “maintenance assessments” levied and collected by the District under Section 190.021(5) of the Act (it being expressly understood that the lien and pledge of the Indenture shall not attach to any of the moneys described in the foregoing clauses (A), (B) and (C) of this proviso). See “SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2023 BONDS” herein.

The Series 2023 Bonds are subject to optional, mandatory sinking fund and extraordinary mandatory redemption at the times, in the amounts and at the redemption prices as more fully described herein. See “DESCRIPTION OF THE SERIES 2023 BONDS – Redemption Provisions” herein.


The Series 2023 Bonds involve a degree of risk (see “BONDOWNERS’ RISKS” herein) and are not suitable for all investors (see “SUITABILITY FOR INVESTMENT” herein). The Underwriter named below is limiting this offering to “accredited investors” within the meaning of Florida Statutes, and the rules of the Florida Department of Financial Services promulgated thereunder. The limitation of the initial offering to accredited investors does not denote restrictions on transfers in any secondary market for the Series 2023 Bonds. The Series 2023 Bonds are not credit enhanced or rated and no application has been made for any credit enhancement or a rating with respect to the Series 2023 Bonds.

This cover page contains information for quick reference only. It is not a summary of the Series 2023 Bonds. Investors must read this entire Limited Offering Memorandum to obtain information essential to the making of an informed investment decision.

The initial sale of the Series 2023 Bonds is subject to certain conditions precedent, including, without limitation, receipt of the opinion of Greenberg Traurig, P.A., West Palm Beach, Florida, Bond Counsel, as to the validity of the Series 2023 Bonds and the excludability of interest thereon from gross income for federal income tax purposes. Certain legal matters will be passed upon for the District by its counsel, Latham, Luna, Eden & Beaudine, LLP, Orlando, Florida, for the Landowner and the Developer (as hereinafter defined) by its counsel, Greenberg Traurig, P.A., West Palm Beach, Florida, and for the Underwriter by its counsel, Squire Patton Boggs (US) LLP, Miami, Florida. It is expected that the Series 2023 Bonds will be delivered in book-entry form through the facilities of DTC on or about __________, 2023.
PRINCIPAL AMOUNTS, INTEREST RATES, MATURITIES, YIELDS, PRICES AND CUSIP NUMBERS

$4,930,000*
Bridgewalk Community Development District
Special Assessment Bonds, Series 2023
(Assessment Area Two Project)

$__________ – _____% Series 2023 Term Bond due December 15, 20__ – Yield _____% – Price ____ – CUSIP _________†

$__________ – _____% Series 2023 Term Bond due December 15, 20__ – Yield _____% – Price ____ – CUSIP _________†

$__________ – _____% Series 2023 Term Bond due December 15, 20__ – Yield _____% – Price ____ – CUSIP _________†

* Preliminary, subject to change.
† Neither the District nor the Underwriter shall be responsible for the use of CUSIP numbers, nor is any representation made as to their correctness. They are included solely for the convenience of the readers of this Limited Offering Memorandum.
BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS

Adam Morgan,* Chairperson
Rob Bonin,* Vice-Chairperson
Lane Register,* Assistant Secretary
Kathryn Farr,* Assistant Secretary
Brent Kewley,* Assistant Secretary

* Employee of the Developer

DISTRICT MANAGER/METHODOLOGY CONSULTANT

Governmental Management Services – Central Florida, LLC
Orlando, Florida

DISTRICT COUNSEL

Latham, Luna, Eden & Beaudine, LLP
Orlando, Florida

BOND COUNSEL

Greenberg Traurig, P.A.
West Palm Beach, Florida

DISTRICT ENGINEER

Osceola Engineering, Inc.
St. Cloud, Florida
NO DEALER, BROKER, SALESPERSON OR OTHER PERSON HAS BEEN AUTHORIZED BY THE DISTRICT TO GIVE ANY INFORMATION OR TO MAKE ANY REPRESENTATIONS, OTHER THAN THOSE CONTAINED IN THIS LIMITED OFFERING MEMORANDUM, AND IF GIVEN OR MADE, SUCH OTHER INFORMATION OR REPRESENTATIONS MUST NOT BE RELIED UPON AS HAVING BEEN AUTHORIZED BY THE DISTRICT. THIS LIMITED OFFERING MEMORANDUM DOES NOT CONSTITUTE AN OFFER TO SELL OR THE SOLICITATION OF AN OFFER TO BUY ANY OF THE SERIES 2023 BONDS AND THERE SHALL BE NO OFFER, SOLICITATION, OR SALE OF THE SERIES 2023 BONDS BY ANY PERSON IN ANY JURISDICTION IN WHICH IT IS UNLAWFUL FOR SUCH PERSON TO MAKE SUCH OFFER, SOLICITATION OR SALE.

THE INFORMATION SET FORTH HEREIN HAS BEEN OBTAINED FROM THE LANDOWNER AND THE DEVELOPER (EACH AS HEREINAFTER DEFINED), THE DISTRICT, PUBLIC DOCUMENTS, RECORDS AND OTHER SOURCES, WHICH SOURCES ARE BELIEVED TO BE RELIABLE BUT WHICH INFORMATION IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS BY, AND IS NOT TO BE CONSTRUED AS A REPRESENTATION OF, THE UNDERWRITER NAMED ON THE COVER PAGE OF THIS LIMITED OFFERING MEMORANDUM. THE UNDERWRITER HAS REVIEWED THE INFORMATION IN THIS LIMITED OFFERING MEMORANDUM IN ACCORDANCE WITH, AND AS PART OF, ITS RESPONSIBILITIES TO INVESTORS UNDER THE FEDERAL SECURITIES LAWS AS APPLIED TO THE FACTS AND CIRCUMSTANCES OF THIS TRANSACTION, BUT THE UNDERWRITER DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. THE INFORMATION AND EXPRESSIONS OF OPINION HEREIN CONTAINED ARE SUBJECT TO CHANGE WITHOUT NOTICE AND NEITHER THE DELIVERY OF THIS LIMITED OFFERING MEMORANDUM, NOR ANY SALE MADE HEREUNDER, SHALL, UNDER ANY CIRCUMSTANCES, CREATE ANY IMPLICATION THAT THERE HAS BEEN NO CHANGE IN THE AFFAIRS OF THE DISTRICT, THE LANDOWNER, THE DEVELOPER OR IN THE STATUS OF THE DEVELOPMENT OR THE ASSESSMENT AREA TWO PROJECT (AS SUCH TERMS ARE HEREINAFTER DEFINED) SINCE THE DATE HEREOF.


“FORWARD-LOOKING STATEMENTS” ARE USED IN THIS DOCUMENT BY USING FORWARD LOOKING WORDS SUCH AS “MAY,” “WILL,” “SHOULD,”

THE ACHIEVEMENT OF CERTAIN RESULTS OR OTHER EXPECTATIONS CONTAINED IN SUCH FORWARD-LOOKING STATEMENTS INVOLVE KNOWN AND UNKNOWN RISKS, UNCERTAINTIES AND OTHER FACTORS WHICH MAY CAUSE ACTUAL RESULTS, PERFORMANCE OR ACHIEVEMENTS DESCRIBED TO BE MATERIALLY DIFFERENT FROM ANY FUTURE RESULTS, PERFORMANCE OR ACHIEVEMENTS EXPRESSED OR IMPLIED BY SUCH FORWARD-LOOKING STATEMENTS. THE DISTRICT, THE LANDOWNER AND THE DEVELOPER DO NOT PLAN TO ISSUE ANY UPDATES OR REVISIONS TO THOSE FORWARD-LOOKING STATEMENTS IF OR WHEN ANY OF ITS EXPECTATIONS OR EVENTS, CONDITIONS OR CIRCUMSTANCES ON WHICH SUCH STATEMENTS ARE BASED OCCUR, OTHER THAN AS DESCRIBED UNDER “CONTINUING DISCLOSURE” HEREIN.

THE DISTRICT HAS DEEMED THIS PRELIMINARY LIMITED OFFERING MEMORANDUM “FINAL,” EXCEPT FOR PERMITTED OMISSIONS WITHIN THE CONTEMPLATION OF RULE 15c2-12(b)(1) PROMULGATED BY THE SECURITIES AND EXCHANGE COMMISSION.
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APPENDIX A: COPY OF MASTER INDENTURE AND PROPOSED FORM OF SECOND SUPPLEMENTAL INDENTURE
APPENDIX B: PROPOSED FORM OF OPINION OF BOND COUNSEL
APPENDIX C: ENGINEER’S REPORT
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APPENDIX E: PROPOSED FORM OF CONTINUING DISCLOSURE AGREEMENT
APPENDIX F: AUDITED FINANCIAL STATEMENTS AS OF THE FISCAL YEAR ENDED SEPTEMBER 30, 2022
$4,930,000
BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT
(OSCEOLA COUNTY, FLORIDA)
SPECIAL ASSESSMENT BONDS, SERIES 2023
(ASSESSMENT AREA TWO PROJECT)

INTRODUCTION

The purpose of this Limited Offering Memorandum is to set forth certain information in connection with the offering for sale by the Bridgewalk Community Development District (the “District” or “Issuer”) of its $4,930,000* Special Assessment Bonds, Series 2023 (Assessment Area Two Project) (the “Series 2023 Bonds”).


The District was created pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the “Act”), and by Ordinance No. 2021-64 of the Board of County Commissioners of Osceola County, Florida (the “County”), enacted on September 20, 2021 and effective on September 23, 2021. The District was created for the purpose of delivering certain community development services and facilities for the benefit of the District Lands (as hereinafter defined) and has previously determined to undertake, in one (1) or more stages, the acquisition and/or construction of public improvements and community facilities as set forth in the Act for the special benefit of the District Lands. The Act authorizes the District to issue bonds for the purposes of, among others, financing, funding, planning, establishing, acquiring, constructing or reconstructing, enlarging or extending, and equipping water management, water supply, sewer and wastewater management, bridges or culverts, public roads, street lights and other basic infrastructure projects within or without the boundaries of the District as provided in the Act.

The boundaries of the District currently include approximately 211.99 +/- gross acres of land (the “District Lands”), located entirely within the unincorporated area of the County. The lands within the District are being developed under the name “Bridgewalk” (the “Development”). The Development will be developed in multiple phases and is planned to consist of five hundred twenty-three (523) residential units consisting of one hundred seventeen (117) townhome units, eighty-seven (87) single-family homes on forty-foot (40’) wide lots, two hundred twenty-one (221) single-family homes on fifty-foot (50’) wide lots and ninety-eight (98) single-family homes on sixty-foot (60’) wide lots. Phase 1A and Phase 2A/2B (each as hereinafter defined) of the Development comprise approximately 129.36 +/- gross acres and are planned to contain two hundred forty-eight (248) residential units (“Assessment Area One”). Phase 1B and Phase 2C (each as hereinafter defined) of the Development comprise approximately 82.63 +/- gross acres and are planned to contain two hundred seventy-five (275) residential units (“Assessment Area Two”). The Series 2023 Bonds will be secured by the Series 2023 Special Assessments which will be levied on the

* Preliminary, subject to change.
seventy-six (76) platted lots within Phase 1B and the remaining 64.84+/- unplatted gross acres of land within Assessment Area Two until such time as the remaining one hundred ninety-nine (199) lots within Assessment Area Two are platted. As platting of the remaining one hundred ninety-nine (199) lots occurs, the Series 2023 Special Assessments will be assigned to such platted lots on a first platted, first assigned basis. See “APPENDIX D – ASSESSMENT METHODOLOGY” for more information.

Standard Pacific of Florida, LLC, a Florida limited liability company (the “Landowner”), is the owner of the lands within Assessment Area Two. Lennar Homes, LLC, a Florida limited liability company (the “Developer”), is the developer of the entire Development. The Developer serves as the homebuilder for (i) two hundred twenty-four (224) residential units within Phase 1A of Assessment Area One, (ii) seventy-six (76) residential units planned for Phase 1B within Assessment Area Two, which consist of all of the planned units in Phase 1B and (iii) sixteen (16) residential units planned for Phase 2C within Assessment Area Two. The Landowner and the Developer are each an indirectly wholly owned subsidiary of Lennar Corporation (“Lennar”). The Landowner entered into a Lot Sale Agreement dated March 30, 2022, as may be amended and supplemented from time to time (the “Pulte Contract”), with Pulte Home Company LLC, a Michigan limited liability company (“Pulte”), for the sale upon development completion of developed lots planned for (i) twenty-four (24) residential units within Phase 2A/2B within Assessment Area One, which consist of all of the planned units within Phase 2A/2B and (ii) one hundred eighty-three (183) of the residential units planned for Phase 2C within Assessment Area Two. See “THE DEVELOPMENT – Development Plan / Status” for the current development plan for the Development. Pulte, as homebuilder, will subsequently construct and market residential units to homebuyers within Phase 2A/2B within Assessment Area One and Phase 2C within Assessment Area Two. Pursuant to the Pulte Contract, Pulte is currently expected to takedown all 207 lots in a single takedown no later than June 2024. The Landowner and Pulte are currently negotiating an amendment to the Pulte Contract to extend such takedown date within the fourth calendar quarter of 2024. See “THE LANDOWNER AND THE DEVELOPER” herein for more information regarding the Landowner and the Developer and see “THE DEVELOPMENT” herein for a summary of the current development status of the Development.

The District previously issued its $4,440,000 aggregate principal amount of Special Assessment Bonds, Series 2022 (Assessment Area One Project), currently outstanding in the principal amount of $4,350,000 (the “Series 2022 Bonds”) to finance certain public infrastructure improvements associated with Assessment Area One (the “Assessment Area One Project”). The Series 2022 Bonds are secured by Special Assessments levied solely on the assessable properties within Assessment Area One and no special assessments securing the Series 2022 Bonds will be levied on any other lands in the District, including Assessment Area Two, or used to pay debt service on any other bonds, including the Series 2023 Bonds. The Series 2023 Bonds are secured by Series 2023 Special Assessments levied solely on the assessable lands within Assessment Area Two and no special assessments securing the Series 2023 Bonds will be levied on any other lands in the District or used to pay debt service on any other bonds, including the Series 2022 Bonds.

The Series 2023 Bonds are being issued by the District pursuant to the Act, Resolution Nos. 2021-14 and 2024-01, adopted by the Board of Supervisors of the District (the “Board”) on September 30, 2021 and October 16, 2023, respectively (collectively, the “Bond Resolution”), and a Master Trust Indenture, dated as of January 1, 2022 (the “Master Indenture”), as supplemented by a Second Supplemental Trust Indenture, dated as of November 1, 2023 (the “Second Supplemental Indenture” and, together with the Master Indenture, the “Indenture”), each by and between the District and U.S. Bank Trust Company, National Association, a national banking association duly organized and existing under the laws of the United States of America and authorized to exercise corporate trust powers in the State of Florida, as successor trustee (the “Trustee”). All capitalized terms used in this Limited Offering Memorandum and not defined herein shall have the respective meanings set forth in the Indenture. See “APPENDIX A –
COPY OF MASTER INDENTURE AND PROPOSED FORM OF SECOND SUPPLEMENTAL INDENTURE."

Net proceeds of the Series 2023 Bonds will be used to provide funds for (i) the Costs of acquiring and/or constructing a portion of the Assessment Area Two Project (as hereinafter defined), (ii) the funding of the Series 2023 Reserve Account in an amount equal to the initial Series 2023 Reserve Requirement and (iii) the payment of the costs of issuance of the Series 2023 Bonds. See “THE CAPITAL IMPROVEMENT PLAN AND THE ASSESSMENT AREA TWO PROJECT” and “ESTIMATED SOURCES AND USES OF FUNDS” herein.

The Series 2023 Bonds will be secured by a pledge of the Series 2023 Pledged Revenues. “Series 2023 Pledged Revenues” shall mean (a) all revenues received by the District from Series 2023 Special Assessments levied and collected on the assessable lands within Assessment Area Two within the District, including, without limitation, amounts received from any foreclosure proceeding for the enforcement of collection of such Series 2023 Special Assessments, or (b) all moneys on deposit in the Funds, Accounts and subaccounts established under the Indenture created and established with respect to the Series 2023 Bonds; provided, however, that Series 2023 Pledged Revenues shall not include (A) any moneys transferred to the Series 2023 Rebate Fund and investment earnings thereon, (B) moneys on deposit in the Series 2023 Costs of Issuance Account of the Acquisition and Construction Fund, and (C) “special assessments” levied and collected by the District under Section 190.022 of the Act for maintenance purposes or “maintenance assessments” levied and collected by the District under Section 190.021(3) of the Act (it being expressly understood that the lien and pledge of the Indenture shall not apply to any of the moneys described in the foregoing clauses (A), (B) and (C) of this proviso). See “SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2023 BONDS.”

There follows in this Limited Offering Memorandum a brief description of the District, the Landowner, the Developer, Pulte, the Development, the Assessment Area Two Project and summaries of certain terms of the Series 2023 Bonds, the Indenture and certain provisions of the Act. All references herein to the Indenture and the Act are qualified in their entirety by reference to such documents and statute, and all references to the Series 2023 Bonds are qualified by reference to the definitive form thereof and the information with respect thereto contained in the Indenture. The copy of the Master Indenture and proposed form of the Second Supplemental Indenture appear in APPENDIX A hereto.

This Limited Offering Memorandum speaks only as of its date and the information contained herein is subject to change.

DESCRIPTION OF THE SERIES 2023 BONDS

General Description

The Series 2023 Bonds are issuable only as fully registered bonds, without coupons, in the denominations of $5,000 and any integral multiple thereof, except as otherwise provided in the Indenture.

The Series 2023 Bonds shall be dated as of the date of initial delivery. Regularly scheduled interest on the Series 2023 Bonds shall be payable on each Interest Payment Date to maturity or prior redemption. “Interest Payment Date” means June 15 and December 15 of each year, commencing June 15, 2024, and any other date the principal of the Series 2023 Bonds is paid, including any Quarterly Redemption Date. Interest on the Series 2023 Bonds shall be payable from the most recent Interest Payment Date next preceding the date of authentication thereof to which interest has been paid, unless the date of authentication thereof is a June 15 or December 15 to which interest has been paid, in which case from such date of
authentication, or unless the date of authentication thereof is prior to June 15, 2024, in which case from the
date of initial delivery or unless the date of authentication thereof is between a Record Date and the next
succeeding Interest Payment Date, in which case from such Interest Payment Date. Interest on the Series
2023 Bonds will be computed in all cases on the basis of a 360-day year consisting of twelve (12) 30-day
months. “Quarterly Redemption Date” means March 15, June 15, September 15 and December 15 of any
calendar year.

Upon initial issuance, the ownership of the Series 2023 Bonds will be registered in the name of
Cede & Co., as nominee for The Depository Trust Company ("DTC"), New York, New York, and purchases
of beneficial interests in the Series 2023 Bonds will be made in book-entry only form. Principal and interest
on the Series 2023 Bonds registered in the name of Cede & Co. prior to and at maturity shall be payable
directly to Cede & Co. in care of DTC. Disbursement of such amounts to Direct Participants (as defined herein)
shall be the responsibility of DTC. Payments by Direct Participants to Indirect Participants (as defined herein)
and by Direct Participants and Indirect Participants to Beneficial Owners (as defined herein) shall be
the responsibility of Direct Participants and Indirect Participants and not of DTC, the Trustee or the
District. Individuals may purchase beneficial interests in Authorized Denominations in book-entry only
form, without certificated Series 2023 Bonds, through Direct Participants or Indirect Participants. During
the period for which Cede & Co. is registered owner of the Series 2023 Bonds, any notices to be provided
to any Beneficial Owner will be provided to Cede & Co. DTC shall be responsible for notices to Direct
Participants and Direct Participants shall be responsible for notices to Indirect Participants, and Direct
Participants and Indirect Participants shall be responsible for notices to Beneficial Owners. See also “–
Book-Entry Only System” herein.

The Series 2023 Bonds will initially be sold only to “accredited investors” within the meaning
under Chapter 517, Florida Statutes, as amended, and the rules of the Florida Department of Financial
Services promulgated thereunder, although there is no limitation on resales of the Series 2023 Bonds. See
“DESCRIPTION OF THE SERIES 2023 BONDS – Book-Entry Only System” and “SUITABILITY FOR
INVESTMENT” below.

U.S. Bank Trust Company, National Association, a national banking association duly organized
and existing under the laws of the United States of America and authorized to exercise corporate trust
powers in the State of Florida, is initially serving as the Trustee, Registrar and Paying Agent for the Series
2023 Bonds.

Redemption Provisions

Optional Redemption

The Series 2023 Bonds may, at the option of the District, provided written notice thereof has been
sent to the Trustee at least forty-five (45) days prior to the redemption date (unless the Trustee will accept
less than forty-five (45) days’ notice), be called for redemption prior to maturity as a whole or in part, at
any time, on or after December 15, 20__ (less than all Series 2023 Bonds of a maturity to be selected
randomly), at a Redemption Price equal to the principal amount of Series 2023 Bonds to be redeemed, plus
accrued interest from the most recent Interest Payment Date to the redemption date from moneys on deposit
in the Series 2023 Optional Redemption Subaccount of the Series 2023 Bond Redemption Account. If such
optional redemption shall be in part, the District shall select such principal amount of Series 2023 Bonds to
be optionally redeemed from each maturity so that debt service on the remaining Outstanding Series 2023
Bonds is substantially level.
Mandatory Sinking Fund Redemption

The Series 2023 Bonds maturing on December 15, 20__ are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2023 Sinking Fund Account on December 15 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of one hundred percent (100%) of their principal amount plus accrued interest to the date of redemption.

<table>
<thead>
<tr>
<th>Year</th>
<th>Mandatory Sinking Fund Redemption Amount</th>
</tr>
</thead>
</table>

*Maturity

The Series 2023 Bonds maturing on December 15, 20__ are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2023 Sinking Fund Account on December 15 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of one hundred percent (100%) of their principal amount plus accrued interest to the date of redemption.

<table>
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</table>

*Maturity

The Series 2023 Bonds maturing on December 15, 20__ are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2023 Sinking Fund Account on December 15 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of one hundred percent (100%) of their principal amount plus accrued interest to the date of redemption.

<table>
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<tr>
<th>Year</th>
<th>Mandatory Sinking Fund Redemption Amount</th>
</tr>
</thead>
</table>

*Maturity

Upon any redemption or purchase of Series 2023 Bonds other than in accordance with scheduled mandatory sinking fund redemptions, the District shall cause to be recalculated and delivered to the Trustee revised mandatory sinking fund redemption amounts recalculated so as to amortize the Outstanding principal amount of Series 2023 Bonds in substantially equal annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining term of the Series 2023 Bonds. The mandatory sinking fund redemption amounts as so recalculated shall not result in an increase in the aggregate of the mandatory sinking fund redemption amounts for all Series 2023 Bonds in any year. In the event of a redemption or purchase occurring less than forty-five (45) days prior to a date on which a mandatory sinking fund redemption payment is due, the foregoing recalculation shall not be made to the
mandatory sinking fund redemption amounts due in the year in which such redemption or purchase occurs, but shall be made to the mandatory sinking fund payment amounts for the immediately succeeding and subsequent years.

**Extraordinary Mandatory Redemption**

The Series 2023 Bonds are subject to extraordinary mandatory redemption prior to maturity by the District in whole or in part, on any date (other than in the case of clause (i) below where an extraordinary mandatory redemption in part must occur on a Quarterly Redemption Date), at a Redemption Price equal to one hundred percent (100%) of the principal amount of the Series 2023 Bonds to be redeemed, plus interest accrued to the redemption date, as follows:

(i) from Series 2023 Prepayment Principal deposited into the Series 2023 Prepayment Subaccount of the Series 2023 Bond Redemption Account (taking into account the credit from the Series 2023 Reserve Account pursuant to the provisions of the Second Supplemental Indenture) following a Prepayment in whole or in part of Series 2023 Special Assessments on any assessable property within the District in accordance with the provisions of the Second Supplemental Indenture.

(ii) from moneys, if any, on deposit in the Series 2023 Funds, Accounts and subaccounts in the Funds and Accounts (other than the Series 2023 Rebate Fund and Series 2023 Acquisition and Construction Account) sufficient to pay and redeem all Outstanding Series 2023 Bonds and accrued interest thereon to the redemption date or dates in addition to all amounts owed to Persons under the Indenture.

(iii) from any funds remaining on deposit in the Series 2023 Acquisition and Construction Account not otherwise reserved to complete the Assessment Area Two Project (including any amounts transferred from the Series 2023 Reserve Account) all of which have been transferred to the Series 2023 General Redemption Subaccount of the Series 2023 Bond Redemption Account.

**Notice of Redemption and of Purchase**

When required to redeem or purchase Series 2023 Bonds under any provision of the Indenture or directed to do so by the District, the Trustee shall give or cause to be given notice of the redemption to be provided by Electronic Means or mailed by first-class mail, postage prepaid, at least thirty (30) but not more than sixty (60) days prior to the redemption or purchase date to all Owners of Series 2023 Bonds to be redeemed or purchased (as such Owners appear on the Bond Register on the fifth (5th) day prior to such mailing), at their registered addresses, but failure to mail any such notice or defect in the notice or in the mailing thereof shall not affect the validity of the redemption or purchase of the Series 2023 Bonds for which notice was duly mailed in accordance with the Indenture. The District shall, when it is directing the Trustee to provide such notice, provide written direction to the Trustee at least forty-five (45) days (unless the Trustee agrees to a shorter period) prior to the date on which the Trustee is required to send notice in accordance with the Indenture. If the Trustee determines that the giving of notice by mail is not feasible, the Trustee may use any other industry acceptable means of giving notice including, but not limited to, facsimile or email provided the Trustee can establish such other means of giving notice was in fact given. Pursuant to the Indenture, the Trustee is authorized to provide notice of redemption on a conditional basis.

**Purchase of Series 2023 Bonds**

At the written direction of the District, the Trustee shall apply moneys from time to time available in the Series 2023 Sinking Fund Account to the purchase of Series 2023 Bonds in accordance with the Indenture, at prices not higher than the principal amount thereof, in lieu of redemption, provided that firm
purchase commitments can be made before the notice of redemption would otherwise be required to be
given.

**Book-Entry Only System**

The information in this caption concerning DTC and DTC’s book-entry system has been obtained
from DTC, and neither the District nor the Underwriter make any representation or warranty or take any
responsibility for the accuracy or completeness of such information.

The Depository Trust Company (“DTC”), New York, New York, will act as securities depository
for the Series 2023 Bonds. The Series 2023 Bonds will be issued as fully-registered securities registered
in the name of Cede & Co. (DTC’s partnership nominee) or such other name as may be requested by an
authorized representative of DTC. One (1) fully-registered Series 2023 Bond certificate will be issued for
each maturity of the Series 2023 Bonds, each in the aggregate principal amount of such maturity, and will
be deposited with DTC.

DTC, the world’s largest securities depository, is a limited-purpose trust company organized under
the New York Banking Law, a “banking organization” within the meaning of the New York Banking Law,
a member of the Federal Reserve System, a “clearing corporation” within the meaning of the New York
Uniform Commercial Code, and a “clearing agency” registered pursuant to the provisions of Section 17A
of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues
of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments
(from over one hundred (100) countries) that DTC’s participants (“Direct Participants”) deposit with DTC.
DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities
transactions in deposited securities, through electronic computerized book-entry transfers and pledges
between Direct Participants’ accounts. This eliminates the need for physical movement of securities
certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust
companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of
The Depository Trust & Clearing Corporation (“DTCC”). DTCC is the holding company for DTC,
National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are
registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC
system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust
companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct
Participant, either directly or indirectly (“Indirect Participants”). DTC has a Standard & Poor’s rating of
AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange

Purchases of Series 2023 Bonds under the DTC system must be made by or through Direct
Participants, which will receive a credit for the Series 2023 Bonds on DTC’s records. The ownership
interest of each actual purchaser of each Series 2023 Bond (“Beneficial Owner”) is in turn to be recorded
on the Direct and Indirect Participants’ records. Beneficial Owners will not receive written confirmation
from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations
providing details of the transaction, as well as periodic statements of their holdings, from the Direct or
Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of
ownership interests in the Series 2023 Bonds are to be accomplished by entries made on the books of Direct
and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive
certificates representing their ownership interests in the Series 2023 Bonds, except in the event that use of
the book-entry system for the Series 2023 Bonds is discontinued.

To facilitate subsequent transfers, all Series 2023 Bonds deposited by Direct Participants with DTC
are registered in the name of DTC’s partnership nominee, Cede & Co., or such other name as may be
requested by an authorized representative of DTC. The deposit of the Series 2023 Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Series 2023 Bonds; DTC’s records reflect only the identity of the Direct Participants to whose accounts such Series 2023 Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Series 2023 Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Series 2023 Bonds, such as redemptions, tenders, defaults, and proposed amendments to the Series 2023 Bond documents. For example, Beneficial Owners of Series 2023 Bonds may wish to ascertain that the nominee holding the Series 2023 Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Series 2023 Bonds are being redeemed, DTC’s practice is to determine by lot the amount of the interest of each Direct Participant in such Series 2023 Bonds to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to the Series 2023 Bonds unless authorized by a Direct Participant in accordance with DTC’s MMI procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the District as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.’s consenting or voting rights to those Direct Participants to whose accounts the Series 2023 Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds, and principal and interest payments on the Series 2023 Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC’s practice is to credit Direct Participants’ accounts upon DTC’s receipt of funds and corresponding detail information from the District or the Paying Agent on payable date in accordance with their respective holdings shown on DTC’s records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in “street name,” and will be the responsibility of such Participant and not of DTC nor its nominee, the Trustee, or the District, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and interest payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the District and/or the Paying Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as depository with respect to the Series 2023 Bonds at any time by giving reasonable notice to the District or the Trustee. Under such circumstances, in the event that a successor depository is not obtained, Series 2023 Bond certificates are required to be printed and delivered.

Pursuant to the procedures of DTC, the District may decide to discontinue use of the system of book-entry only transfers through DTC (or a successor securities depository). In that event, Series 2023 Bond certificates will be printed and delivered to DTC.
SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2023 BONDS

General


The Series 2023 Bonds will be secured by a pledge of the Series 2023 Pledged Revenues. “Series 2023 Pledged Revenues” shall mean (a) all revenues received by the District from Series 2023 Special Assessments levied and collected on the assessable lands within Assessment Area Two within the District, including, without limitation, amounts received from any foreclosure proceeding for the enforcement of collection of such Series 2023 Special Assessments or from the issuance and sale of tax certificates with respect to such Series 2023 Special Assessments, and (b) all moneys on deposit in the Funds, Accounts and subaccounts established under the Indenture created and established with respect to or for the benefit of the Series 2023 Bonds; provided, however, that Series 2023 Pledged Revenues shall not include (A) any moneys transferred to the Series 2023 Rebate Fund and investment earnings thereon, (B) moneys on deposit in the Series 2023 Costs of Issuance Account of the Acquisition and Construction Fund, and (C) “special assessments” levied and collected by the District under Section 190.022 of the Act for maintenance purposes or “maintenance assessments” levied and collected by the District under Section 190.021(3) of the Act (it being expressly understood that the lien and pledge of the Indenture shall not apply to any of the moneys described in the foregoing clauses (A), (B) and (C) of this proviso).

“Series 2023 Special Assessments” shall mean the Special Assessments levied on the assessable lands within Assessment Area Two within the District as a result of the District’s acquisition and/or construction of the Assessment Area Two Project, corresponding in amount to the debt service on the Series 2023 Bonds and designated as such in the Assessment Methodology (as hereinafter defined), which describes the methodology for allocating the Series 2023 Special Assessments to the assessable lands within Assessment Area Two within the District, and which Assessment Methodology is attached as APPENDIX D hereto. The Series 2023 Special Assessments will be levied pursuant to Section 190.022 of the Act, resolutions of the District adopted prior to delivery of the Series 2023 Bonds, as amended and supplemented from time to time (collectively, the “Assessment Resolutions”) and assessment proceedings conducted by the District (together with the Assessment Resolutions, the “Assessment Proceedings”). Non-ad valorem assessments are not based on millage and are not taxes, but can become a lien against the homestead as permitted in Section 4, Article X of the Florida State Constitution. The Series 2023 Special Assessments will constitute a lien against the land as to which the Series 2023 Special Assessments are imposed. See “ENFORCEMENT OF ASSESSMENT COLLECTIONS” herein.
Assessment Methodology / Projected Level of District Assessments

As set forth in the Assessment Methodology, the Series 2023 Special Assessments will be levied on the seventy-six (76) platted lots within Phase 1B and the remaining 64.84 +/- gross acres of land within Assessment Area Two until such time as the remaining one hundred ninety-nine (199) lots within Assessment Area Two are platted. As platting of the remaining one hundred ninety-nine (199) lots occurs, the Series 2023 Special Assessments will be assigned to such platted lots on a first platted, first assigned basis. A final plat for Phase 1B was recorded on August 31, 2022. Assuming that all of the planned two hundred seventy-five (275) residential units within Assessment Area Two are developed and platted, then the Series 2023 Special Assessments will be allocated on a per unit basis below and as set forth in the Assessment Methodology. See “APPENDIX D – ASSESSMENT METHODOLOGY” herein.

<table>
<thead>
<tr>
<th>Product Type</th>
<th># of Units Planned</th>
<th>Annual Series 2023 Special Assessments Per Unit*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family-40’</td>
<td>33</td>
<td>$1,139.12</td>
</tr>
<tr>
<td>Single-family-50’</td>
<td>173</td>
<td>1,423.90</td>
</tr>
<tr>
<td>Single-family-60’</td>
<td>69</td>
<td>1,708.68</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>275</strong></td>
<td></td>
</tr>
</tbody>
</table>

* Preliminary, subject to change. This amount is grossed up to include early payment discounts and County collection fees, currently six percent (6%).

The District will continue levying assessments to cover its operation and administrative costs that are approximately $896.33 per single-family home on forty-foot (40’) wide lots, $1,120.41 per single-family home on fifty-foot (50’) wide lots and $1,344.49 per single-family home on sixty-foot (60’) wide lots annually, grossed up to include early payment discounts, which amounts are subject to change. In addition, residents will be required to pay homeowners association fees, which are approximately $141.00 per single-family home on forty-foot (40’) wide lots, $150.00 per single-family home on fifty-foot (50’) wide lots and $161.00 per single-family home on sixty-foot (60’) wide lots per month, which amounts are subject to change. The land within the District has been and will continue to be subject to taxes and assessments imposed by taxing authorities other than the District. The total millage rate applicable to lands within the District for 2023 was approximately 13.9649 mills, which millage rate is subject to change in future years. These taxes are payable in addition to the Series 2023 Special Assessments and any other assessments levied by the District. In addition, exclusive of voter approved millages levied for general obligation bonds, as to which no limit applies, the County and the School District of Osceola County, Florida each levy ad valorem taxes upon the land in the District. The District has no control over the level of ad valorem taxes and/or special assessments levied by other taxing authorities. It is possible that in future years taxes and special assessments levied by these other entities could be substantially higher than in the current year. See “THE DEVELOPMENT – Taxes, Fees and Assessments” for more information, including, without limitation, more information regarding the proposed homeowners’ association assessments.

Additional Obligations

In the Indenture, the District will covenant not to issue any other Bonds or other debt obligations secured by the Series 2023 Special Assessments. Such covenant shall not prohibit the District from issuing refunding Bonds. In addition, the District will covenant in the Indenture not to issue any other Bonds or debt obligations for capital projects, secured by any Special Assessments on assessable land within the District which secure the Series 2023 Special Assessments, until the Series 2023 Special Assessments are
Substantially Absorbed. The District’s covenants described above shall not preclude the imposition of Special Assessments or other non-ad valorem assessments on such lands in connection with other capital projects that are necessary for health, safety or welfare reasons or to remediate a natural disaster. “Substantially Absorbed” is defined in the Indenture to mean the date on which at least seventy-five percent (75%) of the principal portion of the Series 2023 Special Assessments have been assigned to residential units within the District that have received certificates of occupancy. The District or the District Manager on behalf of the District, shall provide the Trustee with a certification that the Series 2023 Special Assessments are Substantially Absorbed and the Trustee may conclusively rely upon such certification and shall have no duty to verify if the Series 2023 Special Assessments are Substantially Absorbed. Notwithstanding any provision in the Indenture to the contrary, the District may issue other Bonds or debt obligations secured by Special Assessments levied on the same land upon which the Series 2023 Special Assessments have been levied at any time upon the written consent of the Majority Holders or at any time without any such consent if Special Assessments are levied on any lands within the District which are not subject to the Series 2023 Special Assessments.

The District (subject to the preceding paragraph) and/or other public entities may impose taxes or other special assessments on the same properties encumbered by the Series 2023 Special Assessments without the consent of the Owners of the Series 2023 Bonds. See “– Assessment Methodology / Projected Level of District Assessments” above. As set forth above, the District is imposing certain non-ad valorem special assessments called maintenance assessments, which are of equal dignity with the Series 2023 Special Assessments, on the same lands upon which the Series 2023 Special Assessments are imposed, to fund the maintenance and operation of the District. See “BONDOWNERS’ RISKS” and “THE CAPITAL IMPROVEMENT PLAN AND THE ASSESSMENT AREA TWO PROJECT” herein.

Covenant Against Sale or Encumbrance

In the Master Indenture, the District will covenant that (a) except for those improvements comprising any Project that are to be conveyed by the District to the County, the State Department of Transportation or another governmental entity and (b) except as otherwise permitted in the Indenture, it will not sell, lease or otherwise dispose of or encumber any Project or any part thereof. See “APPENDIX A – COPY OF MASTER INDENTURE AND PROPOSED FORM OF SECOND SUPPLEMENTAL INDENTURE” herein for more information.

Series 2023 Reserve Account

The Indenture establishes a Series 2023 Reserve Account for the Series 2023 Bonds within the Debt Service Reserve Fund. The Series 2023 Reserve Account will, at the time of delivery of the Series 2023 Bonds, be funded from a portion of the net proceeds of the Series 2023 Bonds in the amount of the initial Series 2023 Reserve Requirement. The “Series 2023 Reserve Requirement” or “Reserve Requirement” shall mean an amount initially equal to fifty percent (50%) of the maximum annual debt service with respect to the initial principal amount of the Series 2023 Bonds determined on the date of issue. Upon satisfaction of the Release Conditions, the Series 2023 Reserve Requirement shall be reduced to an amount equal to ten percent (10%) of the maximum annual debt service with respect to the then Outstanding principal amount of the Series 2023 Bonds. “Release Conditions” shall mean all of the following: (a) all of the principal portion of the Series 2023 Special Assessments has been assigned to residential units that have been constructed and each received a certificate of occupancy; and (b) no Event of Default under the Master Indenture has occurred, all as evidenced pursuant to the provisions of the Second Supplemental Indenture. If a portion of the Series 2023 Bonds are redeemed pursuant to the provisions of the Second Supplemental Indenture, the Reserve Requirement shall be reduced pursuant to the terms of the Second Supplemental Indenture. Any amount in the Series 2023 Reserve Account may, upon final maturity or
redemption of all Outstanding Series 2023 Bonds, be used to pay principal of and interest on the Series 2023 Bonds at that time. The initial Series 2023 Reserve Requirement shall be equal to $__________.

On each May 1 and November 1 (or, if such date is not a Business Day, on the Business Day next preceding such day), the Trustee will determine the amount on deposit in the Series 2023 Reserve Account and transfer any excess therein above the Reserve Requirement for the Series 2023 Bonds to be transferred to the Series 2023 Acquisition and Construction Account and after the Completion Date to the Series 2023 Revenue Account in accordance with the Indenture.

Notwithstanding any of the foregoing, amounts on deposit in the Series 2023 Reserve Account will be transferred by the Trustee, in the amounts directed in writing by the Majority Holders of the Series 2023 Bonds to the Series 2023 General Redemption Subaccount of the Series 2023 Bond Redemption Account, if as a result of the application of Article X of the Master Indenture, the proceeds received from lands sold subject to the Series 2023 Special Assessments and applied to redeem a portion of the Series 2023 Bonds is less than the principal amount of Series 2023 Bonds indebtedness attributable to such lands.

Subject to the provisions of the Second Supplemental Indenture, on any date the District or the District Manager, on behalf of the District, receives notice that a landowner wishes to prepay its Series 2023 Special Assessments relating to the benefited property of such landowner within Assessment Area Two within the District, or as a result of a mandatory true-up payment, the District shall, or cause the District Manager, on behalf of the District to, calculate the principal amount of such Prepayment taking into account a credit against the amount of the Series 2023 Prepayment Principal due by the amount of money in the Series 2023 Reserve Account that will be in excess of the applicable Series 2023 Reserve Requirement, taking into account the proposed Prepayment. Such excess in the Series 2023 Reserve Account shall be transferred by the Trustee to the Series 2023 Prepayment Subaccount of the Series 2023 Bond Redemption Account, as a result of such Prepayment. The District Manager, on behalf of the Issuer, shall make such calculation within ten (10) Business Days after receiving notice of such Prepayment and shall instruct the Trustee in writing to transfer such amount of credit given to the landowner from the Series 2023 Reserve Account to the Series 2023 Prepayment Subaccount of the Series 2023 Bond Redemption Account to be used for the extraordinary mandatory redemption of the Series 2023 Bonds in accordance with the Second Supplemental Indenture. The Trustee is authorized to make such transfers and has no duty to verify such calculations. Notwithstanding the foregoing, upon satisfaction of the Release Conditions, the Trustee shall deposit such excess on deposit in the Series 2023 Reserve Account to the Series 2023 Acquisition and Construction Account and pay such amount deposited in the Series 2023 Acquisition and Construction Account to the Person or Persons designated in a requisition in the form attached to the Second Supplemental Indenture submitted to the District by the Developer within thirty (30) days of such transfer which requisition shall be executed by the District and the Consulting Engineer. Such payment is authorized notwithstanding that the Completion Date might have been declared provided the Developer can establish, to the satisfaction of the Consulting Engineer, Costs of the Assessment Area Two Project that were not paid from moneys initially deposited in the Series 2023 Acquisition and Construction Account. In the event that there are no unreimbursed Costs to pay to the Developer, such excess moneys transferred from the Series 2023 Reserve Account to the Series 2023 Acquisition and Construction Account shall be deposited into the Series 2023 General Redemption Subaccount of the Series 2023 Bond Redemption Account upon direction to the Trustee by the District.

In addition, upon satisfaction of the Release Conditions as evidenced by a written certificate of the District Manager delivered to the District and the Trustee, stating that the Release Conditions have been satisfied and setting forth the amount of the new Series 2023 Reserve Requirement, the Trustee shall without further direction reduce the Series 2023 Reserve Requirement to ten percent (10%) of the maximum annual debt service of the then Outstanding principal amount of the Series 2023 Bonds as calculated by the District Manager. The excess amount in the Series 2023 Reserve Account shall be transferred to the Series
2023 Acquisition and Construction Account, as provided hereinabove. The Trustee may conclusively rely on such written certificate of the District Manager.

In addition, in the event of an extraordinary mandatory redemption pursuant to the provisions of the Indenture, the District Manager, on behalf of the District, shall calculate the applicable Reserve Requirement and communicate the same to the Trustee and the Trustee shall apply any excess in the Series 2023 Reserve Account toward such extraordinary mandatory redemption.

It shall be an Event of Default under the Indenture if at any time the amount in the Series 2023 Reserve Account is less than the Series 2023 Reserve Requirement as a result of the Trustee withdrawing an amount therefrom to satisfy the Debt Service Requirement for the Series 2023 Bonds and such amount has not been restored within thirty (30) days of such withdrawal.

**Deposit and Application of the Series 2023 Pledged Revenues**

Pursuant to the Indenture, the Trustee shall transfer from amounts on deposit in the Series 2023 Revenue Account to the Funds, Accounts and subaccounts designated below, the following amounts, at the following times and in the following order of priority:

- **FIRST**, upon receipt but no later than the Business Day next preceding each June 15 commencing June 15, 2024, to the Series 2023 Interest Account of the Debt Service Fund, an amount equal to the interest on the Series 2023 Bonds becoming due on the next succeeding June 15, less any amounts on deposit in the Series 2023 Interest Account not previously credited;

- **SECOND**, upon receipt but no later than the Business Day next preceding each December 15 commencing December 15, 2024, to the Series 2023 Interest Account of the Debt Service Fund, an amount equal to the interest on the Series 2023 Bonds becoming due on the next succeeding December 15, less any amounts on deposit in the Series 2023 Interest Account not previously credited;

- **THIRD**, no later than the Business Day next preceding each December 15, commencing December 15, 20__, to the Series 2023 Sinking Fund Account of the Debt Service Fund, an amount equal to the principal amount of Series 2023 Bonds subject to sinking fund redemption on such December 15, less any amount on deposit in the Series 2023 Sinking Fund Account not previously credited;

- **FOURTH**, no later than the Business Day next preceding the December 15, which is a principal payment date for any Series 2023 Bonds, to the Series 2023 Principal Account of the Debt Service Fund, an amount equal to the principal amount of Series 2023 Bonds Outstanding maturing on such December 15, less any amounts on deposit in the Series 2023 Principal Account not previously credited;

- **FIFTH**, notwithstanding the foregoing, at any time the Series 2023 Bonds are subject to redemption on a date which is not a June 15 or December 15 Interest Payment Date, the Trustee shall be authorized to transfer to the Series 2023 Interest Account, the amount necessary to pay interest on the Series 2023 Bonds subject to redemption on such date;

- **SIXTH**, upon receipt but no later than the Business Day next preceding each Interest Payment Date while Series 2023 Bonds remain Outstanding, to the Series 2023 Reserve Account, an amount equal to the amount, if any, which is necessary to make the amount on deposit therein equal to the Series 2023 Reserve Requirement for the Series 2023 Bonds; and
SEVENTH, subject to the foregoing paragraphs, the balance of any moneys remaining after making the foregoing deposits shall be first deposited into the Series 2023 Costs of Issuance Account to cover any deficiencies in the amount allocated to pay the cost of issuing the Series 2023 Bonds and next, any balance in the Series 2023 Revenue Account shall remain on deposit in such Series 2023 Revenue Account, unless pursuant to the Arbitrage Certificate, it is necessary to make a deposit into the Series 2023 Rebate Fund, in which case, the District shall direct the Trustee to make such deposit thereto.

Investments

The Trustee shall, as directed by the District in writing, invest moneys held in the Series 2023 Accounts in the Debt Service Fund, the Series 2023 Reserve Account and the Series 2023 Bond Redemption Account only in Government Obligations and the other securities described in the definition of Investment Securities, as set forth in the Indenture. All deposits in time accounts shall be subject to withdrawal without penalty and all investments shall mature or be subject to redemption by the holder without penalty, not later than the date when the amounts will foreseeably be needed for the purposes set forth in the Indenture. All securities securing investments pursuant to the Indenture shall be deposited with a Federal Reserve Bank, with the trust department of the Trustee, as authorized by law with respect to trust funds in the State, or with a bank or trust company having a combined net capital and surplus of not less than $50,000,000. The interest and income received upon such investments and any interest paid by the Trustee or any other depository of any Fund or Account and any profit or loss resulting from the sale of securities shall be added or charged to the Fund or Account for which such investments are made; provided, however, that if the amount in any Fund or Account equals or exceeds the amount required to be on deposit therein, subject to the provisions of the Indenture, any interest and other income so received shall be deposited in Series 2023 Revenue Account. The Trustee shall not be accountable for any depreciation in the value of any such security or for any loss resulting from the sale thereof.

In the absence of written investment instructions from the District, the Trustee shall not be responsible or liable for keeping the moneys held by it under the Indenture invested or for any losses because such amounts were not invested. Moneys in any of the Funds and Accounts established pursuant to the indenture, when held by the Trustee, shall be promptly invested by the Trustee in accordance with all written directions from the District and the District shall be responsible for ensuring that such instructions conform to requirements of the Master Indenture. The Trustee shall not be liable or responsible for any loss or entitled to any gain resulting from any investment or sale upon the investment instructions of the District or otherwise, including that sent forth in the first sentence of this paragraph. The Trustee may conclusively rely upon the District’s written instructions as to both the suitability and legality of all investments directed hereunder or under the Second Supplemental Trust Indenture. Ratings of investments shall be determined by the District at the time of purchase of such investments and without regard to ratings subcategories. The Trustee shall have no responsibility to monitor the ratings of investments after the initial purchase of such investments. The Trustee may make any and all such investments through its own investment department or that of its affiliates or subsidiaries, and may charge its ordinary and customary fees for such trades. Confirmations of investments are not required to be issued by the Trustee for each month in which a monthly statement is rendered. Nos statement need be rendered for any fund or account if no activity occurred in such fund or account during such month. See “APPENDIX A – COPY OF MASTER INDENTURE AND PROPOSED FORM OF SECOND SUPPLEMENTAL INDENTURE” hereto.

The Trustee shall value the assets in each of the Funds and Accounts established under the Indenture forty-five (45) days prior to each Interest Payment Date, and as soon as practicable after each such valuation date (but no later than ten (10) days after such valuation date) shall provide the District a report of the status of each Fund and Account as of the valuation date.
Covenant to Levy the Series 2023 Special Assessments

The District has covenanted to levy the Series 2023 Special Assessments to the extent and in the amount sufficient to pay the debt service requirements on the Series 2023 Bonds. If any Series 2023 Special Assessment shall be either in whole or in part annulled, vacated or set aside by the judgment of any court, or if the District shall be satisfied that any such Series 2023 Special Assessment is so irregular or defective that the same cannot be enforced or collected, or if the District shall have omitted to make such Series 2023 Special Assessment when it might have done so, the District has additionally covenanted to either (i) take all necessary steps to cause a new Series 2023 Special Assessment to be made for the whole or any part of such improvement or against any property benefited by such improvement, or (ii) in its sole discretion, make up the amount of such Series 2023 Special Assessment from legally available moneys, which moneys shall be deposited into the Series 2023 Revenue Account. In case such second Series 2023 Special Assessment shall be annulled, the District shall obtain and make other Series 2023 Special Assessments until a valid Series 2023 Special Assessment shall be made.

Prepayment of Series 2023 Special Assessments

Pursuant to the Assessment Proceedings, an owner of property subject to the Series 2023 Special Assessments may pay the principal balance of such Series 2023 Special Assessments, in whole or in part at any time, if there is also paid an amount equal to the interest that would otherwise be due on such balance to the earlier of the next succeeding Interest Payment Date, which is at least forty-five (45) days after the date of payment.

Pursuant to the Act, an owner of property subject to the levy of Series 2023 Special Assessments may pay the entire balance of the Series 2023 Special Assessments remaining due, without interest, within thirty (30) days after the Assessment Area Two Project has been completed or acquired by the District, and the Board has adopted a resolution accepting the Assessment Area Two Project pursuant to Chapter 170.09, Florida Statutes. The Landowner, as the owner of the assessed property within Assessment Area Two, will covenant to waive this right to prepay the Series 2023 Special Assessments without interest (without, however, limiting the right of property owners to prepay the Series 2023 Special Assessments with interest, as set forth in the Assessment Proceedings described above) in connection with the issuance of the Series 2023 Bonds pursuant to a “Declaration of Consent to Jurisdiction to Imposition of Special Assessments and Imposition of Lien of Record in Assessment Area Two.” Such declaration will be recorded in the public records of the County, and the covenants contained therein will be binding on the Landowner and its successors and assigns.

Any prepayment of Series 2023 Special Assessments will result in the extraordinary mandatory redemption of a portion of the Series 2023 Bonds as indicated under “DESCRIPTION OF THE SERIES 2023 BONDS - Redemption Provisions - Extraordinary Mandatory Redemption.” The prepayment of Series 2023 Special Assessments does not entitle the owner of the property to a discount for early payment.

Collateral Assignment and Assumption of Development Rights Relating to Assessment Area Two

As a condition precedent to the issuance of the Series 2023 Bonds, and as an inducement for the Bondholders to purchase the Series 2023 Bonds, the Landowner and the Developer will each execute and deliver to the District a Collateral Assignment and Assumption of Development Rights Relating to Assessment Area Two (the “Collateral Assignment”), pursuant to which the Landowner and the Developer will collaterally assign to the District, to the extent assignable, to the extent accepted by the District in its sole discretion and to the extent that such rights are solely owned or controlled by the Landowner and the Developer or subsequently acquired by the Landowner and the Developer, and subject to the limitations set forth below, all of its development rights relating to the development of the Development subject to certain
exclusions (collectively, the “Development Rights”). The Development Rights include the following as they pertain to the development of the Development: (a) zoning approvals, density approvals and entitlements, concurrency capacity certificates and development agreement rights; (b) engineering and construction plans and specifications for grading, roadways, site drainage, stormwater drainage, signage, water distribution, waste water collection, and other improvements; (c) preliminary and final site plans; (d) architectural plans and specifications for public buildings and other improvements to the assessable property within the Development of the District (other than house plans); (e) permits, approvals, resolutions, variances, licenses, and franchises granted by governmental authorities, or any of their respective agencies, for or affecting the development of the Assessment Area Two Project and construction of improvements thereon and off-site to the extent improvements are necessary or required to complete the development of the Assessment Area Two Project; (f) contracts with engineers, architects, land planners, landscape architects, consultants, contractors, and suppliers for or relating to the construction of the Development or the construction of improvements thereon; (g) contracts and agreements with private utility providers to provide utility services to the lands within the Development; and (h) all future creations, changes, extensions, revisions, modifications, substitutions, and replacements of any of the foregoing. The Development Rights specifically exclude any portion of the Development Rights listed above which relate solely to any property which has been conveyed, or is in the future conveyed, to an unaffiliated residential home builder or a retail home buyer in the ordinary course of business, the County, the District, any applicable homeowner’s association or other governmental entity or association as may be required by applicable permits, government approvals, plats, entitlements or regulations associated with the Assessment Area Two Project or affecting the Development. The Collateral Assignment is inchoate until becoming an effective and absolute assignment and assumption of the Development Rights upon failure of the Landowner to pay the Series 2023 Special Assessments levied against the District Lands owned by the Landowner and the District’s exercise of its remedial rights on account thereof.

Notwithstanding the above provisions to the contrary, in the event the District forecloses on the lands subject to the Series 2023 Special Assessments that are not being collected pursuant to the Uniform Method (as herein defined) as a result of the Landowner’s or subsequent landowner’s failure to pay such assessments, there is a risk that the District or its designee will not have all permits and entitlements necessary to complete the development of the Development.

**Indenture Provisions Relating to Bankruptcy or Insolvency of Insolvent Taxpayer**

The Indenture contains the following provisions which, shall be applicable both before and after the commencement, whether voluntary or involuntary, of any case, proceeding or other action by or against any owner of any tax parcel subject to the Affected Special Assessments (an “Insolvent Taxpayer”) under any existing or future law of any jurisdiction relating to bankruptcy, insolvency, reorganization, assignment for the benefit of creditors, or relief of debtors (a “Proceeding”). For as long as any Affected Bonds remain Outstanding, in any Proceeding involving the District, any Insolvent Taxpayer, the Affected Bonds or the Affected Special Assessments, the District, to the extent permitted by applicable law, shall be obligated to act in accordance with any direction from the Trustee with regard to all matters directly or indirectly affecting at least three percent (3%) of the Outstanding aggregate principal amount of the Affected Bonds or for as long as any Affected Bonds remain Outstanding, in any proceeding involving the District, any Insolvent Taxpayer, the Affected Bonds or the Affected Special Assessments or the Trustee. The District agrees that it shall not be a defense to a breach of the foregoing covenant that it has acted upon advice of counsel in not complying with this covenant.

In the Indenture, the District will acknowledge and agree that, although the Affected Bonds were issued by the District, the Owners of the Affected Bonds are categorically the party with the ultimate financial stake with respect to the Affected Bonds and, consequently, the party with a vested and pecuniary interest in a Proceeding. In the event of any Proceeding involving any Insolvent Taxpayer: (a) the District,
to the extent permitted by applicable law, hereby agrees that it shall follow the direction of the Trustee in 
making any election, giving any consent, commencing any action or filing any motion, claim, obligation, 
otice or application or in taking any other action or position in an Proceeding or in any action related to a 
Proceeding that affects, either directly or indirectly, the Affected Special Assessments, the Affected Bonds 
or any rights of the Trustee under the Indenture; (b) to the extent permitted by applicable law, the District 
will agree that it shall not make any election, give any consent, commence any action or file any motion, 
claim, obligation, notice or application or take any other action or position in any Proceeding or in any 
action related to a Proceeding that affects, either directly or indirectly, the Affected Special Assessments, 
the Affected Bonds or any rights of the Trustee under the Indenture that is inconsistent with any direction 
from the Trustee, (c) to the extent permitted by applicable law, the Trustee shall have the right, but is not 
obligated to, (i) vote in any such Proceeding any and all claims of the District , or (ii) file any motion, 
pleading, plan or objection in any such Proceeding on behalf of the District, including without limitation, 
motions seeking relief from the automatic stay, dismissing of the Proceeding, valuation of the property 
belonging to the Insolvent Taxpayer, termination of exclusivity, and objections to disclosure statements, 
plans of liquidation or reorganization, and motions for use of cash collateral, seeking approval of sales or 
post-petition financing. If the Trustee chooses to exercise any such rights, the District shall be deemed to 
have appointed the Trustee as its agent and granted to the Trustee an irrevocable power of attorney coupled 
with an interest, and its proxy, for the purpose of exercising any and all rights and taking any and all actions 
available to the District in connection with any Proceeding of any Insolvent Taxpayer, including without 
limitation, the right to file and/or prosecute any claims, to propose and prosecute a bankruptcy plan, to vote 
to accept or reject a plan, and to make any election under Section 1111(b) of the Bankruptcy Code and (d) 
the District shall not challenge the validity or amount of any claim submitted in such Proceeding by the 
Trustee in good faith or any valuations of the lands owned by any Insolvent Taxpayer submitted by the 
Trustee in good faith in such Proceeding or take any other action in such Proceeding, which is adverse to 
Trustee’s enforcement of the District claim and rights with respect to the Affected Special Assessments or 
receipt of adequate protection (as that term is defined in the Bankruptcy Code). Without limiting the 
generality of the foregoing, the District will agree in the Indenture that the Trustee shall have the right (i) 
to file a proof of claim with respect to the Affected Special Assessments, (ii) to deliver to the District a 
copy thereof, together with evidence of the filing with the appropriate court or other authority, and (iii) to 
defend any objection filed to said proof of claim.

Notwithstanding the provisions of the immediately preceding paragraphs, nothing in the Indenture 
shall preclude the District from becoming a party to a Proceeding in order to enforce a claim for operation 
and maintenance assessments, or claims for moneys or performance under a contract, and the District shall 
be free to pursue such claim in such manner as it shall deem appropriate in its sole and absolute discretion. 
Any actions taken by the District in pursuance of its claim for operation and maintenance assessments in 
any Proceeding shall not be considered an action adverse or inconsistent with the Trustee's rights or 
consents with respect to the Series 2023 Special Assessments relating to the Series 2023 Bonds Outstanding 
whether such claim is pursued by the District or the Trustee. See “BONDOWNERS’ RISKS – No. 13” 
herein for more information.

Events of Default and Remedies

The Indenture provides that each of the following shall be an “Event of Default” under the 
Indenture, with respect to the Series 2023 Bonds:

(a) if payment of any installment of interest on any Series 2023 Bond is not made when it 
becomes due and payable; or

(b) if payment of the principal or Redemption Price of any Series 2023 Bond is not made when 
it becomes due and payable at maturity or upon call or presentation for redemption; or
(c) if the District, for any reason, fails in, or is rendered incapable of, fulfilling its obligations under the Indenture or under the Act, which failure or incapacity may be determined solely by the Majority Holders of the Series 2023 Bonds; or

(d) if the District proposes or makes an assignment for the benefit of creditors or enters into a composition agreement with all or a material part of its creditors, or a trustee, receiver, executor, conservator, liquidator, sequestrator or other judicial representative, similar or dissimilar, is appointed for the District or any of its assets or revenues, or there is commenced any proceeding in liquidation, bankruptcy, reorganization, arrangement of debts, debtor rehabilitation, creditor adjustment or insolvency, local, state or federal, by or against the District and if such is not vacated, dismissed or stayed on appeal within ninety (90) days; or

(e) if the District defaults in the due and punctual performance of any other covenant in the Indenture or in any Series 2023 Bond and such default continues for sixty (60) days after written notice requiring the same to be remedied shall have been given to the District by the Trustee, which may give such notice in its discretion and shall give such notice at the written request of the Majority Holders of the Outstanding Series 2023 Bonds; provided, however, that if such performance requires work to be done, actions to be taken, or conditions to be remedied, which by their nature cannot reasonably be done, taken or remedied, as the case may be, within such sixty (60) day period, no Event of Default shall be deemed to have occurred or exist if, and so long as the District shall commence such performance within such sixty (60) day period and shall diligently and continuously prosecute the same to completion; or

(f) if at any time the amount in the Series 2023 Reserve Account is less than the Series 2023 Reserve Requirement as a result of the Trustee withdrawing an amount therefrom to satisfy the Debt Service Requirement on the Series 2023 Bonds and such amount has not been restored within thirty (30) days of such withdrawal; or

(g) more than twenty percent (20%) of the “maintenance special assessments” levied by the District on District Lands upon which the Series 2023 Special Assessments are levied to secure the Series 2023 Bonds pursuant to Section 190.021(3) of the Act, as amended, and collected directly by the District have become due and payable and have not been paid when due.

The Trustee shall not be required to rely on any official action, admission or declaration by the District before recognizing that an Event of Default under (c) above has occurred.

No Series of Bonds issued under the Master Indenture, which includes the Series 2023 Bonds, shall be subject to acceleration. Upon the occurrence and continuance of an Event of Default, no optional redemption or extraordinary mandatory redemption of the Series 2023 Bonds pursuant to the Indenture shall occur unless all of the Series 2023 Bonds where an Event of Default has occurred will be redeemed or one hundred percent (100%) of the Holders of the Series 2023 Bonds agree to such redemption.

If any Event of Default with respect to the Series 2023 Bonds has occurred and is continuing, the Trustee, in its discretion may, and upon the written request of the Majority Holders of the Outstanding Series 2023 Bonds and receipt of indemnity to its satisfaction shall, in its capacity as Trustee:

(a) by mandamus, or other suit, action or proceeding at law or in equity, enforce all rights of the Holders of the Series 2023 Bonds, including, without limitation, the right to require the District to carry out any agreements with, or for the benefit of, the Series 2023 Bondholders and to perform its or their duties under the Act;

(b) bring suit upon the Series 2023 Bonds;
(c) by action or suit in equity require the District to account as if it were the trustee of an express trust for the Holders of the Series 2023 Bonds;

(d) by action or suit in equity enjoin any acts or things which may be unlawful or in violation of the rights of the Holders of the Series 2023 Bonds; and

(e) by other proceeding in law or equity, exercise all rights and remedies provided for by any other document or instrument securing the Series 2023 Bonds.

If any proceeding taken by the Trustee on account of any Event of Default is discontinued or is determined adversely to the Trustee, then the District, the Trustee, the Paying Agent and the Bondholders shall be restored to their former positions and rights under the Indenture as though no such proceeding had been taken.

The Majority Holders of the Series 2023 Bonds then subject to remedial proceedings under the Indenture shall have the right to direct the method and place of conducting all remedial proceedings by the Trustee under the Indenture, provided that such directions shall not be otherwise than in accordance with law or the provisions of the Indenture. No Series 2023 Bondholder shall have any right to pursue any remedy under the Indenture unless (a) the Trustee shall have been given written notice of an Event of Default, (b) the Majority Holders of the Series 2023 Bonds shall have requested the Trustee, in writing, to exercise the powers granted in the Indenture or to pursue such remedy in its or their name or names, (c) the Trustee shall have been offered indemnity satisfactory to it against costs, expenses and liabilities and (d) the Trustee shall have failed to comply with such request within a reasonable time.

ENFORCEMENT OF ASSESSMENT COLLECTIONS

General

The primary source of payment for the Series 2023 Bonds is the Series 2023 Special Assessments imposed on the assessable lands within Assessment Area Two within the District specially benefited by the Assessment Area Two Project pursuant to the Assessment Proceedings. See “ASSESSMENT METHODOLOGY” herein and “APPENDIX D – ASSESSMENT METHODOLOGY.”

The determination, order, levy, and collection of Series 2023 Special Assessments must be done in compliance with procedural requirements and guidelines provided by State law. Failure by the District, the Osceola County Tax Collector (the “Tax Collector”) or the Osceola County Property Appraiser (the “Property Appraiser”) to comply with such requirements could result in a delay in the collection of, or the complete inability to collect, Series 2023 Special Assessments during any year. Such delays in the collection of Series 2023 Special Assessments, or complete inability to collect any of the Series 2023 Special Assessments, would have a material adverse effect on the ability of the District to make full or punctual payment of the debt service requirements on such Series 2023 Bonds. See “BONDOWNERS’ RISKS.” To the extent that landowners fail to pay the Series 2023 Special Assessments, delay payments, or are unable to pay the same, the successful pursuance of collection procedures available to the District is essential to continued payment of principal of and interest on the Series 2023 Bonds. The Act provides for various methods of collection of delinquent Series 2023 Special Assessments by reference to other provisions of the Florida Statutes. See “BONDOWNERS’ RISKS” herein. The following is a description of certain statutory provisions of assessment payment and collection procedures appearing in the Florida Statutes, but is qualified in its entirety by reference to such statutes.
Alternative Uniform Tax Collection Procedure for Series 2023 Special Assessments

The District will agree in the Indenture to collect the Series 2023 Special Assessments through the Uniform Method, except as otherwise provided in the Indenture. Notwithstanding the foregoing, pursuant to the Indenture, the District shall directly bill the Series 2023 Special Assessments in lieu of using the Uniform Method with respect to any assessable lands which have not yet been platted, or the timing for using the Uniform Method will not yet allow for using such method, unless the Trustee at the direction of the Majority Holders directs the District otherwise. At such time as the Series 2023 Special Assessments are collected pursuant to the Uniform Method, the provisions under this heading shall become applicable.

The Florida Statutes provide that, subject to certain conditions, non-ad valorem special assessments may be collected by using the uniform method of collection (the “Uniform Method”). The Uniform Method is available only in the event the District complies with statutory and regulatory requirements and enters into agreements with the Tax Collector and Property Appraiser providing for the Series 2023 Special Assessments to be levied and then collected in this manner. Subject to the provisions of the Indenture, the District’s election to use a certain collection method with respect to the Series 2023 Special Assessments does not preclude it from electing to use another collection method in the future. See “– Foreclosure” below with respect to collection of delinquent assessments not collected pursuant to the Uniform Method.

If the Uniform Method is utilized, the Series 2023 Special Assessments will be collected together with County, special district, and other ad valorem taxes and non-ad valorem assessments, all of which will appear on the tax bill (also referred to as a “tax notice”) issued to each landowner in the Development. The Florida Statutes relating to enforcement of ad valorem taxes and non-ad valorem assessments provide that such taxes and assessments become due and payable on November 1 of the year when assessed, or as soon thereafter as the certified tax roll is received by the Tax Collector, and constitute a lien upon the land from January 1 of such year until paid or barred by operation of law. Such taxes and assessments (including the Series 2023 Special Assessments, if any, being collected by the Uniform Method) are to be billed, and landowners in the District are required to pay all such taxes and assessments, without preference in payment of any particular increment of the tax bill, such as the increment owing for the Series 2023 Special Assessments. Upon any receipt of moneys by the Tax Collector from the Series 2023 Special Assessments, such moneys will be delivered to the District, which will remit such Series 2023 Special Assessments to the Trustee for deposit to the Series 2023 Revenue Account within the Revenue Fund, except that any Prepayments of Series 2023 Special Assessments shall be deposited to the Series 2023 Prepayment Subaccount within the Series 2023 Bond Redemption Account of the Bond Redemption Fund created under the Indenture and applied in accordance therewith.

All County, school and special districts, including the District, ad valorem taxes, non-ad valorem special assessments, including the Series 2023 Special Assessments, and voter-approved ad valorem taxes levied to pay principal of and interest on bonds, are payable at one time, without preference in payment of any particular increment of the tax bill (such as the increment owing for the Series 2023 Special Assessments), except for partial payment schedules as may be provided by Sections 197.374 and 197.222, Florida Statutes, and when ad valorem taxes are challenged by the taxpayer as provided in Section 190.014, Florida Statutes. Partial payments made pursuant to Sections 197.374 and 197.222, Florida Statutes, are distributed in equal proportion to all taxing districts and levying authorities applicable to that account. Except for such partial payments, if a taxpayer does not make complete payment of the total amount of all taxes and assessments (including the Series 2023 Special Assessments, if any, being collected by the Uniform Method), he or she cannot designate specific line items on his or her tax bill as deemed paid in full. In such cases, the Tax Collector does not accept such partial payment and the partial payment is returned to the taxpayer. Therefore, in the event the Series 2023 Special Assessments are to be collected pursuant to the Uniform Method, any failure to pay any one line item on a tax bill would cause the Series 2023 Special Assessments to not be collected as to that tax bill, which could have a significant adverse
effect on the ability of the District to make full or punctual payment of the debt service requirements on the Series 2023 Bonds. In cases where a taxpayer challenges the assessed value of property or otherwise challenges their ad valorem taxes to the County’s value adjustment board, Section 190.014, Florida Statutes, requires payment of all of the non-ad valorem assessments and a partial payment of at least seventy-five percent (75%) of the ad valorem taxes (less the applicable discount), before the taxes become delinquent; if such payments are not made, the value adjustment board will deny the petition by April 20, and taxes are delinquent and collected as provided below.

Under the Uniform Method, if the Series 2023 Special Assessments are paid during November when due or during the following three (3) months, the taxpayer is granted a variable discount equal to four percent (4%) in November and decreasing one percent (1%) per month to one percent (1%) in February. All unpaid taxes and assessments become delinquent on April 1 of the year following assessment. The Tax Collector is required to collect the ad valorem taxes and non-ad valorem special assessments on the tax bill prior to April 1 and, after that date, to institute statutory procedures upon delinquency to collect such taxes and assessments through the sale of “tax certificates,” as discussed below. Delay in the mailing of tax notices to taxpayers may result in a delay throughout this process.

Neither the District nor the Underwriter can give any assurance to the holders of the Series 2023 Bonds (1) that the past experience of the Tax Collector with regard to tax and special assessment delinquencies is applicable in any way to the Series 2023 Special Assessments, (2) that future landowners and taxpayers in the District will pay such Series 2023 Special Assessments, (3) that a market may exist in the future for tax certificates in the event of sale of such certificates for taxable units within the District, and (4) that the eventual sale of tax certificates for real property within the District, if any, will be for an amount sufficient to pay amounts due under the Assessment Proceedings to discharge the lien of the Series 2023 Special Assessments and all other liens that are coequal therewith. See “BONDOWNEERS’ RISKS” herein.

Collection of delinquent Series 2023 Special Assessments under the Uniform Method is, in essence, based upon the sale by the Tax Collector of “tax certificates” and remittance of the proceeds of such sale to the District for payment of the Series 2023 Special Assessments due. In the event of a delinquency in the payment of taxes and assessments on real property, the landowner may, prior to the sale of tax certificates, pay the total amount of delinquent ad valorem taxes and non-ad valorem assessments plus the cost of advertising and the applicable interest charge on the amount of such delinquent taxes and assessments. If the landowner does not act, the Tax Collector is required to attempt to sell tax certificates on such property to the person who pays the delinquent taxes and assessments owing, penalties and interest thereon and certain costs, and who accepts the lowest interest rate per annum to be borne by the certificates (but not more than eighteen percent (18%)). Tax certificates are sold by public bid. If there are no bidders, the tax certificate is issued to the County. The County may sell such certificates to the public at any time at the principal amount thereof plus interest at the rate of not more than eighteen percent (18%) per annum and a fee. Proceeds from the sale of tax certificates are required to be used to pay taxes and assessments (including the Series 2023 Special Assessments), interest, costs and charges on the real property described in the certificate. The demand for such certificates is dependent upon various factors, which include the rate of interest that can be earned by ownership of such certificates and the underlying value of the land that is the subject of such certificates and which may be subject to sale at the demand of the certificate holder. Therefore, the underlying market value of the property within the District may affect the demand for certificates and the successful collection of the Series 2023 Special Assessments, which are the primary source of payment of the Series 2023 Bonds. Legal proceedings under Federal bankruptcy law brought by or against a landowner who has not yet paid his or her property taxes or assessments would likely result in a delay in the sale of tax certificates.
Any tax certificate in the hands of a person other than the County may be redeemed and canceled, in whole or in part (under certain circumstances), at any time before a tax deed is issued or the property is placed on the list of lands available for sale, at a price equal to the face amount of the certificate or portion thereof together with all interest, costs, charges and omitted taxes due. Regardless of the interest rate actually borne by the certificates, persons redeeming tax certificates must pay a minimum interest rate of five percent (5%), unless the rate borne by the certificates is zero percent (0%). The proceeds of such a redemption are paid to the Tax Collector who transmits to the holder of the tax certificate such proceeds less service charges, and the certificate is canceled. Redemption of tax certificates held by the County is effected by purchase of such certificates from the County, as described in the preceding paragraph.

Any holder, other than the County, of a tax certificate that has not been redeemed has seven (7) years from the date of issuance of the tax certificate during which to act against the land that is the subject of the tax certificate. After an initial period ending two (2) years from April 1 of the year of issuance of a certificate, during which period actions against the land are held in abeyance to allow for sales and redemptions of tax certificates, and before the expiration of seven (7) years from the date of issuance, the holder of a certificate may apply for a tax deed to the subject land. The applicant is required to pay to the Tax Collector at the time of application all amounts required to redeem or purchase all outstanding tax certificates covering the land, plus interest, any omitted taxes or delinquent taxes and interest, and current taxes, if due. If the County holds a tax certificate on property valued at $5,000 or more and has not succeeded in selling it, the County must apply for a tax deed two (2) years after April 1 of the year of issuance of the certificate. The County pays costs and fees to the Tax Collector but not any amount to redeem any other outstanding certificates covering the land. Thereafter, the property is advertised for public sale.

In any such public sale conducted by the Clerk of the Circuit Court, the private holder of the tax certificate who is seeking a tax deed for non-homestead property is deemed to submit a minimum bid equal to the amount required to redeem the tax certificate, charges for the cost of sale, including costs incurred for the service of notice required by statute, redemption of other tax certificates on the land, and the amount paid by such holder in applying for the tax deed, plus interest thereon. In the case of homestead property, the minimum bid is also deemed to include, in addition to the amount of money required for the minimum bid on non-homestead property, an amount equal to one-half of the latest assessed value of the homestead. If there are no higher bids, the holder receives title to the land, and the amounts paid for the certificate and in applying for a tax deed are credited toward the purchase price. If there are other bids, the holder may enter the bidding. The highest bidder is awarded title to the land. The portion of proceeds of such sale needed to redeem the tax certificate, and all other amounts paid by such person in applying for a tax deed, are forwarded to the holder thereof or credited to such holder if such holder is the successful bidder. Excess proceeds are distributed first to satisfy governmental liens against the land and then to the former title holder of the property (less service charges), lienholders of record, mortgagees of record, vendees of recorded contracts for deeds, and other lienholders and any other person to whom the land was last assessed on the tax roll for the year in which the land was assessed, all as their interest may appear.

Except for certain governmental liens and certain restrictive covenants and restrictions, no right, interest, restriction or other covenant survives the issuance of a tax deed. Thus, for example, outstanding mortgages on property subject to a tax deed would be extinguished.

If there are no bidders at the public sale, the County may, at any time within ninety (90) days from the date of offering for public sale, purchase the land without further notice or advertising for a statutorily prescribed opening bid. After ninety (90) days have passed, any person or governmental unit may purchase the land by paying the amount of the opening bid. Ad valorem taxes and non-ad valorem assessments accruing after the date of public sale do not require repetition of the bidding process but are added to the minimum bid. Three (3) years from the date of delinquency, unsold lands escheat to the County in which
they are located and all tax certificates and liens against the property are canceled and a deed is executed vesting title in the governing board of such County.

**Foreclosure**

The following discussion regarding foreclosure is not applicable if the Series 2023 Special Assessments are being collected pursuant to the Uniform Method. In the event that the District itself directly levies and enforces, pursuant to Chapters 170 and 190, Florida Statutes, the collection of the Series 2023 Special Assessments levied on certain lands within Assessment Area Two within the District, Section 170.10, Florida Statutes, provides that upon the failure of any property owner to pay all or any part of the principal of a special assessment, including an Series 2023 Special Assessment, or the interest thereon, when due, the governing body of the entity levying the assessment is authorized to commence legal proceedings for the enforcement of the payment thereof, including commencement of an action in chancery, commencement of a foreclosure proceeding in the same manner as the foreclosure of a real estate mortgage, or commencement of an action under Chapter 173, Florida Statutes, relating to foreclosure of municipal tax and special assessment liens. Such a proceeding is in rem, meaning that it is brought against the land not against the owner. In light of the one (1) year tolling period required before the District may commence a foreclosure action under Chapter 173, Florida Statutes, it is likely the District would commence an action to foreclose in the same manner as the foreclosure of a real estate mortgage rather than proceeding under Chapter 173, Florida Statutes.

Enforcement of the obligation to pay Series 2023 Special Assessments and the ability to foreclose the lien of such Series 2023 Special Assessments (if not being collected pursuant to the Uniform Method) upon the failure to pay such Series 2023 Special Assessments may not be readily available or may be limited as such enforcement is dependent upon judicial action which is often subject to discretion and delay.

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BONDOWNERS’ RISKS

There are certain risks inherent in an investment in bonds issued by a public authority or governmental body in the State and secured by special assessments. Certain of these risks are described in other headings in this Limited Offering Memorandum. Certain additional risks are associated with the Series 2023 Bonds offered hereby and are set forth below. Prospective investors in the Series 2023 Bonds should have such knowledge and experience in financial and business matters to be capable of evaluating the merits and risks of an investment in the Series 2023 Bonds and have the ability to bear the economic risks of such prospective investment, including a complete loss of such investment. The information under this heading does not purport to summarize all risks that may be associated with purchasing or owning the Series 2023 Bonds and prospective purchasers are advised to read this Limited Offering Memorandum in its entirety for a more complete description of investment considerations relating to the Series 2023 Bonds.

1. As of the date hereof, the Landowner is the owner of the assessable lands within Assessment Area Two, which lands will be subject to the Series 2023 Special Assessments securing the Series 2023 Bonds. See “SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2023 BONDS” herein. Payment of the Series 2023 Special Assessments is primarily dependent upon their timely payment by the Landowner and the other future landowners in the District. See “THE LANDOWNER AND THE DEVELOPER” herein. In the event of the institution of bankruptcy or similar proceedings with respect to the Landowner or any other owner of benefited property, delays could occur in the payment of debt service on the Series 2023 Bonds, as such bankruptcy could negatively impact the ability of: (i) the Landowner and any other landowner being able to pay the Series 2023 Special Assessments; (ii) the Tax Collector to sell tax certificates in relation to such property with respect to the Series 2023 Special Assessments being collected pursuant to the Uniform Method; and (iii) the District to foreclose the lien of the Series 2023 Special Assessments not being collected pursuant to the Uniform Method. In addition, the remedies available to the Owners of the Series 2023 Bonds under the Indenture are in many respects dependent upon judicial actions which are often subject to discretion and delay. Under existing constitutional and statutory law and judicial decisions, the remedies specified by federal, state and local law and in the Indenture relating to the Series 2023 Bonds, including, without limitation, enforcement of the obligation to pay the Series 2023 Special Assessments and the ability of the District to foreclose the lien of the Series 2023 Special Assessments if not being collected pursuant to the Uniform Method, may not be readily available or may be limited. The various legal opinions to be delivered concurrently with the delivery of the Series 2023 Bonds (including Bond Counsel’s approving opinion) will be qualified as to the enforceability of the various legal instruments by limitations imposed by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors enacted before or after such delivery. The inability, either partially or fully, to enforce remedies available with respect to the Series 2023 Bonds could have a material adverse impact on the interest of the Owners thereof.

2. The principal security for the payment of the principal and interest on the Series 2023 Bonds is the timely collection of the Series 2023 Special Assessments. The Series 2023 Special Assessments do not constitute a personal indebtedness of the landowners of the land subject thereto, but are secured by a lien on such land. There is no assurance that the landowners will be able to pay the Series 2023 Special Assessments or that they will pay such Series 2023 Special Assessments even though financially able to do so. Beyond legal delays that could result from bankruptcy or other legal proceedings contesting an ad valorem tax or non-ad valorem assessment, the ability of the Tax Collector to sell tax certificates in regard to delinquent Series 2023 Special Assessments collected pursuant to the Uniform Method will be dependent upon various factors, including the interest rate which can be earned by ownership of such certificates and the value of the land which is the subject of such certificates. The assessment of the benefits to be received by the benefited land within the District as a result of implementation and development of the Assessment Area Two Project is not indicative of the realizable or market value of the land, which value may actually be higher or lower than the assessment of benefits. To
the extent that the realizable or market value of the land benefited by the Assessment Area Two Project is lower than the assessment of benefits, the ability of the Tax Collector to sell tax certificates relating to such land or the ability of the District to realize sufficient value from a foreclosure action to pay debt service on the Series 2023 Bonds may be adversely affected. Such adverse effect could render the District unable to collect delinquent Series 2023 Special Assessments, and provided such delinquencies are significant, could negatively impact the ability of the District to make the full or punctual payment of debt service on the Series 2023 Bonds.

3. The development of the Assessment Area Two Project, is subject to comprehensive federal, state and local regulations and future changes to such regulations. Approval is required from various public agencies in connection with, among other things, the design, nature and extent of planned improvements, both public and private, and construction of the infrastructure in accordance with applicable zoning, land use and environmental regulations. Although all such approvals required to date have been received and any further approvals are anticipated to be received as needed, failure to obtain any such approvals in a timely manner or failure to maintain or renew any such approvals in a timely manner could delay or adversely affect the completion of the development of the Development. See “THE DEVELOPMENT – Zoning and Permitting,” and “– Environmental” herein for more information.

4. The successful development of the Development and the sale of residential units therein, once such residential units are built, may be affected by unforeseen changes in general economic conditions, fluctuations in the real estate market, the ability to obtain homeowner’s insurance and other factors beyond the control of the Developer. Moreover, the Developer and the Landowner have the right to modify or change plans for development of the Development from time to time, including, without limitation, land use changes, changes in the overall land and phasing plans, and changes to the type, mix, size and number of units to be developed, and may seek in the future, in accordance with and subject to the provisions of the Act, to contract or expand the boundaries of the District.

5. The value of the lands subject to the Series 2023 Special Assessments could also be adversely impacted by flooding or wind damage caused by hurricanes, tropical storms, or other catastrophic events. In addition, such catastrophic events could potentially render the District lands unable to support the development and construction of the Development within the District. The occurrence of any such events could materially adversely impact the District’s ability to pay principal and interest on the Series 2023 Bonds. The Series 2023 Bonds are not insured and the District’s casualty insurance policies do not insure against losses incurred on private lands within its boundaries.

6. Neither the Landowner nor any other subsequent landowner has any personal obligation to pay the Series 2023 Special Assessments. As described herein, the Series 2023 Special Assessments are an imposition against the land only. Neither the Landowner nor any other landowner is a guarantor of payment of any Series 2023 Special Assessment and the recourse for the failure of the Landowner or any other landowner to pay the Series 2023 Special Assessments is limited to the collection proceedings against the land as described herein.

7. The willingness and/or ability of an owner of benefited land to pay the Series 2023 Special Assessments could be affected by the existence of other taxes and assessments imposed upon such property by the District, the County or any other local special purpose or general purpose governmental entities. County, school, special district taxes and special assessments, and voter-approved ad valorem taxes levied to pay principal of and interest on debt, including the Series 2023 Special Assessments, collected pursuant to the Uniform Method are payable at one time. Public entities whose boundaries overlap those of the District could, without the consent of the owners of the land within the District or the owners of the Series 2023 Bonds, impose additional taxes on the property within the District. The District anticipates imposing operation and maintenance assessments encumbering the same property encumbered by the Series 2023 Special Assessments.

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Special Assessments. In addition, lands within the District may also be subject to assessments by property and homeowners’ associations.

8. The Series 2023 Bonds may not constitute a liquid investment, and there is no assurance that a liquid secondary market will exist for the Series 2023 Bonds in the event an Owner thereof determines to solicit purchasers of the Series 2023 Bonds. Because the Series 2023 Bonds are being sold pursuant to exemptions from registration under applicable securities laws, no secondary market may develop and an owner may not be able to resell the Series 2023 Bonds. Even if a liquid secondary market exists, there can be no assurance as to the price for which the Series 2023 Bonds may be sold. Such price may be lower than that paid by the current Owners of the Series 2023 Bonds, depending on the progress of development of the Development, existing real estate and financial market conditions and other factors. See “BONDOWNERS’ RISKS – No. 22” herein.

9. In addition to legal delays that could result from bankruptcy or legal proceedings contesting an ad valorem tax or non-ad valorem assessment, the ability of the District to enforce collection of delinquent Series 2023 Special Assessments will be dependent upon various factors, including the delay inherent in any judicial proceeding to enforce the lien of the Series 2023 Special Assessments and the value of the land which is the subject of such proceedings and which may be subject to sale if the Uniform Method is not be utilized. See “SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2023 BONDS” herein. If the District has difficulty in collecting the Series 2023 Special Assessments, the Series 2023 Reserve Account could be rapidly depleted and the ability of the District to pay debt service could be materially adversely affected. In addition, during an Event of Default under the Indenture, the Trustee may withdraw moneys from the Series 2023 Reserve Account and such other Funds, Accounts and subaccounts created under the Indenture to pay its extraordinary fees and expenses incurred in connection with such Event of Default. If in fact the Series 2023 Reserve Account is accessed for such purposes, the District does not have a designated revenue source for replenishing such account. Moreover, the District may not be permitted to re-assess real property then burdened by the Series 2023 Special Assessments in order to provide for the replenishment of the Series 2023 Reserve Account.

10. The value of the land within the District, the success of the development of the District Lands, and the likelihood of timely payment of principal and interest on the Series 2023 Bonds could be affected by environmental factors with respect to the land in the District. Should the land be contaminated by hazardous materials, this could materially and adversely affect the value of the land in the District, which could materially and adversely affect the success of the development of the District Lands, and the likelihood of the timely payment of the Series 2023 Bonds. The District has not performed, nor has the District requested that there be performed on its behalf, any independent assessment of the environmental conditions within the District. Neither the Landowner nor the Developer are able to locate the Phase I Environmental Site Assessment covering the Development that was prepared in connection with the original acquisition of the lands within the Development. However, development and construction is ongoing in the Development and the Landowner and the Developer are not aware of any condition in the Development which currently requires, or is reasonably expected to require in the foreseeable future, investigation or remediation under any applicable federal, state or local governmental laws or regulations relating to the environment. See “THE DEVELOPMENT – Environmental” for more information. Nevertheless, it is possible that hazardous environmental conditions could exist within the District and that such conditions could have a material and adverse impact upon the value of the Development, and no assurance can be given that unknown hazardous materials, protected animals or vegetative species, etc., do not currently exist or may not develop in the future whether originating within the District or from surrounding property, and what effect such may have on the development of the District Lands.

11. If the District should commence a foreclosure action against a landowner for nonpayment of Series 2023 Special Assessments if not being collected pursuant to the Uniform Method, such
landowners may raise affirmative defenses to such foreclosure action which, although the District believes that such affirmative defenses would likely be proven to be without merit, could result in delays in completing the foreclosure action. In addition, the District is required under the Indenture to fund the costs of such foreclosure. It is possible that the District will not have sufficient funds and will be compelled to request the Series 2023 Bondholders to allow funds on deposit under the Indenture to be used to pay the costs of the foreclosure action. Under the Code (as herein defined), there are limitations on the amounts of Series 2023 Bond proceeds that can be used for such purpose.

12. Under Florida law, a landowner may contest the assessed valuation determined for its property which forms the basis of ad-valorem taxes such landowner must pay. During this contest period, the sale of a Tax Certificate under the Uniform Method will be suspended. If the Series 2023 Special Assessments are being collected along with ad valorem taxes pursuant to the Uniform Method, tax certificates will not be sold with respect to the Series 2023 Special Assessment even though the landowner is not contesting the amount Series 2023 Special Assessment. However, Section 194.014, Florida Statutes, requires taxpayers to pay all non-ad valorem taxes and at least seventy-five percent (75%) of their ad valorem taxes before they become delinquent. Likewise, taxpayers who challenge the denial of an exemption or classification or a determination that their improvements were substantially complete must pay all non-ad valorem assessments and the amount of ad valorem taxes that they admit in good faith to be owing. In the event a taxpayer fails to pay their property taxes, the Value Adjustment Board is required to deny their petition by written decision by April 20 of such year.

13. A 2011 bankruptcy court decision in Florida held that only the governing body of a community development district could vote to approve a reorganization plan submitted by the developer/debtor in the case and, thus, the bondholders of such district were not able to vote for or against the plan. The governing body of that district was affiliated with the debtor. As a result of the reorganization plan that was approved, the bondholders were denied payment of their bonds for two (2) years or longer. The Indenture provides that for as long as any Affected Bonds remain Outstanding, in any Proceeding involving the District, any Insolvent Taxpayer, the Affected Bonds or the Affected Special Assessments, the District, to the extent permitted by applicable law, shall be obligated to act in accordance with any direction from the Trustee with regard to all matters directly or indirectly affecting at least three percent (3%) of the Outstanding aggregate principal amount of the Affected Bonds or for as long as any Affected Bonds remain Outstanding, in any proceeding involving the District, any Insolvent Taxpayer, the Affected Bonds or the Affected Special Assessments or the Trustee. The District agrees that it shall not be a defense to a breach of the foregoing covenant that it has acted upon advice of counsel in not complying with this covenant. Furthermore, pursuant to the Indenture, the District will acknowledge and agree that, although the Affected Bonds were issued by the District, the Owners of the Affected Bonds are categorically the party with the ultimate financial stake with respect to the Affected Bonds and, consequently, the party with a vested and pecuniary interest in a Proceeding. In the event of any Proceeding involving any Insolvent Taxpayer: (a) the District, to the extent permitted by applicable law, hereby agrees that it shall follow the direction of the Trustee in making any election, giving any consent, commencing any action or filing any motion, claim, obligation, notice or application or in taking any other action or position in an Proceeding or in any action related to a Proceeding that affects, either directly or indirectly, the Affected Special Assessments, the Affected Bonds or any rights of the Trustee under the Indenture; (b) to the extent permitted by applicable law, the District will agree that it shall not make any election, give any consent, commence any action or file any motion, claim, obligation, notice or application or take any other action or position in any Proceeding or in any action related to a Proceeding that affects, either directly or indirectly, the Affected Special Assessments, the Affected Bonds or any rights of the Trustee under the Indenture that is inconsistent with any direction from the Trustee, (c) to the extent permitted by applicable law, the Trustee shall have the right, but is not obligated to, (i) vote in any such Proceeding any and all claims of the District, or (ii) file any motion, pleading, plan or objection in any such Proceeding on behalf of the District, including without limitation, motions seeking relief from the automatic stay, dismissing of the Proceeding, valuation
of the property belonging to the Insolvent Taxpayer, termination of exclusivity, and objections to disclosure statements, plans of liquidation or reorganization, and motions for use of cash collateral, seeking approval of sales or post-petition financing. If the Trustee chooses to exercise any such rights, the District shall be deemed to have appointed the Trustee as its agent and granted to the Trustee an irrevocable power of attorney coupled with an interest, and its proxy, for the purpose of exercising any and all rights and taking any and all actions available to the District in connection with any Proceeding of any Insolvent Taxpayer, including without limitation, the right to file and/or prosecute any claims, to propose and prosecute a bankruptcy plan, to vote to accept or reject a plan, and to make any election under Section 1111(b) of the Bankruptcy Code and (d) the District shall not challenge the validity or amount of any claim submitted in such Proceeding by the Trustee in good faith or any valuations of the lands owned by any Insolvent Taxpayer submitted by the Trustee in good faith in such Proceeding or take any other action in such Proceeding, which is adverse to Trustee’s enforcement of the District claim and rights with respect to the Affected Special Assessments or receipt of adequate protection (as that term is defined in the Bankruptcy Code). Without limiting the generality of the foregoing, the District will agree in the Indenture that the Trustee shall have the right (i) to file a proof of claim with respect to the Affected Special Assessments, (ii) to deliver to the District a copy thereof, together with evidence of the filing with the appropriate court or other authority, and (iii) to defend any objection filed to said proof of claim. See “SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2023 BONDS – Indenture Provisions Relating to Bankruptcy or Insolvency of Landowner.” The District cannot express any view whether such delegation would be enforceable.

14. The Internal Revenue Service (the “IRS”) routinely examines bonds issued by state and local governments, including bonds issued by community development districts. The IRS conducted a lengthy examination of certain issues of bonds (for purposes of this subsection, the “Audited Bonds”) issued by Village Center Community Development District (the “Village Center CDD”). During the course of the audit of the Audited Bonds, Village Center CDD received a ruling dated May 30, 2013, in the form of a non-precedential technical advice memorandum (“TAM”) concluding that Village Center CDD is not a political subdivision for purposes of Section 103(a) of the Code because Village Center CDD was organized and operated to perpetuate private control and avoid indefinitely responsibility to an electorate, either directly or through another elected state or local government body. Such a conclusion could lead to the further conclusion that the interest on the Audited Bonds was not excludable from gross income of the owners of such bonds for federal income tax purposes. Village Center CDD received a second TAM dated June 17, 2015, which granted relief to Village Center CDD from retroactive application of the IRS’s conclusion regarding its failure to qualify as a political subdivision. Prior to the conclusion of the audits, the Audited Bonds were all refunded with taxable bonds. The audit of the Audited Bonds that were issued for utility improvements were closed without change to the tax exempt status of those Audited Bonds on April 25, 2016, and the audit of the remainder of the Audited Bonds (which funded recreational amenity acquisitions from entities related to the principal landowner in the Village Center CDD) was closed on July 14, 2016, without the IRS making a final determination that the interest on the Audited Bonds in question was required to be included in gross income. However, the IRS letter to the Village Center CDD with respect to this second set of Audited Bonds noted that the IRS found that the Village Center CDD was not a “proper issuer of tax-exempt bonds” and that those Audited Bonds were private-activity bonds that did not fall in any of the categories that qualify for tax-exemption. Although the TAMs and the letters to the Village Center CDD from the IRS referred to above are addressed to, and binding only on, the IRS and Village Center CDD in connection with the Audited Bonds, they reflect the audit position of the IRS, and there can be no assurance that the IRS would not commence additional audits of bonds issued by other community development districts raising issues similar to the issues raised in the case of the Audited Bonds based on the analysis set forth in the first TAM or on the related concerns addressed in the July 14, 2016 letter to the Village Center CDD.
On February 23, 2016, the IRS published proposed regulations designed to provide prospective guidance with respect to potential private business control of issuers by providing a new definition of political subdivision for purposes of determining whether an entity is an appropriate issuer of bonds the interest on which is excluded from gross income for federal tax purposes. The proposed regulations require that a political subdivision (i) have the power to exercise at least one sovereign power, (ii) be formed and operated for a governmental purpose, and (iii) have a governing body controlled by or have significant uses of its funds or assets otherwise controlled by a government unit with all three (3) sovereign powers or by an electorate that is not controlled by an unreasonably small number of unrelated electors. On October 4, 2017, the Treasury Department (“Treasury”) announced that it will withdraw the proposed regulations, stating that, “while Treasury and the IRS continue to study the legal issues relating to political subdivisions, Treasury and the IRS currently believe that these proposed regulations should be withdrawn in their entirety.” On October 20, 2017 a notice of withdrawal was published in the Federal Register. Treasury and the IRS may propose more targeted guidance in the future after further study of the relevant legal issues.

It has been reported that the IRS has closed audits of other community development districts in Florida with no change to such districts’ bonds’ tax-exempt status, but has advised such districts that such districts must have public electors within five (5) or six (6) years of the issuance of tax-exempt bonds or their bonds may be determined to be taxable retroactive to the date of issuance. Pursuant to the Act, general elections are not held until the later of six (6) years and there are two hundred fifty (250) qualified electors in the district. Currently, all of the current members of the Board are employees of, or affiliated with, the Developer. The Developer will certify as to its expectations as to the timing of the transition of control of the Board to qualified electors pursuant to the Act, and its expectations as to compliance with the Act by any members of the Board that it elects. Such certification by the Developer does not ensure that such certification shall be determinative of, or may influence the outcome of any audit by the IRS, or any appeal from such audit, that may result in an adverse ruling that the District is not a political subdivision for purposes of Section 103(a) of the Code. Further, there can be no assurance that an audit by the IRS of the Series 2023 Bonds will not be commenced. The District has no reason to believe that any such audit will be commenced, or that any such audit, if commenced, would result in a conclusion of noncompliance with any applicable state or federal law.

Owners of the Series 2023 Bonds are advised that, if the IRS does audit the Series 2023 Bonds, under its current procedures, at least during the early stages of an audit, the IRS will treat the District as the taxpayer, and the Owners of the Series 2023 Bonds may have limited rights to participate in those proceedings. The commencement of such an audit could adversely affect the market value and liquidity of the Series 2023 Bonds until the audit is concluded, regardless of the ultimate outcome. In addition, in the event of an adverse determination by the IRS with respect to the tax-exempt status of interest on the Series 2023 Bonds, it is unlikely the District will have available revenues to enable it to contest such determination or enter into a voluntary financial settlement with the IRS. Further, an adverse determination by the IRS with respect to the tax-exempt status of interest on the Series 2023 Bonds would adversely affect the availability of any secondary market for the Series 2023 Bonds. Should interest on the Series 2023 Bonds become includable in gross income for federal income tax purposes, not only will Owners of Series 2023 Bonds be required to pay income taxes on the interest received on such Series 2023 Bonds and related penalties, but because the interest rate on such Series 2023 Bonds will not be adequate to compensate Owners of the Series 2023 Bonds for the income taxes due on such interest, the value of the Series 2023 Bonds may decline.

THE INDENTURE DOES NOT PROVIDE FOR ANY ADJUSTMENT IN THE INTEREST RATE ON THE SERIES 2023 BONDS IN THE EVENT OF AN ADVERSE DETERMINATION BY THE IRS WITH RESPECT TO THE TAX-EXEMPT STATUS OF INTEREST ON THE SERIES 2023 BONDS. PROSPECTIVE PURCHASERS OF THE SERIES 2023 BONDS SHOULD EVALUATE WHETHER THEY CAN OWN THE SERIES 2023 BONDS IN THE EVENT THAT THE INTEREST
ON THE SERIES 2023 BONDS BECOMES TAXABLE AND/OR THE DISTRICT IS EVER DETERMINED TO NOT BE A POLITICAL SUBDIVISION FOR PURPOSES OF THE CODE AND/OR SECURITIES ACT (AS HEREINAFTER DEFINED).

15. In addition to a possible determination by the IRS that the District is not a political subdivision for purposes of the Code, and regardless of the IRS determination, it is possible that federal or state regulatory authorities could also determine that the District is not a political subdivision for purposes of the federal and state securities laws. Accordingly, the District and purchasers of Series 2023 Bonds may not be able to rely on the exemption from registration under the Securities Act of 1933, as amended (the “Securities Act”), relating to securities issued by political subdivisions. In that event the Owners of the Series 2023 Bonds would need to ensure that subsequent transfers of the Series 2023 Bonds are made pursuant to a transaction that is not subject to the registration requirements of the Securities Act.

16. From time to time, there are legislative proposals suggested, debated, introduced or pending in Congress concerning reform of the internal revenue (tax) laws of the United States. In addition, the IRS may, in the future, issue rulings that have the effect of changing the interpretation of existing tax laws. Certain of these proposals and interpretations, if enacted into law or upheld, could alter or amend one or more of the federal tax matters described herein including, without limitation, the excludability from gross income of interest on the Series 2023 Bonds, adversely affect the market price or marketability of the Series 2023 Bonds, or otherwise prevent the holders from realizing the full current benefit of the status of the interest thereon. However, it cannot be predicted whether or in what form this proposed legislation or any other such proposal may be enacted, or whether, if enacted, any such proposal would affect the Series 2023 Bonds. If enacted into law, such legislative proposals could affect the market price or marketability of the Series 2023 Bonds. Prospective purchasers of the Series 2023 Bonds should consult their tax advisors as to the impact of any proposed or pending legislation.

17. In the Indenture, the District will covenant not to issue any other Bonds or other debt obligations secured by the Series 2023 Special Assessments. Such covenant shall not prohibit the District from issuing refunding Bonds. In addition, the District will covenant not to issue any other Bonds or debt obligations for capital projects, secured by any Special Assessments on assessable land within the District which secure the Series 2023 Special Assessments, until the Series 2023 Special Assessments are Substantially Absorbed. The District’s covenants described above shall not preclude the imposition of Special Assessments or other non-ad valorem assessments on such lands within the District in connection with other capital projects that are necessary for health, safety or welfare reasons or to remediate a natural disaster. See “SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2023 BONDS – Additional Obligations” herein for more information.

There can be no assurance, in the event the District does not have sufficient moneys on hand to complete the Assessment Area Two Project, that the District will be able to raise, through the issuance of bonds or otherwise, the moneys necessary to complete the Assessment Area Two Project. Although the Developer will agree to complete the Assessment Area Two Project regardless of any insufficiency of proceeds from the Series 2023 Bonds and will enter into a completion agreement with the District as evidence thereof, there can be no assurance that the Developer will have sufficient resources to do so. Such obligation of the Developer is an unsecured obligation. Pulte’s obligation to close on all lots within Phase 2A/2B and Phase 2C under the Pulte Contract is conditioned, among other things, upon the completion of the development of such lots. In the event the Landowner and/or the Developer is not able to satisfy the conditions in the Pulte Contract, there is a risk that Pulte will not close on such lots within Phase 2A/2B and Phase 2C. See “THE LANDOWNER AND THE DEVELOPER” herein.

18. It is impossible to predict what new proposals may be presented regarding ad valorem tax reform and/or community development districts during upcoming legislative sessions, whether such new
proposals or any previous proposals regarding the same will be adopted by the Florida Senate and House of Representatives and signed by the Governor, and, if adopted, the form thereof. On October 31, 2014, the Auditor General of the State released a 31-page report which requests legislative action to establish parameters on the amount of bonds a community development district may issue and provide additional oversight for community development district bonds. This report renews requests made by the Auditor General in 2011 that led to the Governor of the State issuing an Executive Order on January 11, 2012 (the “Executive Order”) directing the Office of Policy and Budget in the Executive Office of the Governor (“OPB”) to examine the role of special districts in the State. As of the date hereof, the OPB has not made any recommendations pursuant to the Executive Order nor has the Florida legislature passed any related legislation. It is impossible to predict with certainty the impact that any existing or future legislation will or may have on the security for the Series 2023 Bonds. It should be noted that Section 190.16(14) of the Act provides in pertinent part that “The state pledges to the holders of any bonds issued under the Act that it will not limit or alter the rights of the district to levy and collect the … assessments… and to fulfill the terms of any agreement made with the holders of such bonds … and that it will not impair the rights or remedies of such holders.”

19. In the event a bank forecloses on property within the Development because of a default on the mortgage in favor of such bank, and then the bank itself fails and the Federal Deposit Insurance Corporation (the “FDIC”) is appointed as receiver, the FDIC would then become the fee owner of such property. In such event, the FDIC would likely, pursuant to its own rules and regulations, not be liable to pay the Series 2023 Special Assessments levied against such property. In addition, the District would be required to obtain the consent of the FDIC prior to commencing a foreclosure action if the Series 2023 Special Assessments are not being collected pursuant to the Uniform Method.

20. The District relies on a technological environment to conduct its operations. The District, its agents and other third parties the District does business with or otherwise relies upon are subject to cyber threats including, but not limited to, hacking, viruses, malware and other attacks on computer and other sensitive digital networks and systems. Entities or individuals may attempt to gain unauthorized access to such parties’ digital systems for the purposes of misappropriating assets or information or causing operational disruption and damage. No assurances can be given that any such attack(s) will not materially impact the operations or finances of the District, which could impact the timely payment of debt service on the Series 2023 Bonds.

21. The COVID-19 pandemic severely impacted global financial markets, unemployment levels and commerce generally. It is possible that, in the future, the spread of epidemic or pandemic diseases and/or government health and public safety restrictions imposed in response thereto could adversely impact the District, the Developer, the timely and successful completion of the Development and the construction and sale to purchasers of residential units within Assessment Area Two. Such impacts could include delays in obtaining development approvals, construction delays, supply chain delays, or increased costs. See also “BONDOWNERS’ RISKS – No. 4” and “–No. 17” herein.

22. In addition to being subject to optional and mandatory sinking fund redemptions, the Series 2023 Bonds are subject to extraordinary mandatory redemption as a result of prepayments of the Series 2023 Special Assessments by owners of the property within the Development or from excess moneys in the Series 2023 Acquisition and Construction Account after the completion of the Assessment Area Two Project. Any such redemptions of the Series 2023 Bonds would be at the principal amount of such Series 2023 Bonds being redeemed plus accrued interest to the date of redemption. In such event, owners of the Series 2023 Bonds may not realize their anticipated rate of return on the Series 2023 Bonds and owners of any Premium Bonds (as defined herein) may receive less than the price they paid for the Series 2023 Bonds. See “DESCRIPTION OF THE SERIES 2023 BONDS – Redemption Provisions” and “SECURITY FOR

[Remainder of page intentionally left blank.]
### ESTIMATED SOURCES AND USES OF FUNDS

The table that follows summarizes the estimated sources and uses of proceeds of the Series 2023 Bonds:

<table>
<thead>
<tr>
<th>Source of Funds</th>
<th>Use of Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Par Amount of Series 2023 Bonds</td>
<td>Deposit to Series 2023 Acquisition and Construction Account</td>
</tr>
<tr>
<td></td>
<td>Costs of Issuance, including Underwriter’s Discount*</td>
</tr>
<tr>
<td>Total Sources</td>
<td>Total Uses</td>
</tr>
</tbody>
</table>

* Costs of issuance includes, without limitation, legal fees and other costs associated with the issuance of the Series 2023 Bonds.

[Remainder of page intentionally left blank.]
DEBT SERVICE REQUIREMENTS

The following table sets forth the scheduled debt service on the Series 2023 Bonds:

<table>
<thead>
<tr>
<th>Period Ending December 15</th>
<th>Principal (Amortization)</th>
<th>Interest</th>
<th>Total Debt Service</th>
</tr>
</thead>
<tbody>
<tr>
<td>2024</td>
<td>$</td>
<td>$</td>
<td>$</td>
</tr>
<tr>
<td>2025</td>
<td></td>
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<tr>
<td>2026</td>
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<tr>
<td>2027</td>
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<td>2028</td>
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<td>2029</td>
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<td>2030</td>
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<td>2031</td>
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<td>2033</td>
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<td>2036</td>
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<td>2037</td>
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<td>2038</td>
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<td>2039</td>
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<td>2040</td>
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<td>2045</td>
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<td>2046</td>
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<td>2047</td>
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<td>2049</td>
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<td>2052</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>2054</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
<td>$</td>
<td>$</td>
<td>$</td>
</tr>
</tbody>
</table>
THE DISTRICT

General Information

The District was established by Ordinance No. 2021-64 of the Board of County Commissioners of Osceola County, Florida, enacted on September 20, 2021 and effective on September 23, 2021, under the provisions of the Act. The Development is located north of Cyrils Drive and east of US Lake Ajay and encompasses approximately 211.99+/- gross acres (the “District Lands”). The District lies entirely within the unincorporated area of the County and is being developed as a residential community known as “Bridgewalk” (the “Development”). See “THE DEVELOPMENT” herein.

Legal Powers and Authority

The District is an independent special-purpose unit of local government created pursuant to, and established in accordance with, the Act. The Act was enacted in 1980 to provide a uniform method for the establishment of independent districts to manage and finance basic community development services, including capital infrastructure required for community developments throughout the State of Florida. The Act provides legal authority for community development districts (such as the District) to finance the acquisition, construction, operation and maintenance of the major infrastructure for community development pursuant to its general law charter. The District is classified as an independent district under Chapter 189, Florida Statutes.

Among other provisions, the Act gives the District’s Board of Supervisors, as the governing body of the District (the “Board”), the authority to, among other things, (a) plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for, among other things: (i) water management and control for lands within the District and to connect any of such facilities with roads and bridges; (ii) water supply, sewer and waste-water management, reclamation and reuse systems or any combination thereof and to construct and operate connecting intercept or outlet sewers and sewer mains and pipes and water mains, conduits, or pipelines in, along, and under any street, alley, highway, or other public place or ways, and to dispose of any effluent, residue, or other byproducts of such system or sewer system; (iii) District roads equal to or exceeding the specifications of the county in which such District roads are located and street lights, landscaping, hardscaping and undergrounding of electric utility lines; and (iv) with the consent of the local general-purpose government within the jurisdiction of which the power is to be exercised, parks and facilities for indoor and outdoor recreational uses and security; (b) borrow money and issue bonds of the District; (c) impose and foreclose special assessments liens as provided in the Act; and (d) exercise all other powers, necessary, convenient, incidental or proper in connection with any of the powers or duties of the District stated in the Act.

The Act does not empower the District to adopt and enforce any land use plans or zoning ordinances, and the Act does not empower the District to grant building permits; these functions are to be performed by general purpose local governments having jurisdiction over the lands within the District.

The Act exempts all property owned by the District from levy and sale by virtue of an execution and from judgment liens, but does not limit the right of the District to pursue any remedy for enforcement of any lien or pledge of the Series 2023 Pledged Revenues in connection with the Series 2023 Bonds.

Board of Supervisors

The Board is composed of five (5) Supervisors (the “Supervisors”). The Act provides that, at the initial meeting of the landowners, Supervisors must be elected by the landowners with the two (2) Supervisors receiving the highest number of votes to serve for four (4) years and the remaining Supervisors
to serve for a two-year term. Three (3) of the five (5) Supervisors are elected to the Board every two (2) years in November. At such election the two (2) Supervisors receiving the highest number of votes are elected to four-year terms and the remaining Supervisor is elected to a two-year term. Until the later of six (6) years after the initial appointment of Supervisors or the year in which there are at least two hundred fifty (250) qualified electors in the District, or such earlier time as the Board may decide to exercise its ad valorem taxing power, the Supervisors are elected by vote of the landowners of the District. Ownership of the land within the District entitles the owner to one (1) vote per acre (with fractions thereof rounded upward to the nearest whole number and, for purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre and shall not be aggregated for determining the number of voting units held). Upon the later of six (6) years after the initial appointment of Supervisors or the year in which there are at least two hundred fifty (250) qualified electors in the District, the Supervisors whose terms are expiring will be elected (as their terms expire) by qualified electors of the District, except as described below. A qualified elector is a registered voter who is at least eighteen (18) years of age, a resident of the District and the State of Florida and a citizen of the United States. At the election where Supervisors are first elected by qualified electors, two (2) Supervisors must be qualified electors and be elected by qualified electors, both to four-year terms. Thereafter, as terms expire, all Supervisors must be qualified electors and are elected to serve four-year terms. If there is a vacancy on the Board, whether as a result of the resignation or removal of a Supervisor or because no elector qualifies for a seat to be filled in an election, the remaining Board members are to fill such vacancy for the unexpired term.

Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, prior to the exercise of such power, it shall call an election at which all Supervisors shall be qualified electors and shall be elected by qualified electors in the District. Elections subsequent to such decision shall be held in a manner such that the Supervisors will serve four-year terms with staggered expiration dates in the manner set forth in the Act. All of the current members of the Board are employees of the Developer.

The Act provides that it shall not be an impermissible conflict of interest under Florida law governing public officials for a Supervisor to be a stockholder, officer or employee of a landowner or of any entity affiliated with a landowner.

The current members of the Board and the expiration of the term of each member are set forth below.

<table>
<thead>
<tr>
<th>Name</th>
<th>Title</th>
<th>Term Expires</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adam Morgan*</td>
<td>Chairperson</td>
<td>November, 2025</td>
</tr>
<tr>
<td>Rob Bonin*</td>
<td>Vice-Chairperson</td>
<td>November, 2025</td>
</tr>
<tr>
<td>Lane Register*</td>
<td>Assistant Secretary</td>
<td>November, 2023</td>
</tr>
<tr>
<td>Kathryn Farr*</td>
<td>Assistant Secretary</td>
<td>November, 2023</td>
</tr>
<tr>
<td>Brent Kewley*</td>
<td>Assistant Secretary</td>
<td>November, 2023</td>
</tr>
</tbody>
</table>

* Employee of the Developer.

A majority of the members of the Board constitutes a quorum for the purposes of conducting its business and exercising its powers and for all other purposes. Action taken by the District shall be upon a vote of a majority of the members present unless general law or a rule of the District requires a greater number. All meetings of the Board are open to the public under Florida’s open meeting or “Sunshine” law.

The District Manager and Other Consultants

The chief administrative official of the District is the District Manager (as hereinafter defined). The Act provides that a district manager has charge and supervision of the works of the District and is
responsible for preserving and maintaining any improvement or facility constructed or erected pursuant to the provisions of the Act, for maintaining and operating the equipment owned by the District, and for performing such other duties as may be prescribed by the Board.

The District has retained Governmental Management Services – Central Florida, LLC, Orlando, Florida, to serve as its district manager (“District Manager”). The District Manager’s office is located at 219 E. Livingston Street, Orlando, Florida 32801, telephone number (407) 841-5524.

The Act further authorizes the Board to hire such employees and agents as it deems necessary. Thus, the District has employed the services of Greenberg Traurig, P.A., West Palm Beach, Florida, as Bond Counsel; Osceola Engineering, Inc., St. Cloud, Florida, as District Engineer; and Latham, Luna, Eden & Beaudine, LLP, Orlando, Florida, as District Counsel. The Board has also retained Governmental Management Services – Central Florida, LLC, Orlando, Florida, to serve as Methodology Consultant and to prepare the Assessment Methodology and to serve as Dissemination Agent for the Series 2023 Bonds. Greenberg Traurig P.A. is also serving as special counsel to the Landowner and the Developer with respect to matters relating to the Series 2023 Bonds.

Prior Indebtedness

The District previously issued its $4,440,000 aggregate principal amount of Special Assessment Bonds, Series 2022 (Assessment Area One Project), currently outstanding in the principal amount of $4,350,000 (the “Series 2022 Bonds”) to finance certain public infrastructure improvements associated with Assessment Area One.

The Series 2022 Bonds are secured by Special Assessments levied solely on the assessable properties within Assessment Area One and no special assessments securing the Series 2022 Bonds will be levied on any other lands in the District, including Assessment Area Two, or used to pay debt service on any other bonds, including the Series 2023 Bonds.

The Series 2023 Bonds are secured by Series 2023 Special Assessments levied solely on the assessable lands within Assessment Area Two and no special assessments securing the Series 2023 Bonds will be levied on any other lands in the District or used to pay debt service on any other bonds, including the Series 2022 Bonds.

[Remainder of page intentionally left blank.]
THE CAPITAL IMPROVEMENT PLAN AND THE ASSESSMENT AREA TWO PROJECT

Osceola Engineering, Inc. (the “District Engineer”) prepared a report entitled Bridgewalk Community Development District Revised Master Engineer’s Report dated October 2023, as may be amended and supplemented from time to time (the “Engineer’s Report”). The Engineer’s Report sets forth certain public infrastructure improvements associated with five hundred twenty-three (523) residential lots planned for the Development (the “Capital Improvement Plan”). The District Engineer, in the Engineer’s Report estimates the total cost to complete the Capital Improvement Plan to be $24,499,605.61.

Land development for the Development will occur in multiple phases. Two assessment areas have been created to facilitate the District’s financing program. Assessment Area One contains 129.36+/- gross acres of land and is planned for two hundred forty-eight (248) residential units. Assessment Area Two contains 82.63+/- gross acres of land and is planned for two hundred seventy-five (275) residential units. The portion of the Capital Improvement Plan associated with Assessment Area One is defined herein as the “Assessment Area One Project.” The portion of the Capital Improvement Plan associated with Assessment Area Two is defined herein as the “Assessment Area Two Project.”

The District previously issued its Series 2022 Bonds to finance a portion of the Assessment Area One Project. The Assessment Area One Project is complete and all two hundred forty-eight (248) residential units in Assessment Area One have been developed and platted. Sales and construction of residential units within Assessment Area One are underway. See “THE DEVELOPMENT – Assessment Area One Status” herein for more information.

The Series 2023 Bonds are being issued to finance a portion of the Assessment Area Two Project. The District Engineer, in the Engineer’s Report estimates the total cost to complete the Assessment Area Two Project to be $12,130,558.95.

<table>
<thead>
<tr>
<th>Description</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stormwater Management System</td>
<td>$2,582,473.36</td>
</tr>
<tr>
<td>Water Distribution System</td>
<td>803,138.25</td>
</tr>
<tr>
<td>Sanitary Sewer Collection &amp; Conveyance System</td>
<td>854,025.14</td>
</tr>
<tr>
<td>Reclaimed Water Distribution System</td>
<td>510,226.49</td>
</tr>
<tr>
<td>Onsite Roadways</td>
<td>1,932,689.17</td>
</tr>
<tr>
<td>Onsite Alleyways</td>
<td>34,883.37</td>
</tr>
<tr>
<td>Landscape, Hardscape, Irrigation</td>
<td>2,016,854.17</td>
</tr>
<tr>
<td>Underground Electrical System</td>
<td>347,326.00</td>
</tr>
<tr>
<td>Construction Contingency</td>
<td>873,429.00</td>
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<tr>
<td>Professional and Permit Fees</td>
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<tr>
<td>Utility Connection Fees</td>
<td>1,672,265.67</td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td><strong>$12,130,558.95</strong></td>
</tr>
</tbody>
</table>

The Series 2023 Bonds are being issued to finance a portion of the Assessment Area Two Project. The District Engineer, in the Engineer’s Report estimates the total cost to complete the Assessment Area Two Project to be $12,130,558.95.

Land development for Assessment Area Two will occur in phases, with final completion expected by June 2024. Land development associated with Phase 1B (as hereinafter defined), which is planned for 76 lots, is complete. Mass grading associated with Phase 2C (as hereinafter defined), which is planned for 199 lots, is complete. Infrastructure installation for Phase 2C commenced in October 2023 and is expected to be completed by June 2024, at which point lots within Phase 2C will be delivered to Pulte pursuant to the Pulte Contract. The Developer has spent approximately $7 million towards land development associated with Assessment Area Two, a portion of which includes the Assessment Area Two Project. See “THE DEVELOPMENT – Development Plan/Status” herein.
The net proceeds of the Series 2023 Bonds to be deposited in the Series 2023 Acquisition and Construction Account will be approximately $4.44 million* and such proceeds will be used by the District towards the funding and/or acquisition of a portion of the Assessment Area Two Project. The Developer will enter into a completion agreement that will obligate the Developer to complete the portion of the Assessment Area Two Project not funded with proceeds of the Series 2023 Bonds. All such obligations of the Developer are unsecured obligations. See “BONDOWNERS’ RISKS – No. 17” herein.

The District Engineer has indicated that all engineering permits necessary to construct the Assessment Area Two Project that are set forth in the Engineer’s Report have been obtained or will be obtained in the ordinary course of business. In addition to the Engineer’s Report, please refer to “THE DEVELOPMENT – Zoning and Permitting” for a more detailed description of the zoning and permitting status of the Development. See “APPENDIX C – ENGINEER’S REPORT” for more information regarding the above improvements.

[Remainder of page intentionally left blank.]

* Preliminary, subject to change.
The information appearing below under the captions “THE DEVELOPMENT” and “THE LANDOWNER AND THE DEVELOPER” has been furnished by the Landowner and the Developer for inclusion in this Limited Offering Memorandum and, although believed to be reliable, such information has not been independently verified by Bond Counsel, the District or its counsel, or the Underwriter or its counsel, and no persons other than the Landowner and the Developer make any representation or warranty as to the accuracy or completeness of such information supplied by them. The following information is provided by the Landowner and the Developer as a means for the prospective bondholders to understand the anticipated development plan and risks associated with the Development. Neither the Landowner nor the Developer is guaranteeing payment of the Series 2023 Bonds or the Series 2023 Special Assessments.

THE DEVELOPMENT

General

The District Lands contain approximately 211.99+/- gross acres located entirely within the unincorporated area of Osceola County, Florida (the “County”) and are being developed as a residential community to be known as “Bridgewalk” and referred to herein as the “Development.” At buildout, the Development is expected to contain five hundred twenty-three (523) residential units and a recreational amenity center. The Development is located north of Cyrils Drive and east of US Lake Ajay. Below is a map of the approximate location of the Development.

Land development for the Development will occur in multiple phases. Two assessment areas have been created to facilitate the District’s financing program. Phase 1A and Phase 2A/2B (each as hereinafter defined) of the Development comprise approximately 129.36+/- gross acres and are planned to contain two
hundred forty-eight (248) residential units (“Assessment Area One”). Phase 1B and Phase 2C (each as hereinafter defined) of the Development comprise approximately 82.63 +/- gross acres and are planned to contain two hundred seventy-five (275) residential units (“Assessment Area Two”).

The District previously issued its Series 2022 Bonds to finance a portion of the Assessment Area One Project. The Assessment Area One Project is complete and all two hundred forty-eight (248) residential units in Assessment Area One have been developed and platted. Sales and construction of residential units within Assessment Area One are underway. See “THE DEVELOPMENT – Assessment Area One Status” herein for more information.

The Series 2023 Bonds are being issued to finance a portion of the Assessment Area Two Project. The Series 2023 Bonds will be secured by the Series 2023 Special Assessments which will be levied on the seventy-six (76) platted lots within Phase 1B and the remaining 64.84 +/- gross acres of land within Assessment Area Two until such time as the remaining one hundred ninety-nine (199) lots within Assessment Area Two are platted. As platting of the remaining one hundred ninety-nine (199) lots occurs, the Series 2023 Special Assessments will be assigned to such platted lots on a first platted, first assigned basis. A final plat for Phase 1B was recorded on August 31, 2022.

Standard Pacific of Florida, LLC, a Florida limited liability company (the “Landowner”), is the owner of the lands within Assessment Area Two. Lennar Homes, LLC, a Florida limited liability company (the “Developer”), is the developer of the entire Development. The Developer serves as the homebuilder for (i) two hundred twenty-four (224) residential units within Phase 1A of Assessment Area One, (ii) seventy-six (76) residential units planned for Phase 1B within Assessment Area Two, which consist of all of the planned units in Phase 1B and (iii) sixteen (16) residential units planned for Phase 2C within Assessment Area Two. The Landowner and the Developer are each an indirectly wholly owned subsidiary of Lennar Corporation (“Lennar”). The Landowner entered into a Lot Sale Agreement dated March 30, 2022, as may be amended and supplemented from time to time (the “Pulte Contract”), with Pulte Home Company LLC, a Michigan limited liability company (“Pulte”), for the sale upon development completion of (i) twenty-four (24) residential units within Phase 2A/2B within Assessment Area One, which consist of all of the planned units in Phase 2A/2B and (ii) one hundred eighty-three (183) of the residential units planned for Phase 2C within Assessment Area Two. See “THE DEVELOPMENT – Development Plan / Status” for the current development plan for the Development. Pulte, as homebuilder, will subsequently construct and market residential units to homebuyers within Assessment Area One and Phase 2C within Assessment Area Two. See “THE LANDOWNER AND THE DEVELOPER” herein for more information regarding the Landowner and the Developer and “THE DEVELOPMENT – Pulte Builder Contract” herein for more information regarding the Pulte Contract.

At build-out, Assessment Area Two is expected to contain two hundred seventy-five (275) residential units consisting of (i) thirty-three (33) single-family homes on forty-foot (40’) wide lots, (ii) one hundred seventy-three (173) single-family homes on fifty-foot (50’) wide lots and (iii) sixty-nine (69) single-family homes on sixty-foot (60’) wide lots. Single-family homes will range in size from 1,795 square feet to 3,791 square feet and starting price points will range from $348,490 to $506,990. The target market for homes within the Development consists of first time homebuyers and move-up buyers.
The following table reflects the current development plan for the Development, which with respect to units within Assessment Area Two is subject to change.

<table>
<thead>
<tr>
<th>Builder Phase</th>
<th>Assessment Area One</th>
<th>Assessment Area Two</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Developer Phase 1A</td>
<td>Pulte Phase 2A/2B</td>
</tr>
<tr>
<td>Townhomes</td>
<td>117</td>
<td>-</td>
</tr>
<tr>
<td>Single-Family-40’</td>
<td>54</td>
<td>-</td>
</tr>
<tr>
<td>Single-Family-50’</td>
<td>26</td>
<td>22</td>
</tr>
<tr>
<td>Single-Family-60’</td>
<td>27</td>
<td>2</td>
</tr>
<tr>
<td>Total</td>
<td>224</td>
<td>24</td>
</tr>
</tbody>
</table>

**Assessment Area One Status**

The District previously issued the Series 2022 Bonds to finance a portion of the Assessment Area One Project supporting Assessment Area One, which is planned for two hundred forty-eight (248) residential units consisting of one hundred seventeen (117) townhome units, fifty-four (54) single-family homes on forty-foot (40’) wide lots, forty-eight (48) single-family homes on fifty-foot (50’) wide lots and twenty-nine (29) single-family homes on sixty-foot (60’) wide lots. Assessment Area One was developed in the following subphases: (i) Phase 1A, comprised of two hundred twenty-four (224) residential units, consisting of one hundred seventeen (117) townhome units, fifty-four (54) single-family homes on forty-foot (40’) wide lots, twenty-six (26) single-family homes on fifty-foot (50’) wide lots and twenty-seven (27) single-family homes on sixty-foot (60’) wide lots (“Phase 1A”), and (ii) Phase 2A/2B, planned for twenty-four (24) residential units, consisting of twenty-two (22) single-family homes on fifty-foot (50’) wide lots and two (2) single-family homes on sixty-foot (60’) wide lots (“Phase 2A/2B”).

The Assessment Area One Project is complete and all two hundred forty-eight (248) residential units in Assessment Area One have been developed and platted. As of the date hereof, all residential units within Phase 1A (other than the model homes) have been sold and closed with homebuyers. Pursuant to the Pulte Contract, the twenty-four (24) developed and platted lots within Phase 2A/2B will be delivered to Pulte in a single takedown together with Pulte’s takedown of lots in Phase 2C. Pulte will subsequently construct and market residential units to homebuyers within Phase 2A/2B within Assessment Area One and Phase 2C within Assessment Area Two. See “– Pulte Builder Contract” herein for more information.

**Land Acquisition and Finance Plan**

The Landowner acquired the lands within the District on January 9, 2014 for approximately $12.5 million. There are currently no mortgages on the lands within Assessment Area Two.

The Developer estimates that the total land development costs associated with Assessment Area Two will be approximately $16.72 million, consisting of the costs of the Assessment Area Two Project and other hard and soft costs, of which approximately $7 million has been spent to date. The net proceeds of the Series 2023 Bonds to be deposited in the Series 2023 Acquisition and Construction Account will be approximately $4.44 million*. Costs not funded by the Series 2023 Bonds will be funded by the Developer with equity. The Developer will enter into a completion agreement that will obligate the Developer to complete the portion of the Assessment Area Two Project not funded with proceeds of the Series 2023

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* Preliminary, subject to change.
Bonds. All such obligations of the Developer are unsecured obligations. See “BONDOWNERS’ RISKS – No. 17” herein.

Development Plan / Status

Land development associated with Assessment Area Two will occur in the following phases:

Phase 1B is planned to contain seventy-six (76) residential units, consisting of (i) seventeen (17) single-family homes on forty-foot (40’) lots, (ii) twenty-two (22) single-family homes on fifty-foot (50’) lots and (iii) thirty-seven (37) single-family homes on sixty-foot (60’) lots (“Phase 1B”). Mass grading and land development for Phase 1B is complete. A final plat for Phase 1B was recorded on August 31, 2022. As of the date hereof, 19 residential units within Phase 1B are under construction and sales within Phase 1B are expected to commence by December 2023, with closings expected to begin by March 2024. The Developer is the homebuilder of Phase 1B.

Phase 2C is planned to contain one hundred ninety-nine (199) residential units, consisting of (i) sixteen (16) single-family homes on forty-foot (40’) wide lots, (ii) one hundred fifty-one (151) single-family homes on fifty-foot (50’) wide lots and (iii) thirty-two (32) single-family homes on sixty-foot (60’) wide lots (“Phase 2C”). Mass grading for Phase 2C is complete. Infrastructure installation for Phase 2C commenced in October 2023 and is expected to be completed by June 2024, at which point lots within Phase 2C will be delivered to Pulte pursuant to the Pulte Contract. The Developer will construct and market the single-family homes on forty-foot (40’) wide lots within Phase 2C. The Developer and Pulte are expected to commence sales to homebuyers and vertical construction within Phase 2C upon completion of development of the lands relating to Phase 2C. A final plat for Phase 2C is expected to be recorded by December 2023.

It is anticipated that approximately 100 units will be sold and closed with homebuyers per annum within Assessment Area Two until build out. This anticipated absorption is based upon estimates and assumptions made by the Developer that are inherently uncertain, though considered reasonable by the Developer, and are subject to significant business, economic, and competitive uncertainties and contingencies, all of which are difficult to predict and many of which are beyond the control of the Developer. As a result, there can be no assurance such absorption rate will occur or be realized in the time frame anticipated.

Pulte Builder Contract

The Landowner entered into a Lot Sale Agreement dated March 30, 2022, as may be amended and supplemented from time to time (the “Pulte Contract”), with Pulte Home Company LLC, a Michigan limited liability company (“Pulte”), for the sale upon development completion of developed lots planned for (i) twenty-four (24) residential units within Phase 2A/2B within Assessment Area One, which consist of all of the planned units within Phase 2A/2B and (ii) one hundred fifty-one (151) single-family homes on fifty-foot (50’) wide lots planned for Phase 2C within Assessment Area Two and thirty-two (32) single-family homes on sixty-foot (60’) lots planned for Phase 2C within Assessment Area Two. The aggregate purchase price for all 207 lots subject to the Pulte Contract is approximately $28.86 million, of which approximately $25.57 million is attributable to the 183 lots within Assessment Area Two. In accordance with the Pulte Contract, the cost per lot breakdown is as follows: (i) approximately $135,000 per fifty-foot (50’) lot and $162,000 per sixty-foot (60’) lot. Pursuant to the Pulte Contract, Pulte has delivered to the escrow agent a deposit of $2,997,000, which shall be applicable to the aggregate purchase price on a pro rata per lot basis and shall be non-refundable to Pulte for any reason other than a default by the Landowner as set forth in the Pulte Contract. Pulte will subsequently construct and market residential units to homebuyers within Phase 2A/2B within Assessment Area One and Phase 2C within Assessment Area Two.
Pursuant to the Pulte Contract, Pulte is currently expected to takedown all 207 lots in a single takedown no later than June 2024. The Landowner and Pulte are currently negotiating an amendment to the Pulte Contract to extend such takedown date within the fourth calendar quarter of 2024. Pulte’s obligation to close on all lots within Phase 2A/2B and Phase 2C under the Pulte Contract is conditioned, among other things, upon the completion of the development of such lots. In the event the Landowner and/or the Developer is not able to satisfy the conditions in the Pulte Contract, there is a risk that Pulte will not close on such lots within Phase 2A/2B and Phase 2C. See “BONDOWNERS’ RISKS – No. 17” herein.

Pulte is a subsidiary of PulteGroup, Inc., a Michigan corporation (“Pulte Group”). Pulte Group stock trades on the New York Stock Exchange under the symbol PHM. Pulte Group is subject to the informational requirements of the Exchange Act (as hereinafter defined) and in accordance therewith files reports, proxy statements, and other information, including financial statements, with the SEC (as hereinafter defined). Such filings, particularly Pulte Group’s annual and quarterly reports filed on Form 10-K and Form 10-Q, set forth certain data relative to the consolidated results of operations and financial position of Pulte Group and its subsidiaries as of such date. The SEC maintains an Internet web site that contains reports, proxy and information statements and other information regarding registrants that file electronically with the SEC, including Pulte Group. The address of such Internet web site is www.sec.gov. All documents subsequently filed by Pulte Group pursuant to the requirements of the Exchange Act after the date of this Limited Offering Memorandum will be available for inspection in such manner as the SEC prescribes.

NEITHER PULTE NOR PULTE GROUP ARE GUARANTEEING PAYMENT OF THE SERIES 2023 BONDS OR THE SERIES 2023 SPECIAL ASSESSMENTS. NEITHER PULTE NOR PULTE GROUP HAVE ENTERED INTO ANY AGREEMENTS IN CONNECTION WITH THE ISSUANCE OF THE SERIES 2023 BONDS.

Residential Product Offerings

The target customers for units within Assessment Area Two are first time homebuyers and move-up buyers. The following table reflects the Developer's current expectations for the townhomes and single-family units to be constructed within Assessment Area Two, along with the number of developable units, bedrooms, bathrooms, square footages, and estimated home prices, all of which are subject to change.

<table>
<thead>
<tr>
<th>Product Type</th>
<th>Units</th>
<th>Square Footage</th>
<th>Beds/Baths</th>
<th>Price Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family-40’</td>
<td>33</td>
<td>1,795 to 2,634</td>
<td>3 to 6 Bedrooms, 2.5 to 3.5 Baths</td>
<td>$348,990 – $415,490</td>
</tr>
<tr>
<td>Single-Family-50’</td>
<td>173</td>
<td>1,853 to 3,291</td>
<td>3 to 5 Bedrooms, 2 to 3 Baths</td>
<td>$358,990 – $464,990</td>
</tr>
<tr>
<td>Single-Family-60’</td>
<td>69</td>
<td>2,447 to 3,791</td>
<td>3 to 5 Bedrooms, 2.5 to 4 Baths</td>
<td>$429,990 – $506,990</td>
</tr>
</tbody>
</table>

Zoning and Permitting

As part of the Capital Improvement Plan, the Developer has entered into a proportional share agreement with Tohopekaliga Water Authority, dated January 13, 2022 (the “Prop Share Agreement”) which obligates the Developer to pay a proportionate share of a temporary force main south of Cyrils Drive. Installation of such force main is complete, which costs totaled approximately $379,000.

The land within the District, including, without limitation, the land therein subject to the Series 2023 Special Assessments, is zoned to allow for the contemplated residential uses described herein. The District Engineer has indicated that all permits have been received by jurisdictional agencies to allow for the development contemplated herein or are reasonably expected to be received in the ordinary course.
Environmental

Neither the Landowner nor the Developer are able to locate the Phase I Environmental Site Assessment covering the Development that was prepared in connection with the original acquisition of the lands within the Development. However, development and construction is ongoing in the Development and the Landowner and the Developer are not aware of any condition in the Development which currently requires, or is reasonably expected to require in the foreseeable future, investigation or remediation under any applicable federal, state or local governmental laws or regulations relating to the environment. See “BONDOWNERS’ RISK - No. 10” herein for more information regarding potential environmental risks.

Amenities

The Development is planned to contain an approximately 3,000 square foot clubhouse (2,500 square feet under air conditioning), a resort-style swimming pool, private boat dock/ramp, sports courts, and children’s playground (collectively, the “Amenity”). Construction of the Amenity is underway and is expected to be completed by January 2024. The estimated cost of the Amenity is approximately $4.1 million, of which approximately $2.5 million has been spent to date. The Amenity will be owned, operated and maintained by the homeowners association.

Utilities

Potable water, wastewater treatment and reclaimed wastewater (reuse services) for the Development are expected to be provided by Tohopekaliga Water Authority. Electric power is expected to be provided by Orlando Utilities Commission. Cable television and broadband cable services are expected to be provided by Spectrum. All utility services are available to the Development.

Taxes, Fees and Assessments

As set forth in the Assessment Methodology, the Series 2023 Special Assessments will be levied on the seventy-six (76) platted lots within Phase 1B and the remaining 64.84 +/- gross acres of land within Assessment Area Two until such time as the remaining one hundred ninety-nine (199) lots within Assessment Area Two are platted. As platting of the remaining one hundred ninety-nine (199) lots occurs, the Series 2023 Special Assessments will be assigned to such platted lots on a first platted, first assigned basis. A final plat for Phase 1B was recorded on August 31, 2022. Assuming that all of the planned two hundred seventy-five (275) residential units within Assessment Area Two are developed and platted, then the Series 2023 Special Assessments will be allocated on a per unit basis below and as set forth in the Assessment Methodology. See “APPENDIX D – ASSESSMENT METHODOLOGY” herein.

<table>
<thead>
<tr>
<th>Product Type</th>
<th>No. of Units</th>
<th>Annual Series 2023 Special Assessments Per Unit **</th>
<th>Series 2023 Bonds Par Debt Per Unit*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family-40’</td>
<td>33</td>
<td>$1,139.12</td>
<td>$13,975.90</td>
</tr>
<tr>
<td>Single-family-50’</td>
<td>173</td>
<td>1,423.90</td>
<td>17,469.88</td>
</tr>
<tr>
<td>Single-family-60’</td>
<td>69</td>
<td>1,708.68</td>
<td>20,963.86</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>275</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Preliminary, subject to change.

**This amount is grossed up to include early payment discounts and County collection fees, currently six percent (6%).
The District will continue levying assessments to cover its operation and administrative costs that are approximately $896.33 per single-family home on forty-foot (40’) wide lots, $1,120.41 per single-family home on fifty-foot (50’) wide lots and $1,344.49 per single-family home on sixty-foot (60’) wide lots annually, grossed up to include early payment discounts, which amounts are subject to change. In addition, residents will be required to pay homeowners association fees, which are approximately $141.00 per single-family home on forty-foot (40’) wide lots, $150.00 per single-family home on fifty-foot (50’) wide lots and $161.00 per single-family home on sixty-foot (60’) wide lots per month, which amounts are subject to change. The land within the District has been and will continue to be subject to taxes and assessments imposed by taxing authorities other than the District. The total millage rate applicable to lands within the District for 2023 was approximately 13.9649 mills, which millage rate is subject to change in future years. These taxes are payable in addition to the Series 2023 Special Assessments and any other assessments levied by the District. In addition, exclusive of voter approved millages levied for general obligation bonds, as to which no limit applies, the County and the School District of Osceola County, Florida each levy ad valorem taxes upon the land in the District. The District has no control over the level of ad valorem taxes and/or special assessments levied by other taxing authorities. It is possible that in future years taxes and special assessments levied by these other entities could be substantially higher than in the current year.

Education

Students in elementary school are expected to attend Narcoossee Elementary School which was rated “B” by the Florida Department of Education for 2022. Students in middle school are expected to attend Narcoossee Middle School, which was rated “B” by the Florida Department of Education for 2022. Students in high school are expected to attend Tohopekaliga High School, which was rated “C” by the Florida Department of Education for 2022. The School District of Osceola County, Florida may change school zoning in the future.

Competition

The following communities have been identified by the Developer as being competitive with the Development, because of their proximity to the Development, price ranges and product types: Split Oaks Estates, Lakeshore at Narcoossee and Wiregrass by Hanover.

The information under this heading does not purport to list all of the existing or planned communities in the area of the Development, but rather provide a list of those that the Developer feels pose primary competition to the Development.

THE LANDOWNER AND THE DEVELOPER

The Landowner

Standard Pacific of Florida, LLC, a Florida limited liability company (the “Landowner”) is the sole landowner of the lands within Assessment Area Two. The Landowner is an indirectly wholly owned subsidiary of Lennar Corporation (“Lennar”).

The Developer

The Developer, Lennar Homes, LLC, is a Florida limited liability company formed on November 30, 2006 and is the developer of the entire Development and serves as the homebuilder for (i) two hundred twenty-four (224) residential units within Phase 1A of Assessment Area One, (ii) all seventy-six (76) residential units planned for Phase 1B within Assessment Area Two and (iii) sixteen (16) of the residential
units planned for Phase 2C within Assessment Area Two. The Developer is an indirectly wholly owned subsidiary of Lennar.

Lennar, founded in 1954, has homebuilding operations in fifteen states and is one of the nation’s leading builders of quality homes for all generations, building affordable, first-time, move-up and retirement homes. Lennar stock trades on the New York Stock Exchange under the symbol LEN. Lennar is subject to the informational requirements of the Securities and Exchange Commission Act of 1934, as amended (the “Exchange Act”), and in accordance therewith files reports, proxy statements, and other information, including financial statements, with the Securities and Exchange Commission (the “SEC”). Such filings, particularly Lennar’s annual and quarterly reports filed on Form 10-K and Form 10-Q, set forth certain data relative to the consolidated results of operations and financial position of Lennar and their subsidiaries as of such date. The SEC maintains an Internet web site that contains reports, proxy and information statements and other information regarding registrants that file electronically with the SEC, including Lennar. The address of such Internet web site is www.sec.gov.

All documents subsequently filed by Lennar pursuant to the requirements of the Exchange Act after the date of this Limited Offering Memorandum will be available for inspection in such manner as the SEC prescribes. Lennar is not guaranteeing any of the Landowner’s or Developer’s obligations incurred in connection with the issuance of the Series 2023 Bonds.


ASSESSMENT METHODOLOGY

The Master Assessment Methodology for Bridgewalk Community Development District dated September 30, 2021 (the “Master Methodology”), as supplemented by the Supplemental Assessment Methodology for Assessment Area Two for Bridgewalk Community Development District, to be dated the sale date of the Series 2023 Bonds (the “Supplemental Methodology” and, together with the Master Methodology, the “Assessment Methodology”), which describes the methodology for allocation of the Series 2023 Special Assessments to the lands within the Development, has been prepared by Governmental Management Services – Central Florida, LLC, Orlando, Florida (the “Methodology Consultant”). See “EXPERTS” herein for more information. The Assessment Methodology is included herein as APPENDIX D. Once the final terms of the Series 2023 Bonds are determined, the Supplemental Methodology will be amended to reflect such final terms.

Once levied and imposed, the Series 2023 Special Assessments are a first lien on the land against which assessed until paid or barred by operation of law, co-equal with other taxes and assessments levied by the District and other non-federal units of government, excluding federal tax liens. See “ENFORCEMENT OF ASSESSMENT COLLECTIONS” herein.

The Assessment Methodology sets forth a “true-up mechanism” which provides that the debt per lot/unit remaining on the un-platted land within Assessment Area Two is never allowed to increase above its maximum debt per lot/unit level. If the debt per lot/unit remaining on such un-platted land increases above the maximum debt per lot/unit level, a debt reduction payment (which shall include accrued interest) would be required to be made by the Landowner so that the maximum debt per lot/unit level is not breached. This debt reduction payment would result in the extraordinary mandatory redemption of a portion of the Series 2023 Bonds. The Landowner is expected to enter into a true-up agreement in connection with their
obligations to pay true-up payments in the event that the debt per lot/unit remaining on un-platted land within Assessment Area Two increases above the maximum debt per unit level. The Landowner’s obligation under such true-up agreement is an unsecured obligation of the Landowner. See “APPENDIX D – ASSESSMENT METHODOLOGY” herein for additional information regarding the “true-up mechanism”.

TAX MATTERS

General

The Internal Revenue Code of 1986, as amended (the “Code”), includes requirements which the District must continue to meet after the issuance of the Series 2023 Bonds in order that the interest on the Series 2023 Bonds be and remain excludable from gross income for federal income tax purposes. The District’s failure to meet these requirements may cause the interest on the Series 2023 Bonds to be included in gross income for federal income tax purposes retroactively to the date of issuance of the Series 2023 Bonds. The District has covenanted in the Indenture to take the actions required by the Code in order to maintain the exclusion from gross income for federal income tax purposes of interest on the Series 2023 Bonds.

In the opinion of Greenberg Traurig, P.A., Bond Counsel, assuming the accuracy of certain representations and certifications of the District and the Developer and continuing compliance by the District with the tax covenants referred to above, under existing statutes, regulations, rulings and court decisions, the interest on the Series 2023 Bonds is excludable from gross income of the holders thereof for federal income tax purposes. Interest on the Series 2023 Bonds is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals. Interest on the Series 2023 Bonds is not excluded from the determination of adjusted financial statement income. Bond Counsel is further of the opinion that the Series 2023 Bonds and the income thereon are not subject to taxation under the laws of the State, except as to estate taxes and taxes under Chapter 220, Florida Statutes, on interest, income or profits on debt obligations owned by corporations as defined in said Chapter 220. Bond Counsel will express no opinion as to any other tax consequences regarding the Series 2023 Bonds. Prospective purchasers of the Series 2023 Bonds should consult their own tax advisors as to the status of interest on the Series 2023 Bonds under the tax laws of any state other than the State.

The above opinion on federal tax matters with respect to the Series 2023 Bonds will be based on and will assume the accuracy of certain representations and certifications of the District and the Developer, and compliance with certain covenants of the District to be contained in the transcript of proceedings and that are intended to evidence and assure the foregoing, including that the Series 2023 Bonds will be and will remain obligations, the interest on which is excludable from gross income for federal income tax purposes. Bond Counsel will not independently verify the accuracy of those certifications and representations. Bond Counsel will express no opinion as to any other consequences regarding the Series 2023 Bonds.

Except as described above, Bond Counsel will express no opinion regarding the federal income tax consequences resulting from the receipt or accrual of the interest on the Series 2023 Bonds, or the ownership or disposition of the Series 2023 Bonds. Prospective purchasers of Series 2023 Bonds should be aware that the ownership of Series 2023 Bonds may result in other collateral federal tax consequences, including (i) the denial of a deduction for interest on indebtedness incurred or continued to purchase or carry the Series 2023 Bonds, (ii) the reduction of the loss reserve deduction for property and casualty insurance companies by the applicable statutory percentage of certain items, including the interest on the Series 2023 Bonds,
(iii) the inclusion of the interest on the Series 2023 Bonds in the earnings of certain foreign corporations doing business in the United States for purposes of a branch profits tax, (iv) the inclusion of the interest on the Series 2023 Bonds in the passive income subject to federal income taxation of certain Subchapter S corporations with Subchapter C earnings and profits at the close of the taxable year, (v) the inclusion of interest on the Series 2023 Bonds in the determination of the taxability of certain Social Security and Railroad Retirement benefits to certain recipients of such benefits, (vi) net gain realized upon the sale or other disposition of property such as the Series 2023 Bonds generally must be taken into account when computing the Medicare tax with respect to net investment income or undistributed net investment income, as applicable, imposed on certain high income individuals and specified trusts and estates and (vii) receipt of certain investment income, including interest on the Series 2023 Bonds, is considered when determining qualification limits for obtaining the earned income credit provided by Section 32(a) of the Code. The nature and extent of the other tax consequences described above will depend on the particular tax status and situation of each owner of the Series 2023 Bonds. Prospective purchasers of the Series 2023 Bonds should consult their own tax advisors as to the impact of these and any other tax consequences.

Bond Counsel’s opinion is based on existing law, which is subject to change. Such opinion is further based on factual representations made to Bond Counsel as of the date of issuance of the Series 2023 Bonds. Bond Counsel assumes no duty to update or supplement its opinion to reflect any facts or circumstances that may thereafter come to Bond Counsel’s attention, or to reflect any changes in law that may thereafter occur or become effective. Moreover, Bond Counsel’s opinion is not a guarantee of a particular result, and are not binding on the IRS or the courts; rather, such opinion represents Bond Counsel’s professional judgment based on its review of existing law, and in reliance on the representations and covenants that it deems relevant to such opinion.

Original Issue Discount and Premium

Certain of the Series 2023 Bonds (“Discount Bonds”) may be offered and sold to the public at an original issue discount (“OID”). OID is the excess of the stated redemption price at maturity (the principal amount) over the “issue price” of a Discount Bond determined under Code Section 1273 or 1274 (i.e., for obligations issued for money in a public offering, the initial offering price to the public (other than to bond houses and brokers) at which a substantial amount of the obligation of the same maturity is sold pursuant to that offering). For federal income tax purposes, OID accrues to the owner of a Discount Bond over the period to maturity based on the constant yield method, compounded semiannually (or over a shorter permitted compounding interval selected by the owner). The portion of OID that accrues during the period of ownership of a Discount Bond (i) is interest excludable from the owner’s gross income for federal income tax purposes to the same extent, and subject to the same considerations discussed above, as other interest on the Series 2023 Bonds, and (ii) is added to the owner’s tax basis for purposes of determining gain or loss on the maturity, redemption, prior sale or other disposition of that Discount Bond.

Certain of the Series 2023 Bonds (“Premium Bonds”) may be offered and sold to the public at a price in excess of their stated redemption price (the principal amount) at maturity (or earlier for certain Premium Bonds callable prior to maturity). That excess constitutes bond premium. For federal income tax purposes, bond premium is amortized over the period to maturity of a Premium Bond, based on the yield to maturity of that Premium Bond (or, in the case of a Premium Bond callable prior to its stated maturity, the amortization period and yield may be required to be determined on the basis of an earlier call date that results in the lowest yield on that Premium Bond), compounded semiannually (or over a shorter permitted compounding interval selected by the owner). No portion of that bond premium is deductible by the owner of a Premium Bond. For purposes of determining the owner’s gain or loss on the sale, redemption (including redemption at maturity) or other disposition of a Premium Bond, the owner’s tax basis in the Premium Bond is reduced by the amount of bond premium that accrues during the period of ownership. As a result, an owner may realize taxable gain for federal income tax purposes from the sale or other disposition
of a Premium Bond for an amount equal to or less than the amount paid by the owner for that Premium Bond.

Owners of Discount and Premium Bonds should consult their own tax advisers as to the determination for federal income tax purposes of the amount of OID or bond premium properly accruable in any period with respect to the Discount or Premium Bonds and as to other federal tax consequences, and the treatment of OID and bond premium for purposes of state and local taxes on, or based on, income.

Changes in Federal and State Tax Law

From time to time, there are legislative proposals suggested, debated, introduced or pending in Congress or in the State legislature that, if enacted into law, could alter or amend one or more of the federal tax matters, or state tax matters, respectively, described above including, without limitation, the excludability from gross income of interest on the Series 2023 Bonds, adversely affect the market price or marketability of the Series 2023 Bonds, or otherwise prevent the holders from realizing the full current benefit of the status of the interest thereon. It cannot be predicted whether or in what form any such proposal may be enacted, or whether, if enacted, any such proposal would affect the Series 2023 Bonds. Prospective purchasers of the Series 2023 Bonds should consult their tax advisors as to the impact of any proposed or pending legislation. On August 16, 2022, President Biden signed the Inflation Reduction Act of 2022 (H.R. 5376) into law. For tax years beginning after 2022, this legislation will impose a minimum tax of 15 percent on the adjusted financial statement income of applicable corporations as defined in Section 59(k) of the Code (which is primarily designed to impose a minimum tax on certain large corporations). For this purpose, adjusted financial statement income is not reduced for interest earned on tax-exempt obligations. Prospective purchasers that could be subject to this minimum tax should consult with their own tax advisors regarding the potential consequences of owning the Series 2023 Bonds.

Information Reporting and Backup Withholding

Interest paid on tax-exempt bonds such as the Series 2023 Bonds is subject to information reporting to the Internal Revenue Service in a manner similar to interest paid on taxable obligations. This reporting requirement does not affect the excludability of interest on the Series 2023 Bonds from gross income for federal income tax purposes. However, in conjunction with that information reporting requirement, the Code subjects certain non-corporate owners of Series 2023 Bonds, under certain circumstances, to “backup withholding” at the rates set forth in the Code, with respect to payments on the Series 2023 Bonds and proceeds from the sale of Series 2023 Bonds. Any amount so withheld would be refunded or allowed as a credit against the federal income tax of such owner of Series 2023 Bonds. This withholding generally applies if the owner of Series 2023 Bonds (i) fails to furnish the payor such owner’s social security number or other taxpayer identification number (“TIN”), (ii) furnished the payor an incorrect TIN, (iii) fails to properly report interest, dividends, or other “reportable payments” as defined in the Code, or (iv) under certain circumstances, fails to provide the payor or such owner’s securities broker with a certified statement, signed under penalty of perjury, that the TIN provided is correct and that such owner is not subject to backup withholding. Prospective purchasers of the Series 2023 Bonds may also wish to consult with their tax advisors with respect to the need to furnish certain taxpayer information in order to avoid backup withholding.

AGREEMENT BY THE STATE

Under the Act, the State of Florida pledges to the holders of any bonds issued thereunder, including the Series 2023 Bonds, that it will not limit or alter the rights of the District to own, acquire, construct, reconstruct, improve, maintain, operate or furnish the projects subject to the Act or to levy and collect taxes, assessments, rentals, rates, fees, and other charges provided for in the Act and to fulfill the terms of any
agreement made with the holders of such bonds and that it will not in any way impair the rights or remedies of such holders.

LEGALITY FOR INVESTMENT

The Act provides that the Series 2023 Bonds are legal investments for savings banks, banks, trust companies, insurance companies, executors, administrators, trustees, guardians, and other fiduciaries, and for any board, body, agency, instrumentality, county, municipality or other political subdivision of the State of Florida, and constitute securities which may be deposited by banks or trust companies as security for deposits of state, county, municipal or other public funds, or by insurance companies as required or voluntary statutory deposits.

SUITABILITY FOR INVESTMENT

In accordance with applicable provisions of Florida law, the Series 2023 Bonds may initially be sold by the District only to “accredited investors” within the meaning of Chapter 517, Florida Statutes, and the rules promulgated thereunder. The limitation of the initial offering to accredited investors does not denote restrictions on transfers in any secondary market for the Series 2023 Bonds. Investment in the Series 2023 Bonds poses certain economic risks. No dealer, broker, salesperson or other person has been authorized by the District or the Underwriter to give any information or make any representations, other than those contained in this Limited Offering Memorandum.

The Series 2023 Bonds will be issued in fully registered form, without coupons, in authorized denominations of $5,000 and any integral multiple thereof, provided, however, if any initial beneficial owner of Series 2023 Bonds does not purchase at least $100,000 of the Series 2023 Bonds at the time of initial delivery of the Series 2023 Bonds, such beneficial owner must execute and deliver to the District and the Underwriter on the date of delivery of the Series 2023 Bonds the investor letter in the form attached to the Indenture or otherwise establish to the satisfaction of the Underwriter that such beneficial owner is an “accredited investor,” as described in Rule 501(a) under Regulation D of the Securities Act of 1933, as amended.

ENFORCEABILITY OF REMEDIES

The remedies available to the Owners of the Series 2023 Bonds upon an Event of Default under the Indenture are in many respects dependent upon judicial actions which are often subject to discretion and delay. Under existing constitutional and statutory law and judicial decisions, including the federal bankruptcy code, the remedies specified by the Indenture and the Series 2023 Bonds may not be readily available or may be limited. The various legal opinions to be delivered concurrently with the delivery of the Series 2023 Bonds will be qualified as to the enforceability of the remedies provided in the various legal instruments, by limitations imposed by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors enacted before or after such delivery.

LITIGATION

The District

There is no litigation of any nature now pending or, to the knowledge of the District threatened, seeking to restrain or enjoin the issuance, sale, execution or delivery of the Series 2023 Bonds, or in any way contesting or affecting (i) the validity of the Series 2023 Bonds or any proceedings of the District taken with respect to the issuance or sale thereof, (ii) the pledge or application of any moneys or security provided
for the payment of the Series 2023 Bonds, (iii) the existence or powers of the District or (iv) the validity of the Assessment Proceedings.

**The Landowner**

There is no litigation of any nature now pending or, to the knowledge of the Landowner, threatened, which could reasonably be expected to have a material and adverse effect upon the completion of the Assessment Area Two Project or the development of the District Lands, as described herein, materially and adversely affect the ability of the Landowner to pay the Series 2023 Special Assessments imposed against the land within the District owned by the Landowner or materially and adversely affect the ability of the Landowner to perform its various obligations described in this Limited Offering Memorandum.

**The Developer**

There is no litigation of any nature now pending or, to the knowledge of the Developer, threatened, which could reasonably be expected to have a material and adverse effect upon the completion of the Assessment Area Two Project or the development of the District Lands, as described herein or materially and adversely affect the ability of the Developer to perform its various obligations described in this Limited Offering Memorandum.

**CONTINGENT FEES**

The District has retained Bond Counsel, District Counsel, the District Engineer, the Methodology Consultant, the Underwriter (who has retained Underwriter’s Counsel) and the Trustee (who has retained Trustee’s Counsel), with respect to the authorization, sale, execution and delivery of the Series 2023 Bonds. Except for the payment of fees to the District Engineer and the Methodology Consultant, the payment of fees of the other professionals is each contingent upon the issuance of the Series 2023 Bonds.

**NO RATING**

No application for a rating for the Series 2023 Bonds has been made to any rating agency, nor is there any reason to believe that an investment grade rating for the Series 2023 Bonds would have been obtained if application had been made.

**EXPERTS**

The Engineer’s Report included in APPENDIX C to this Limited Offering Memorandum has been prepared by Osceola Engineering, Inc., Orlando, Florida, the District Engineer. APPENDIX C should be read in its entirety for complete information with respect to the subjects discussed therein. Governmental Management Services – Central Florida, LLC, Orlando, Florida, as Methodology Consultant, has prepared the Assessment Methodology set forth as APPENDIX D hereto. APPENDIX D should be read in its entirety for complete information with respect to the subjects discussed therein. As a condition to closing on the Series 2023 Bonds, both the District Engineer and the Methodology Consultant will consent to the inclusion of their reports in this Limited Offering Memorandum.

**FINANCIAL INFORMATION**

The District will covenant in the Disclosure Agreement (as defined below), the form of which is set forth in APPENDIX E hereto to provide its annual audit to the Municipal Securities Rulemaking Board’s (“MSRB”) Electronic Municipal Markets Access repository (“EMMA”) as described in APPENDIX E, commencing with the audit for the District fiscal year ended September 30, 2023. Attached hereto as
APPENDIX F is a copy of the District’s most recent audited financial statements for the fiscal year ending September 30, 2022. The Series 2023 Bonds are not general obligation bonds of the District and are payable solely from the Series 2023 Pledged Revenues.

Beginning October 1, 2015, each community development district in Florida must have a separate website with certain information as set forth in Section 189.069, Florida Statutes, as amended. Under such statute, each district must post its proposed budget, final budget, most recent final audit report and a link to the Department of Financial Services’ website on the district website. The District currently has a website in place and is presently in compliance with the statutory guidelines required by Section 189.069, Florida Statutes, as amended.

DISCLOSURE REQUIRED BY FLORIDA BLUE SKY REGULATIONS

Rule 69W-400.003, Rules of Government Securities under Section 517.051(1), Florida Statutes, promulgated by the Florida Department of Financial Services, Office of Financial Regulation, Division of Securities and Finance (“Rule 69W-400.003”), requires the District to disclose each and every default as to the payment of principal and interest with respect to obligations issued or guaranteed by the District after December 31, 1975. Rule 69W-400.003 further provides, however, that if the District, in good faith, believes that such disclosures would not be considered material by a reasonable investor, such disclosures may be omitted. The District is not and has never been in default as to principal or interest on its bonds or other debt obligations.

CONTINUING DISCLOSURE

The District and the Landowner will enter into Continuing Disclosure Agreement (the “Disclosure Agreement”), the proposed form of which is set forth in Appendix E, for the benefit of the Series 2023 Bondholders (including owners of beneficial interests in such Bonds), respectively, to provide certain financial information and operating data relating to the District and the Development by certain dates prescribed in the Disclosure Agreement (the “Reports”) and to provide notice of the occurrence of certain listed events with MSRB through EMMA. The specific nature of the information to be contained in the Reports and a description of the listed events are set forth in “Appendix E – PROPOSED FORM OF CONTINUING DISCLOSURE AGREEMENT.” Under certain circumstances, the failure of the District or the Landowner to comply with their respective obligations under the Disclosure Agreement constitutes an event of default thereunder. Such a default will not constitute an Event of Default under the Indenture, but such event of default under the Disclosure Agreement would allow the Series 2023 Bondholders (including owners of beneficial interests in such Bonds), as applicable, to bring an action for specific performance.

The District previously entered into a continuing disclosure obligation in connection with Rule 15c2-12 of the Securities Exchange Act of 1934, as amended (the “Rule”), relating to the Series 2022 Bonds. The District has been in material compliance with such continuing disclosure obligations.

The Landowner has represented and warranted that to its knowledge it has provided on a timely basis all reporting information requested by the applicable dissemination agent with respect to prior continuing disclosure agreements entered into pursuant to the Rule. The Landowner has been made aware of instances where the information required to be provided to the dissemination agents was not timely requested, not filed with the appropriate repository or, if filed, not filed on a timely basis. The Landowner has represented that it has instituted internal processes to provide information to the dissemination agents on a timely basis and obtained assurances from the dissemination agents that they will in turn request the required reporting information timely and file such information timely with the appropriate repository.
UNDERWRITING

FMSbonds, Inc. (the “Underwriter”) has agreed, pursuant to a contract with the District, subject to certain conditions, to purchase the Series 2023 Bonds from the District at a purchase price of $_____________ (representing the par amount of the Series 2023 Bonds, [plus/less net original issue premium/discount of $________ and] less an Underwriter’s discount of $__________). The Underwriter’s obligations are subject to certain conditions precedent and, subject to satisfaction or waiver of such conditions, the Underwriter will be obligated to purchase all of the Series 2023 Bonds if any are issued.

The Underwriter intends to offer the Series 2023 Bonds to accredited investors at the offering prices set forth on the inside cover page of this Limited Offering Memorandum, which may subsequently change without prior notice. The Series 2023 Bonds may be offered and sold to certain dealers, banks and others at prices lower than the initial offering prices, and such initial offering prices may be changed from time to time by the Underwriter.

VALIDATION

The Series 2023 Bonds to be issued pursuant to the Indenture were validated by final judgment of the Circuit Court of the Ninth Judicial Circuit of Florida in and for the County, rendered on January 14, 2022. The period of time for appeal of the judgment of validation of the Series 2023 Bonds expired on February 14, 2022, with no appeal having been filed.

LEGAL MATTERS

Certain legal matters related to the authorization, sale and delivery of the Series 2023 Bonds are subject to the approval of Greenberg Traurig, P.A., West Palm Beach, Florida, Bond Counsel. Certain legal matters will be passed upon for the District by its counsel, Latham, Luna, Eden & Beaudine, LLP, Orlando, Florida, and for the Underwriter by its counsel, Squire Patton Boggs (US) LLP, Miami, Florida. Greenberg Traurig, P.A., West Palm Beach, Florida is representing the Landowner and the Developer in connection with matters relating to the Series 2023 Bonds and also continues to represent the Landowner, the Developer and other Lennar affiliates on certain matters.

Bond Counsel’s opinion included herein are based on existing law, which is subject to change. Such opinion is further based on factual representations made to Bond Counsel as of the date hereof. Bond Counsel assumes no duty to update or supplement its opinion to reflect any facts or circumstances that may thereafter come to Bond Counsel’s attention, or to reflect any changes in law that may thereafter occur or become effective. Moreover, Bond Counsel’s opinion are not a guarantee of a particular result, and are not binding on the Internal Revenue Service or the courts; rather, such opinions represent Bond Counsel’s professional judgment based on its review of existing law, and in reliance on the representations and covenants that it deems relevant to such opinion.

MISCELANEOUS

Any statements made in this Limited Offering Memorandum involving matters of opinion or estimates, whether or not expressly so stated, are set forth as such and not as representations of fact, and no representations are made that any of the estimates will be realized.

The references herein to the Series 2023 Bonds and other documents referred to herein are brief summaries of certain provisions thereof. Such summaries do not purport to be complete and reference is made to such documents for full and complete statements of such provisions.
This Limited Offering Memorandum is submitted in connection with the limited offering of the Series 2023 Bonds and may not be reproduced or used, as a whole or in part, for any other purpose. This Limited Offering Memorandum is not to be construed as a contract with the purchaser or the Beneficial Owners of any of the Series 2023 Bonds.

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AUTHORIZATION AND APPROVAL

The execution and delivery of this Limited Offering Memorandum has been duly authorized by the Board of the District.

BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT

By: ____________________________
Chairperson, Board of Supervisors
APPENDIX A

COPY OF MASTER INDENTURE
AND PROPOSED FORM OF SECOND SUPPLEMENTAL INDENTURE
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payment of the principal, redemption or purchase price of (as the case may be) and interest on Bonds of a Series issued hereunder and any reimbursement due to any Credit Facility Issuer for any drawing on its Credit Facility issued with respect to any such Bonds, as required under the terms of the corresponding Credit Facility Agreement, all in the manner hereinafter provided, and the Issuer further hereby agrees with and covenants unto the Trustee as follows:

**ARTICLE I \ DEFINITIONS**

In this Master Indenture and any indenture supplemental hereto (except as otherwise expressly provided or unless the context otherwise requires) terms defined in the recitals hereto shall have the same meaning throughout this Master Indenture and all Supplemental Indentures, and in addition, the following terms shall have the meanings specified below:

- **“Account”** shall mean any account established pursuant to this Master Indenture and all Supplemental Indentures.
- **“Acquisition Agreement”** shall mean one or more improvement acquisition agreements between the Issuer and the Developer, pursuant to which the Developer agrees to design, construct and sell to the Issuer, and the Issuer agrees to purchase from the Developer, all or a portion of a Project.
- **“Acquisition and Construction Fund”** shall mean the Fund so designated and established pursuant to Section 5.01 hereof.
- **“Act”** shall mean the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended from time to time, and any successor statute thereto.
- **“Ancillary Agreements”** shall mean the Acquisition Agreement, true-up agreements, completion agreements, collateral assignment of Developer rights, funding agreements and any other agreements of the Developer in favor of the Issuer and the Trustee for the benefit of the Bondholders relating to a Project and the payment of a Series of Bonds.
- **“Annual Budget”** shall mean the Issuer’s budget of current operating and maintenance expenses for a Project for a Fiscal Year, as the same may be amended from time to time, adopted in accordance with the provisions hereof.
- **“Arbitrage Certificate”** shall mean the certificate of the Issuer delivered at the time of issuance of a Series of Bonds setting forth the expectations of the Issuer with respect to the use of the proceeds of such Series and also containing certain covenants of the Issuer in order to achieve compliance with the Code relating to the tax status of the Bonds.
- **“Assessment Areas”** shall mean distinct areas within the District Lands identified by the Developer that will be developed by the Developer in phases. The Issuer reserves the right to impose separate Special Assessments on each separate Assessment Area that may be created.

This Master Trust Indenture, dated as of January 1, 2022 (the “Master Indenture”), by and between Bridgewalk Community Development District (together with its permitted successors and assigns, the “Issuer”), a local unit of special-purpose government organized and existing under the laws of the State of Florida, and U.S. Bank National Association, a national banking association duly organized and existing under the laws of the United States of America and having a designated corporate trust office in Orlando, Florida (said national banking association and any bank or trust company becoming successor trustee under this Master Indenture and all Supplemental Indentures (as hereinafter defined) being hereinafter referred to as the “Trustee”).

WHEREAS, the Issuer is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the “Act”), created pursuant to Ordinance No. 2021-64, enacted by the Board of County Commissioners of Osceola County, Florida, on September 20, 2021 and effective on September 23, 2021, for the purpose, among other things, of acquiring and constructing certain public infrastructure pursuant to the Act for the special benefit of the District Lands (as further described in Exhibit B hereto, the “Project”); and

WHEREAS, the Issuer proposes to finance the cost of acquisition and construction of the Project by the issuance of one or more series of Bonds pursuant to this Master Indenture; and

NOW, THEREFORE, THIS MASTER INDENTURE WITNESSETH, that to provide for the issuance of Bonds (as hereinafter defined) under this Master Indenture, as supplemented from time to time by one or more Supplemental Indentures (as hereinafter defined), the security and payment of the principal, redemption or purchase price thereof (as the case may be) and interest thereon and any reimbursement due to a Credit Facility Issuer (hereinafter defined) for any drawing on its Credit Facility (hereinafter defined), as required under the terms of the corresponding Credit Facility Agreement (hereinafter defined), the security and payment of the Bonds of a Series (as hereinafter defined) and the performance and observance of all of the covenants contained herein and in said Bonds and in any Credit Facility Agreement and, for the benefit of the District Lands (as further described in Exhibit B hereto, the “Project”); and

WHEREAS, the Issuer has determined to undertake, in one or more stages, the acquisition and construction of certain public infrastructure pursuant to the Act for the special benefit of the District Lands (as further described in Exhibit B hereto, the “Project”); and

WHEREAS, the Issuer further agrees with and covenants unto the Trustee as follows:

- **“Authorized Denomination”** shall mean, unless provided otherwise in a Supplemental Indenture with respect to a Series of Bonds, with respect to each Series of Bonds, a denomination of $5,000 and integral multiples of $5,000 in excess thereof.
- **“Authorized Newspaper”** shall mean a newspaper printed in English and customarily published at least once a day at least five (5) days a week and generally circulated in New York, New York, or such other cities as the Issuer from time to time may determine by written notice prior to the Trustee.
- **“Beneficial Owner”** shall mean the actual owner of Bonds while the Bonds are registered in the name of Cede & Co., as the nominee of DTC. The Trustee is authorized to recognize the Beneficial Owners of a Series of Bonds for purposes of approvals, consents or other actions taken hereunder or under a Supplemental Indenture if beneficial ownership is proven to the satisfaction of the Trustee.
- **“Board”** shall mean the Board of Trustees of the Issuer.
- **“Bond Counsel”** shall mean Counsel of nationally recognized standing in matters pertaining to the exclusion from gross income for federal income tax purposes of interest on obligations issued by states and their political subdivisions.
- **“Bond Redemption Fund”** shall mean the Fund so designated and established pursuant to Section 6.06 hereof.
- **“Bond Register”** shall mean the meaning specified in Section 2.04 of this Master Indenture.
- **“Bondholder”**, “Holder of Bonds,” “Holder,” “Bonds,” “Registered Owner” or “Owner” or any similar term shall mean any Person or Persons who shall be the registered owner of any Outstanding Bond or Bonds, as evidenced on the Bond Register of the Issuer kept by the Registrar.
- **“Bonds”** shall mean the Bridgewalk Community Development District Special Assessment Bonds issued in one or more Series pursuant to the provisions of this Master Indenture and Bonds subsequently issued to refund all or a portion of such aforementioned Bonds. If the Issuer determines to issue bond anticipation notes to be secured in whole or in part by a lien on the net proceeds of Bonds to be issued under this Master Indenture, the term “Bonds” shall apply to such short-term notes but only to the extent the Supplemental Indenture relating to such bond anticipation notes so provides.
- **“Business Day”** shall mean any day other than a Saturday or Sunday or legal holiday or a day on which the office of the Issuer, or corporate trust office of the Trustee, the Registrar or any Paying Agent is closed, or a day on which the New York Stock Exchange is closed.
- **“Certified Public Accountant”** shall mean a Person, who shall be Independent, appointed by the Board, actively engaged in the business of public accounting and duly certified as a certified public accountant under the laws of the State.
“Certified Resolution” or “Certified Resolution of the Issuer” shall mean a copy of one or more resolutions certified by the Secretary or an Assistant Secretary of the Issuer, under its seal, to have been duly adopted by the Board and to be in full force and effect as of the date of such certification.

“Code” shall mean the Internal Revenue Code of 1986, as amended, and the applicable United States Treasury Department regulations promulgated thereunder.

“Completion Date” shall have the meaning given to such term in Section 5.01 of this Master Indenture.

“Consultant” shall mean a Person, who shall be Independent, appointed by the Board, qualified to pass upon questions relating to municipal entities and having a favorable reputation for skill and experience in the financial affairs of municipal entities.

“Consultant’s Certificate” shall mean a certificate or a report prepared in accordance with then applicable professional standards duly executed by a Consultant.

“Consulting Engineer” shall mean the Independent engineer or engineering firm or corporation at the time employed by the Issuer under the provisions of Section 9.21 of this Master Indenture to perform and carry out duties imposed on the Consulting Engineer by this Master Indenture and any Supplemental Indentures. The Independent engineer or engineering firm or corporation at the time employed by the Issuer may serve as Consulting Engineer under this Master Indenture and any Supplemental Indentures.

“Continuing Disclosure Agreement” shall mean a Continuing Disclosure Agreement, by and among the Issuer, the dissemination agent named therein and the Developer, and any other obligated party under the Rule, in connection with the issuance of one or more Series of Bonds hereunder, pursuant to the requirements of the Rule.

“Cost” or “Costs,” in connection with a Project or any portion thereof, shall mean all expenses which are properly chargeable thereto under Generally Accepted Accounting Principles or which are incidental to the planning, financing, acquisition, construction, reconstruction, equipping and installation thereof, including, without limiting the generality of the foregoing:

(a) expenses of determining the feasibility or practicability of acquisition, construction, or reconstruction of the Project;

(b) cost of surveys, estimates, plans, and specifications;

(c) cost of improvements;

(d) engineering, architectural, fiscal, legal, accounting and other professional and advisory expenses and charges;

(e) cost of all labor, materials, machinery, and equipment (including, without limitation, (i) amounts payable to contractors, builders and materialmen and costs incident to the award of contracts and (ii) the cost of labor, facilities and services furnished by the Issuer and its employees, materials and supplies purchased by the Issuer and permiss and licenses obtained by the Issuer); (f) cost of all lands, properties, rights, easements, and franchises acquired;

(g) financing charges;

(h) creation of initial reserve and debt service funds;

(i) working capital;

(j) interest charges incurred or estimated to be incurred on money borrowed prior to and during construction and acquisition and for such reasonable period of time after completion of construction or acquisition as the Board may determine and as approved by Bond Counsel;

(k) the cost of issuance of Bonds, including, without limitation, advertisements and printing;

(l) the cost of any election held pursuant to the Act and all other expenses of issuance of bonds;

(m) the discount, if any, on the sale or exchange of Bonds;

(n) amounts required to repay temporary or bond anticipation loans made to finance any costs permitted under the Act;

(o) costs of prior improvements performed by the Issuer in anticipation of the Project;

(p) costs incurred to enforce remedies against contractors, subcontractors, any provider of labor, material, services, or any other Person, for a default or breach under the corresponding contract, or in connection with any other dispute;

(q) premiums for contract bonds and insurance during construction and costs on account of personal injuries and property damage in the course of construction and insurance against the same;

(r) payments, contributions, dedications, and any other exactions required as a condition to receive any government approval or permit necessary to accomplish any District purpose;

(s) administrative expenses;

(t) assessments and similar governmental charges during construction or reconstruction of the Project;

(u) expenses of Project management and supervision;

(v) costs of effecting compliance with any and all governmental permits relating to the Project;

(w) such other expenses as may be necessary or incidental to the acquisition, construction, or reconstruction of the Project or to financing thereof; and

(x) any other “cost” or expense as provided by the Act.

In connection with the refunding or redeeming of any Bonds, “Cost” includes, without limiting the generality of the foregoing, the items listed in (f), (h), (i) and (m) above, and other expenses related to the redemption of the Bonds to be redeemed and the Redemption Price of such Bonds (and the accrued interest payable on redemption to the extent not otherwise provided for). Whenever Costs are required to be itemized, such itemization shall, to the extent practicable, correspond with the items listed above. Whenever Costs are to be paid hereunder, such payment may be made by way of reimbursement to the Issuer or any other Person who has paid the same in addition to direct payment of Costs.

“Counsel” shall mean an attorney-at-law or law firm (who may be counsel for the Issuer) not unsatisfactory to the Trustee.

“County” shall mean Osceola County, Florida.

“Credit Facility” shall mean any credit enhancement mechanism such as an irrevocable letter of credit, a surety bond, a policy of municipal bond insurance, a corporate or other guaranty, a purchase agreement, a credit agreement or deficiency agreement or other similar facility applicable to the Bonds, as established pursuant to a Supplemental Indenture, pursuant to which the entity providing such facility agrees to provide funds to make payment of the principal of and interest on the Bonds. Notwithstanding anything to the contrary contained in this Master Indenture, the Bonds may be issued without a Credit Facility.

“Credit Facility Agreement” shall mean any agreement pursuant to which a Credit Facility Issuer issues a Credit Facility.

“Credit Facility Issuer” shall mean the issuer or guarantor of any Credit Facility.

“Debt Service Fund” shall mean the Fund so designated which is established pursuant to Section 6.04 hereof.

“Debt Service Reserve Fund” shall mean the Fund so designated which is established pursuant to Section 6.05 hereof.

“Debt Service Reserve Requirement” shall mean, for each Series of Bonds, unless a different requirement shall be specified in a Supplemental Indenture, an amount equal to the lesser of (i) the maximum annual Debt Service Requirements for the Outstanding Bonds of such Series, (ii) 125% of the average annual Debt Service Requirements for the Outstanding Bonds of such Series, and (iii) 10% of the original proceeds (within the meaning of the Code) of the Bonds of such Series.

“Debt Service Reserve Fund” shall mean the Fund so designated which is established pursuant to Section 6.06 hereof.

“Debt Service Reserve Requirement” shall mean, for each Series of Bonds, unless a different requirement shall be specified in a Supplemental Indenture, an amount equal to the lesser of (i) the maximum annual Debt Service Requirements for the Outstanding Bonds of such Series, (ii) 125% of the average annual Debt Service Requirements for the Outstanding Bonds of such Series, and (iii) 10% of the original proceeds (within the meaning of the Code) of the Bonds of such Series.

“Defeasance Securities” shall mean, to the extent permitted by law, (a) cash, or (b) non-callasble Government Obligations.

“Developer” shall mean the entities identified to the Issuer, as the master developers of all or a portion of the District Lands and any affiliates or any other entities which succeed to all or any part of the interests and assumes any or all of the responsibilities of such entities, as the master developer of all or a portion of the District Lands.

“Developer Funding Agreement” shall mean, if applicable, one or more developer capital funding agreements between the Issuer and the Developer, pursuant to which the Developer agrees to advance moneys, from time to time, to the Issuer for deposit into the appropriate Account of the Acquisition and Construction Fund, so that there are sufficient moneys on deposit therein (taking into account proceeds from the applicable Series of Bonds) to complete a Project.

“District Lands” or “District” shall mean the premises governed by the Issuer, consisting of approximately 211.99 acres of land located entirely within the unincorporated area of the County, as more fully described in Exhibit A hereto.

“District Manager” shall mean the then District Manager or acting District Manager of the Issuer.

“Electronic Means” shall mean telecopy, facsimile transmission, email transmission or other similar Electronic Means of communicating providing evidence of transmission.

“Event of Default” shall mean any of the events described in Section 10.02 hereof.

“Fiscal Year” shall mean the period of twelve (12) months beginning October of each calendar year and ending on September 30 of the following calendar year, and also shall mean the period from actual execution hereof to and including the next succeeding September 30, or such other consecutive twelve-month period as may hereafter be established pursuant to a
Certified Resolution as the fiscal year of the Issuer for budgeting and accounting purposes as authorized by law.

“Fitch” shall mean Fitch Ratings, Inc., a corporation organized and existing under the laws of the State of New York, its successors and assigns, and if such corporation shall be dissolved or liquidated or shall no longer perform the functions of a securities rating agency, “Fitch” shall be deemed to refer to any other nationally recognized securities rating agency designated by the Issuer and acceptable to the Trustee.

“Fund” shall mean any fund established pursuant to this Master Indenture.

“Generally Accepted Accounting Principles” shall mean those accounting principles applicable in the preparation of financial statements of municipalities.

“Government Obligations” shall mean direct obligations of, or obligations timely paid the applicable Series of Outstanding Bonds.

“Indenture” shall mean, with respect to any Series of Bonds, this Master Indenture as supplemented by the Supplemental Indenture pursuant to which such Series of Bonds is issued.

“Independent” shall mean a Person who is not a member of the Issuer’s Board, an officer or employee of the Issuer or Developer, or which is not a partnership, corporation or association having a partner, director, officer, member or substantial stockholder who is a member of the Issuer’s Board, or an officer or employee of the Issuer; provided, however, that the fact that such Person is retained regularly by or regularly transacts business with the Issuer or Developer shall not make such Person an employee within the meaning of this definition.

“Interest Account” shall mean the Account so designated, established as a separate account within the Debt Service Fund pursuant to Section 6.04 hereof.

“Interest Payment Date” shall mean, unless otherwise provided in a Supplemental Indenture with respect to a Series of Bonds, each May 1 and November 1 commencing on the date specified in the Certified Resolution of the Issuer or in such Supplemental Indenture pursuant to which a Series of Bonds is issued.

“Investment Securities” shall mean and include any of the following securities:

(i) Government Obligations;
(ii) obligations of any of the following agencies: Government National Mortgage Association (including participation certificates issued by such association); Fannie Mae (including participation certificates issued by such entity); Federal Home Loan Banks; Federal Farm Credit Banks; Tennessee Valley Authority; Farmers Home Administration; Student Loan Marketing Association; Federal Home Loan Mortgage Corporation, or other similar governmental sponsored entities.

“Major Non-Recurring Expense” shall mean the cost of major replacement or reconstruction of the Project, or any part thereof, the cost of major repairs, renewals or replacements, the provision of a reserve for the payment of insurance premiums not due on an annual or more frequent basis, and the cost of studies, surveys, estimates and investigations in connection with any of the foregoing.

“Majority Holders” shall mean the Beneficial Owners of more than fifty percent (50%) of the outstanding principal amount of the applicable Series of Outstanding Bonds.

“Master Indenture” shall mean, this Master Trust Indenture dated as of January 1, 2022 and between the Issuer and the Trustee, as amended and or supplemented in accordance with the provisions of Article XIII hereof.

“Moody’s” shall mean Moody’s Investors Service, Inc., a corporation organized and existing under the laws of the State of Delaware, its successors and assigns, and, if such corporation shall be dissolved or liquidated or shall no longer perform the functions of a securities rating agency, “Moody’s” shall be deemed to refer to any other nationally recognized securities rating agency designated by the Issuer and acceptable to the Trustee.

“Officers’ Certificate” or “Officer’s Certificate” shall mean a certificate, duly executed by a Responsible Officer and delivered to the Trustee.

“Outstanding,” in connection with a Series of Bonds, shall mean, as of the time in question, all Bonds of such Series authenticated and delivered under the Indenture, except:

(a) all Bonds theretofore cancelled or required to be cancelled under Section 2.07 hereof;
(b) Bonds for the payment, redemption or purchase of which moneys and/or Defeasance Securities, the principal thereof, interest thereon and (ii) will, when due, will provide sufficient moneys to fully pay such Bonds in accordance with Article XIV hereof, shall have been or shall concurrently be deposited with the Trustee; provided that, if such Bonds are being redeemed, the required notice of redemption shall have been given or provision shall have been made therefor, and that if such Bonds are being purchased, there shall be a firm commitment for the purchase and sale thereof; and
(c) Bonds in substitution for which other Bonds have been authenticated and delivered pursuant to Article II hereof.

In determining whether the Holders of a requisite aggregate principal amount of Bonds Outstanding of a Series have concurred in any request, demand, authorization, direction, notice, consent or waiver under the provisions of the Indenture, Bonds of such Series which are known by the Trustee to be held by or on behalf of the Issuer shall be disregarded for the purpose of any such determination, unless all of the Bonds of such Series are held by or on behalf of the Issuer; provided, however, this provision does not affect the right of the Trustee to deal in Bonds as set forth in Section 11.09 hereof.

(ii) Money market deposit accounts, time deposits, and certificates of deposits issued by commercial banks, savings and loan associations or mutual savings banks whose short-term obligations are rated, at the time of purchase, in one of the two highest rating categories, without regard to graduation by Moody’s and S&P; and

(iv) municipal securities issued by any state or commonwealth of the United States or political subdivision thereof or constituted authority thereof including, but not limited to, municipal corporations, school districts and other special districts, the interest on which is exempt from federal income taxation under Section 103 of the Code and rated A-1 or higher by Moody’s, Fitch or S&P at the time of purchase;

(v) both (A) shares of a diversified open-end management investment company (as defined in the Investment Company Act of 1940) or a regulated investment company (as defined in Section 855(a) of the Code) that is a money market fund that is rated in the highest rating category for such funds by both Moody’s and S&P, and (B) shares of money market mutual funds that invest only in Government Obligations and obligations of any of the following agencies: Government National Mortgage Association (including participation certificates issued by such association); Fannie Mae (including participation certificates issued by such entity); Federal Home Loan Banks; Federal Farm Credit Banks; Tennessee Valley Authority; Farmers Home Administration; Student Loan Marketing Association; Federal Home Loan Mortgage Corporation and repurchase agreements secured by such obligations, which funds are rated in the highest categories for such funds by both Moody’s and S&P at the time of purchase;

(vi) the Local Government Surplus Funds Trust Fund as described in Florida Statutes, Section 218.405 or the corresponding provisions of subsequent laws provided that such fund, at the time of purchase, is rated at least “Aa” by Moody’s (without regard to graduation) or at least “Aa” by Moody’s (without regard to graduation);

(vii) negotiable or non-negotiable certificates of deposit, savings accounts, deposit accounts, money market deposit or banker’s acceptances issued or sold by any financial institution subject to state or federal regulation provided that the full principal amount is insured by the Federal Deposit Insurance Corporation (“FDIC”) (including the FDIC’s Savings Association Insurance Fund), including the Trustee or its affiliates, which have a rating on their short-term certificates of deposit on the date of purchase in one of the three highest short-term Rating Categories (without regard to any refinement or gradation of rating category by numerical modifier or otherwise) assigned by any Rating Agency and which mature not more than 360 days after the date of purchase; and

(viii) other investments permitted by Florida law and directed by the Issuer.

Under all circumstances, the Trustee shall be entitled to conclusively rely upon as accurate any investment directed by the Issuer is permitted under the Indenture and is a legal investment for funds of the Issuer.

“Issuer” shall mean the Bridgewalk Community Development District.

“Participating Underwriter” shall mean any of the original underwriters of the Bonds required to comply with the Rule in connection with the offering of the Bonds.

“Paying Agent” shall mean initially, U.S. Bank National Association and thereafter any successor thereto appointed in accordance with Section 11.20 of this Master Indenture.

“Person” shall mean any individual, corporation, partnership, association, joint-stock company, trust, unincorporated organization, government, political subdivision, municipality, municiplality authority or any other group or organization of individuals.

“Pledged Revenues” shall mean, unless otherwise provided by Supplemental Indenture with respect to a Series of Bonds, with respect to each Series of Bonds Outstanding, (a) all revenues received by the Issuer from Special Assessments levied and collected on all or a portion of the District Lands with respect to a Project or portion thereof financed by such Series of Bonds, including, without limitation, amounts received from any foreclosure proceeding for the enforcement of collection of such Special Assessments or from the issuance and sale of tax certificates with respect to such Special Assessments, and (b) all moneys on deposit in the Funds and Accounts established under the Indenture allocated to such Series of Bonds, provided, however, that Pledged Revenues shall not include (i) any moneys transferred to the Refund Fund, or investment earnings thereon and (ii) “special assessments” levied and collected by the Issuer under Section 190.022 of the Act for maintenance purposes or “maintenance special assessments” levied and collected by the Issuer under Section 190.021(3) of the Act (it being expressly understood that the Pledgee of any of the moneys described in the foregoing clauses (i) and (ii) of this proviso).

“Prepayment” shall mean the payment by any owner of Property of the amount of Special Assessments encumbering its property, as whole or in part, prior to its scheduled due date. A landowner may make a Prepayment in kind pursuant to the provisions of Section 9.08 hereof.

“Principal Account” shall mean the Account so designated, established as a separate account within the Debt Service Fund pursuant to Section 6.04 hereof.

“Project” shall mean with respect to any Series of Bonds, the design, acquisition, construction equipping and/or improvement of certain public infrastructure consisting of, but not limited to, sanitary sewer systems, water distribution systems, storm water management facilities; reclaimed water facilities; recreational facilities; roadway improvements; irrigation landscaping including entrance features; acquisition of certain interests in lands; undergrounding differential costs and related incidental costs, all as more specifically described in the Supplemental Indenture relating to such Series of Bonds; provided that the Project shall specially benefit all of the District Lands on which Special Assessments to secure such Series of Bonds have been levied.

“Project Documents” shall mean all permits, drawings, plans and specifications, contracts and other instruments and rights relating to a Project and a development assigned by the Developer to the Issuer pursuant to a collateral assignment.

“Property Appraiser” shall mean the property appraiser of the County.
“Property Appraiser and Tax Collector Agreement” shall mean the Property Appraiser and Tax Collector Agreement described in Section 9.04 hereof.

“Rebate Fund” shall mean the Fund so designated, which is established pursuant to Section 6.11 of this Master Indenture.

“Record Date” shall mean, as the case may be, the applicable Regular or Special Record Date.

“Redemption Price” shall mean the principal amount of any Bond of a Series plus the applicable premium, if any, payable upon redemption thereof pursuant to the Indenture.

“Registrar” shall mean initially U.S. Bank National Association, which entity shall have the responsibilities set forth in Section 2.04 of this Master Indenture, and thereafter any successor thereto appointed in accordance with Section 11.20 of this Master Indenture.

“Regular Record Date” shall mean the fifteenth day (whether or not a Business Day) of the calendar month next preceding each Interest Payment Date, unless provided otherwise in any Supplemental Indenture.

“Regulatory Body” shall mean and include (a) the United States of America and any department of or corporation, agency or instrumentality heretofore or hereafter created, designated or established by the United States of America, (b) the State, any political subdivision thereof and any department of or corporation, agency or instrumentality heretofore or hereafter created, designated or established by the State, (c) the County and any department of or corporation, agency or instrumentality heretofore or hereafter created, designated or established by the County, and (d) any other public body, whether federal, state or local or otherwise having regulatory jurisdiction and authority over the Issuer.

“Responsible Officer” shall mean any member of the Board or any other officer of the Issuer, including the Secretary or other person designated by Certified Resolution of the Issuer, a copy of which shall be on file with the Trustee, to act for any of the foregoing, either generally or with respect to the execution of any particular document or other specific matter.

“Revenue Fund” shall mean the Fund so designated which is established pursuant to Section 6.03 hereof.

“Rule” shall mean Rule 15c2-12 adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time.

“S&P” shall mean S&P Global Ratings, a division of S&P Global Inc., and its successors and assigns, and, if such entity shall be dissolved or liquidated or shall no longer perform the functions of a securities rating agency, “S&P” shall be deemed to refer to any other nationally recognized securities rating agency designated by the Issuer.

“Series” shall mean all of the Bonds authenticated and delivered at one time on original issuance and pursuant to any Certified Resolution of the Issuer authorizing such Bonds as a separate Series of Bonds, or any Bonds thereafter authenticated and delivered in lieu of or in substitution for such Bonds pursuant to Article II hereof and the applicable Supplemental Indenture, regardless of variations in maturity, interest rate or other provisions; provided, however, two or more Series of Bonds may be issued simultaneously under the same Supplemental Indenture if designated as separate Series of Bonds by the Issuer upon original issuance. Two or more Series or sub-Series of Bonds may be issued simultaneously under separate Supplemental Indentures, but under this Master Indenture. As may be provided by subsequent proceedings of the Issuer, one or more Series of Bonds or sub-Series Bonds, whether issued at the same time or not, may be separately secured by Special Assessments imposed pursuant to separate assessment proceedings. Such Bonds or sub-Series of Bonds which are secured by separate Special Assessments will not be issued as parity bonds even if issued at the same time.

“Sinking Fund Account” shall mean the Account so designated, established as a separate account within the Debt Service Fund pursuant to Section 6.04 hereof.

“Special Assessments” shall mean (a) the net proceeds derived from the levy and collection of “special assessments,” as provided for in Sections 190.051(14) and 190.022 of the Act against District Lands that are subject to assessment as a result of a particular Project or any portion thereof or against one or more identified Assessment Areas, if applicable, and (b) the net proceeds derived from the levy and collection of “benefit special assessments,” as provided for in Section 190.021(2) of the Act, against the lands within the District that are subject to assessment as a result of a particular Project or any portion thereof, and in the case of both “special assessments” and “benefit special assessments,” including the interest and penalties on such assessments, pursuant to all applicable provisions of the Act and Chapter 170, Florida Statutes, and Chapter 197, Florida Statutes (and any successor statutes thereto), including, without limitation, any amount received from any foreclosure proceeding for the enforcement of collection of such assessments or from the issuance and sale of tax certificates with respect to such assessments, less (to the extent applicable) the fees and costs of collection thereof payable to the Tax Collector and less certain administrative costs payable to the Property Appraiser pursuant to the Property Appraiser and Tax Collector Agreement. “Special Assessments” shall not include “special assessments” levied and collected by the Issuer under Section 190.022 of the Act for maintenance purposes or “maintenance special assessments” levied and collected by the Issuer under Section 190.021(3) of the Act.

“Special Record Date” shall mean such date as shall be fixed for the payment of defaulted interest on the Bonds in accordance with Section 2.01 hereof.

“State” shall mean the State of Florida.

“Supplemental Indenture” and “indenture supplemental hereto” shall mean any indenture amending or supplementing this Master Indenture which may be entered into in accordance with the provisions of this Master Indenture.

“Tax Collector” shall mean the tax collector of the County.

The words “hereof,” “herein,” “hereto,” “hereby,” and “hereunder” (except in the form of Bond), refer to the entire Master Indenture.

Every “request,” “requisition,” “order,” “demand,” “application,” “notice,” “statement,” “certificate,” “consent,” or similar action hereunder by the Issuer shall, unless the form or execution thereof is otherwise specifically provided, be in writing signed by the Responsible Officer of the Issuer.

All words and terms importing the singular number shall, where the context requires, import the plural number and vice versa.

END OF ARTICLE I

ARTICLE II
THE BONDS

SECTION 2.01. Amounts and Terms of Bonds. Details of Bonds. The Issuer is hereby authorized to issue one or more Series pursuant to the terms and conditions of this Master Indenture, its obligations to be known as “Bridgewalk Community Development District Special Assessment Bonds, Series [to be designated]” (the “Bonds”). The total principal amount of Bonds that may be issued and Outstanding under this Master Indenture shall not be limited, but shall be subject to any conditions set forth in a Supplemental Indenture, Florida law. The Bonds shall be issued in Authorized Denominations and within each Series shall be numbered consecutively from R-1 and upwards in each Series and in substantially the form attached hereto as Exhibit C, with such appropriate variations, omissions and insertions as are permitted or required by this Master Indenture or as otherwise provided in a Supplemental Indenture. All Bonds shall be issued only upon satisfaction of the conditions set forth in Article III hereof, and the Trustee shall, at the Issuer’s request, authenticate such Bonds and deliver them as specified in such request. If the Issuer should change its name, no amendment shall be required to be made to this Master Indenture, any Supplemental Indenture or Bonds issued thereunder.

Each Bond shall be dated, shall have such Interest Payment Dates, shall bear interest from such date or dates and at such rate or rates until the maturity thereof, payable on such Interest Payment Dates, and shall be stated to mature (subject to the right of prior redemption), all as provided in, or pursuant to, a Supplemental Indenture.

Both the principal of and the interest on the Bonds shall be payable in any coin or currency of the United States of America which is legal tender on the respective dates of payment thereof for the payment of public and private debts. Unless otherwise provided in Section 2.11 hereof or in a Supplemental Indenture, the principal of all Bonds shall be payable at the designated corporate trust office of the Paying Agent upon the presentation and surrender of such Bonds as the same shall become due and payable.

Except to the extent otherwise provided in Section 2.11 hereof or in a Supplemental Indenture, interest on any Bond is payable on any Interest Payment Date by check or draft mailed to the Interest Payment Date to the person in whose name that Bond is registered at the close of business on the Regular Record Date for such Interest Payment Date, at his address as it appears on the Bond Register. The Bonds shall bear interest from the Interest Payment Date next preceding the date on which they are authenticated unless authenticated on an Interest Payment Date in which event they shall bear interest from such Interest Payment Date, or unless authenticated before the first Interest Payment Date in which event they shall bear interest from their date; provided, however, that if a Bond is authenticated between a Record Date and the next succeeding Interest Payment Date, such Bond shall bear interest from such succeeding Interest Payment Date; provided further, however, that if at the time of authentication of any Bond interest thereon is in default, such Bond shall bear interest from the date to which interest has been paid. Any interest on any Bond which is payable, but is not punctually paid or provided for on any Interest Payment Date (hereinafter called “Defaulted Interest”) shall be paid to the Owner in whose name the Bond is registered at the close of business on a Special Record Date to be fixed by the Trustee, such date to be not more than fifteen (15) nor less than ten (10) days prior to the date of proposed payment. The Trustee shall cause notice of the proposed payment of
 SECTION 2.02.  Execution.  The Bonds shall be executed by the manual or facsimile signature of the Chairperson or Vice Chairperson of the Issuer, and the corporate seal of the Issuer shall appear thereon (which may be in facsimile) and shall be attested by the manual or facsimile signature of its Secretary or Assistant Secretary.  Bonds executed as above provided may be issued and shall, upon request of the Issuer, be authenticated by the Trustee, notwithstanding that one or both of the officers of the Issuer whose signatures appear on such Bonds shall have ceased to hold office at the time of issuance or authentication or shall not have held office at the date of the Bonds.

 SECTION 2.03.  Authentication.  No Bond shall be valid until the certificate of authentication shall have been duly executed by the Trustee, and such authentication shall be proof that the Bondholder is entitled to receive at the principal place of payment the principal amount of the Bond it represents, together with interest due thereon.  The Trustee shall at all times serve as Authentication Agent and shall be authorized to authenticate the Bonds.

 SECTION 2.04.  Registration and Registrar.  The Trustee is hereby constituted and appointed as the Registrar for the Bonds.  The Registrar shall act as registrar and transfer agent for the Bonds.  The Trustee shall cause to be kept an office of record (hereafter sometimes referred to as the “Bond Register” or “Registrar”) in which, subject to the provisions set forth in Section 2.08 below and such other regulations as the Issuer and Registrar may prescribe, the Issuer shall provide for the registration of the Bonds and for the registration of transfers and exchanges of such Bonds.  The Trustee shall notify the Issuer in writing of the specific office location (which may be changed from time to time, upon similar notification) at which the Bond Register is kept.  The Bond Register shall initially be kept at the Trustee's specific office location (which may be changed from time to time, upon similar notification) at

SECTION 2.05.  Multifaceted, Destroyed, Lost or Stolen Bonds.  If any Bond shall become mutilated, the Issuer shall execute and the Trustee shall thereupon authenticate and deliver a new Bond of like Series, tenor and denomination in exchange and substitution for the Bond so mutilated, lost or stolen.  Any Bond holder or person entitled to receive such Bond holder shall execute, in such form as may be prescribed by the Trustee, the receipt therefor and pay a sum sufficient to cover the cost of such mutilation, cancellation, and the Trustee and the Issuer may require reasonable indemnity therefor.  If any Bond shall be reported lost, stolen or destroyed, evidence as to the ownership and the loss, theft or destruction thereof shall be submitted to the Issuer and the Trustee; and if such evidence shall be satisfactory to both and indemnity satisfactory to both shall be given, the Issuer shall execute, and the Trustee shall authenticate and deliver a new Bond of like Series, tenor and denomination.  The cost of providing any substitute Bond under the provisions of this Section shall be borne by the Bondholder for whose benefit such substitute Bond is provided.  If any such mutilated, lost, stolen or destroyed Bond shall have, at the request of the Issuer, the Trustee, any Paying Agent, and any such officer of the Issuer as may be designated from time to time, upon notice to the Trustee, the Issuer may, with the consent of the Trustee, pay to the Owner the principal amount of and accrued interest on such Bond upon the maturity thereof and compliance with the aforesaid conditions by such Owner, without the issuance of a substitute Bond therefor.

Every substituted Bond issued pursuant to this Section 2.05 shall constitute an additional contractual obligation of the Issuer, whether or not the Bond alleged to have been destroyed, lost or stolen shall be at any time enforceable by anyone, and shall be entitled to all the benefits of this Master Indenture and applicable Supplemental Indenture equally and proportionately with any and all other Bonds of such same Series duly issued hereunder and under such Supplemental Indenture.

All Bonds shall be held and owned upon the express condition that the foregoing provisions are exclusive with respect to the replacement or payment of mutilated, destroyed, lost or stolen Bonds, and shall preclude any and all other rights or remedies with respect to the replacement or payment of negotiable instruments, investments or other securities without their surrender.

 SECTION 2.06.  Temporary Bonds.  Pending preparation of definitive Bonds, or by agreement with the original purchasers of all Bonds, the Issuer may issue and, upon its request, the Trustee shall authenticate definitive Bonds in exchange for and upon surrender of the Issuer of such Bonds.  The Issuer shall exchange them for such Bonds, rights, remedies and security hereunder as definitive Bonds.  So long as Cede & Co., or any other nominee of DTC is the registered Owner of the Bonds, the definitive Bonds shall be in temporary form.

 SECTION 2.07.  Cancellation and Destruction of Surrendered Bonds.  All Bonds surrendered for payment or redemption and all Bonds surrendered for exchange shall, at the time of such payment, redemption or exchange, be promptly transferred by the Registrar, Paying Agent and cancelled and destroyed by the Trustee in accordance with its retention policy then in effect.

All Bonds issued upon any transfer or exchange of Bonds shall be valid obligations of the Issuer, evidencing the same debt and entitled to the same benefits under this Master Indenture and applicable Supplemental Indenture as the Bonds of such Series surrendered upon such transfer or exchange.

 SECTION 2.08.  Registration, Transfer and Exchange.  As provided in Section 2.04 hereof, the Issuer shall cause a Bond Register in respect of the Bonds to be kept at the designated office of the Registrar.

Upon surrender for registration of transfer of any Bond at the designated office of the Registrar, and upon compliance with the conditions for the transfer of Bonds set forth in this Section 2.08, the Issuer shall execute and the Trustee (or Registrar as described in Section 2.03 and Section 2.04 hereof) shall authenticate and deliver, without charge to the Bondholder, one or more new Bonds of a like aggregate principal amount and of the same Series and maturity.

At the option of the Bondholder, Bonds may be exchanged for other Bonds of a like aggregate principal amount and of the same Series and maturity, upon surrender of the Bonds to be exchanged at any such office of the Registrar.  Whenever any Bonds are so surrendered for exchange, the Issuer shall execute and the Trustee (or Registrar as described in Section 2.03 and Section 2.04 hereof) shall authenticate and deliver the Bonds which the Bondholder making the exchange is entitled to receive.

All Bonds issued upon any transfer or exchange of Bonds shall be valid obligations of the Issuer, evidencing the same debt and entitled to the same benefits under this Master Indenture and applicable Supplemental Indenture as the Bonds of such Series surrendered upon such transfer or exchange.

Every Bond presented or surrendered for transfer or exchange shall be duly endorsed or accompanied by a written instrument of transfer in form satisfactory to the Trustee, Paying Agent or the Registrar, duly executed by the Bondholder or his attorney duly authorized in writing.

 Transfers and exchanges shall be made without charge to the Bondholder, except that the Issuer or the Trustee may require payment of a sum sufficient to cover any tax or other governmental charge that may be imposed in connection with any transfer or exchange of Bonds.

Neither the Issuer nor the Registrar on behalf of the Issuer shall be required (i) to issue, transfer or exchange any Bond during a period beginning at the opening of business fifteen (15) days before the day of mailing of a notice of redemption of Bonds selected for redemption and ending at the close of business on the day of such mailing, or (ii) to issue, transfer or exchange any Bond so selected for redemption in whole or in part.

 SECTION 2.09.  Persons Deemed Owners.  The Issuer, the Trustee, any Paying Agent, the Registrar shall deem and treat the person in whose name any Bond is registered as the absolute Owner thereof (whether or not any beneficial interest in such Bond is evidenced or represented by a transfer and/or notation of ownership or other writing thereon made by anyone other than the Issuer, the Trustee, any Paying Agent or the Registrar) for the purpose of receiving payment of or on account of the principal or Redemption Price of and interest on such Bond, and for all other purposes, and the Issuer, the Trustee, any Paying Agent, and the Registrar shall not be affected by any notice to the contrary.  All such payments so made to any such Owner, or upon his order, shall be valid and,

to the extent of the sum or sums so paid, effectual to satisfy and discharge the liability for moneys payable upon any such Bond.

 SECTION 2.10.  Limitation on Incurrence of Certain Indebtedness.  The Issuer will not create any Indebtedness, except upon the conditions and in the manner provided or as otherwise permitted in the Indenture, provided that the Issuer may enter into agreements with issuers of Credit Facilities which involve liens on Pledged Revenues on a parity with that of the Bonds and portion thereof, which pari passu liens are not superior to such Credit Facilities.  To the extent provided in a Supplemental Indenture or authorized and directed by a Resolution of the Issuer authorizing the issuance of a Series of Bonds, the Trustee shall be authorized to enter into agreements with The Depository Trust Company, New York, New York ("DTC") and other depository trust companies, including, but not limited to, agreements necessary for wire transfers of interest and principal payments with respect to the Bonds, utilization of electronic book entry data received from DTC, and other depository trust companies in place of actual delivery of Bonds and provision of notices with respect to Bonds registered by DTC and other depository trust companies (or any of their designees identified to the Trustee) by overnight delivery, courier service, telegraph, telecopy or other similar means of communication.

So long as there shall be maintained a book-entry-only system with respect to a Series of Bonds, the following provisions shall apply:

Unless provided otherwise in a Supplemental Indenture with respect to a Series of Bonds, each Series of Bonds shall initially be registered in the name of Cede & Co. as nominee for DTC, which will act initially as securities depository for the Bonds and so long as the Bonds are held in book-entry-only form, Cede & Co. shall be considered the registered owner for all purposes herein.  On original issue, the Issuer, the Trustee, any Paying Agent or the Registrar shall, at the option of the Issuer, the Trustee or the Issuer on behalf of the Issuer, offer to any Bondholder one or more new Bonds of a like aggregate principal amount and of the same Series and maturity.

 SECTION 2.11.  Qualification for The Depository Trust Company.  To the extent provided in a Supplemental Indenture or authorized and directed by a Resolution of the Issuer authorizing the issuance of a Series of Bonds, the Trustee shall be authorized to enter into agreements with The Depository Trust Company, New York, New York ("DTC") and other depository trust companies, including, but not limited to, agreements necessary for wire transfers of interest and principal payments with respect to the Bonds, utilization of electronic book entry data received from DTC, and other depository trust companies in place of actual delivery of Bonds and provision of notices with respect to Bonds registered by DTC and other depository trust companies (or any of their designees identified to the Trustee) by overnight delivery, courier service, telegraph, telecopy or other similar means of communication.

The Bonds registered in the name of Cede & Co. shall be issued in the form of one fully registered Bond for each maturity of each Series registered in the name of Cede & Co. and shall be held in such form until maturity.  Individuals may purchase beneficial interests in Authorized Denominations in book-entry-only form, without certificated Bonds, through DTC Participants and Indirect Participants.
DURING THE PERIOD FOR WHICH Cede & Co. is Registered Owner of the Bonds, any Notices to be Provided to ANY Registered Owner WILL BE PROVIDED TO Cede & Co. DTC SHALL BE RESPONSIBLE FOR NOTICES TO DTC PARTICIPANTS AND DTC PARTICIPANTS SHALL BE RESPONSIBLE FOR NOTICES TO INDIRECT PARTICIPANTS, AND DTC PARTICIPANTS AND INDIRECT PARTICIPANTS SHALL BE RESPONSIBLE FOR NOTICES TO BENEFICIAL OWNERS.

The Issuer and the Trustee, if appropriate, shall enter into a blanket letter of representations with DTC providing for such book-entry-only systems. Such agreement may be executed in the form of fully registered Bonds in accordance with the instructions from Cede & Co.

In the event DTC, any successor of DTC or the Issuer elects to discontinue the book-entry system in conformity with the requirements of DTC, the Trustee shall deliver bond certificates in accordance with the instructions from DTC or its successor and after such time Bonds may be exchanged for an equal aggregate principal amount of Bonds in other Authorized Denominations and of the same maturity and Series upon surrender thereof at the designated corporate trust office of the Trustee.

ARTICLE III

ISSUE OF BONDS

SECTION 3.01. Issue of Bonds. Subject to the provisions of Section 2.01 hereof, the Issuer may issue one or more Series of Bonds hereunder and under Supplemental Indentures from time to time for the purposes of financing the Cost of acquisition or construction of a Project or to refund all or a portion of a Series of Bonds (and to pay the costs of the issuance of such Bonds and to pay the amounts required to be deposited with respect to such Bonds in the Funds and Accounts established under the Indenture). In connection with the issuance of a Series of Bonds the Trustee shall, at the request of the Issuer, authenticate the Bonds and deliver or cause them to be authenticated and delivered, as specified in the request, but only upon receipt of:

(i) a Certified Resolution of the Issuer (a) approving a Supplemental Indenture under which the Series of Bonds are to be issued, (b) providing the terms of the Bonds and directing the payments to be made into the Funds and Accounts in respect thereof as provided in Articles V and VI hereof; (c) authorizing the execution and delivery of the Series of Bonds to be issued; and (d) if the purpose is to effectuate a refunding, authorizing the redemption, if any, of the Bonds to be refunded and the defeasance thereof, and the execution and delivery of an escrow agreement, if applicable, and other matters contained in Article XIV hereof;

(ii) a written opinion or opinions of Counsel to the Issuer, which shall also be addressed to the Trustee (to the extent set forth therein) to the effect that (a) all conditions prescribed herein as precedent to the issuance of the Bonds have been fulfilled; (b) the Bonds have been validly authorized and executed by the Issuer and when authenticated and delivered pursuant to the request of the Issuer will be valid obligations of the Issuer entitled to the benefit of the trust created hereby and will be enforceable in accordance with their terms except as enforcement thereof may be affected by bankruptcy, reorganization, insolvency, moratorium and other similar laws relating to creditors’ rights generally and subject to equitable principles, whether in a proceeding at law or in equity; (c) any consents of any Regulatory Bodies required in connection with the issuance of the Bonds or in connection with the acquisition of the improvements included in a Project have been obtained or can be reasonably expected to be obtained on or prior to the date such consents are required for a Project based on certifications of the Consulting Engineer; (d) if the acquisition of any real property or interest therein is included in the purpose of such issue, (i) the Issuer has or can acquire good and marketable title thereto free from all liens and encumbrances except such as will not materially interfere with the proposed use thereof or (ii) the Issuer has or can acquire a valid, subsisting and enforceable leasehold, easement, right-of-way or other interest in real property sufficient to effectuate the purpose of the issue (which opinion may be stated in reliance on the opinion of other Counsel satisfactory to the signer or on a title insurance policy issued by a reputable title company); (e) the Issuer has good right and lawful authority under the Act to undertake a Project; (f) that the Special Assessment proceedings have been taken in accordance with Florida law and that the Issuer has taken all action necessary to levy and impose the Special Assessments; (g) that the Special Assessments are legal, valid, and binding liens upon the property against which the Special Assessments are made, coequential with the lien of all state, county, district and municipal ad valorem taxes and superior in priority to all other liens, titles and claims against said property then existing or thereafter created, until paid; (h) this Master Indenture and the applicable Supplemental Indenture has been duly and validly authorized, approved, and executed by the Issuer; (i) the issuance of the Series of Bonds has been duly authorized and approved by the Board; and (j) this Master Indenture and the applicable Supplemental Indenture (assuming due authorization, execution and delivery by the Trustee) constitutes a binding obligation of the Issuer, enforceable against the Issuer in accordance with its terms except as enforcement thereof may be affected by bankruptcy, reorganization, insolvency, moratorium and other similar laws relating to creditors’ rights generally and subject to equitable principles, whether in a proceeding at law or in equity (clauses (c) (d) and (e) shall not apply in the case of the issuance of a refunding Series of Bonds).

(iii) a Consulting Engineer’s certificate addressed to the Issuer and the Trustee setting forth the estimated cost of a Project, and in the case of an acquisition by the Issuer of all or a portion of a Project that has been completed, stating, in the signer’s opinion, (a) that the portion of Project improvements to be acquired from the proceeds of such Bonds have been completed in accordance with the plans and specifications therefor; (b) Project improvements are constructed in a sound workmanlike manner and in accordance with industry standards; (c) the purchase price to be paid by the Issuer for Project improvements is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual Cost of construction of such improvements; and (d) the plans and specifications for Project improvements have been approved by all Regulatory Bodies required to approve them (specifying such Regulatory Bodies) or such approval can reasonably be expected to be obtained; provided, however, that in lieu of the information required in clause (a), there may be delivered to the Trustee satisfactory evidence of the acceptance of operational and maintenance responsibility of each component of a Project by one or more governmental entities (the foregoing shall not be applicable in the case of the issuance of a refunding Series of Bonds). The Consulting Engineer’s certificate may incorporate its engineering report by reference to satisfy all or some of the above requirements;

(iv) a copy of the Supplemental Indenture for such Bonds, certified by the Secretary or Assistant Secretary of the Issuer as being a true and correct copy thereof; and (v) the proceeds of the sale of such Bonds together with any required equity deposit by the Developer;

(vi) any Credit Facility authorized by the Issuer in respect to such Bonds;

(vii) one or more Certified Resolutions of the Issuer relating to the levy of Special Assessments in respect of a Project, and evidencing that the Issuer has undertaken and, to the extent then required under applicable law, completed all necessary proceedings, including, without limitation, the approval of assessment rolls, the holding of public hearings, the adoption of resolutions and the establishment of all necessary collection procedures, in order to levy and collect Special Assessments upon the District Lands in an amount sufficient to pay the Debt Service Requirement on the Bonds to be issued;

(viii) an executed opinion of Bond Counsel;

(ix) a written direction of the Issuer to the Trustee to authenticate and deliver such Bonds;

(x) a copy of a Final Judgment of validation and a Certificate of No Appeal with respect to the Bonds that are subject to validation or an opinion of Counsel to the Issuer that the Bonds are not subject to validation;

(xi) if required in connection with a Series of Bonds, a collateral assignment from the Developer to the Issuer of the Project Documents and any other Ancillary Agreements that may be required;

(xii) in the case of the issuance of a refunding Series of Bonds, an Officer’s Certificate of the Issuer stating (a) the Bonds to be refunded, (b) any other amounts available for such purpose; (c) that the proceeds of the issue plus the other amounts, if any, stated to be available for the purpose will be sufficient to refund the Bonds to be refunded in accordance with the refunding plan and in compliance with Article XIV of this Master Indenture, including, without limitation, to pay the Costs of issuance of such Bonds; and (d) that notice of redemption, if applicable, of the Bonds to be refunded has been duly given or that provision has been made therefor, as applicable;

(xiii) in the case of the issuance of a refunding Series of Bonds, a written opinion of Bond Counsel to the effect that the issuance of such Bonds will not adversely affect the exclusion from gross income for federal income tax purposes of interest on any Bonds issued pursuant to the Indenture (to the extent that upon original issuance thereof such Bonds were subject to such interest on which is excludable from gross income for federal income tax purposes); and

(xiv) such other documents, certifications and opinions as shall be required by the Supplemental Indenture, by the Participating Underwriter or the initial purchaser of a Series of Bonds or by the Issuer or the Trustee upon advice of Counsel.

At the option of the Issuer, any and all of the matters required to be stated in the Certified Resolution described in (i) above may be stated in a Supplemental Indenture duly approved by a Certified Resolution of the Issuer. Execution of a Series of Bonds by the Issuer and payment to the Trustee of the net proceeds of the Bonds shall be conclusive evidence of satisfaction of the conditions prescribed herein forth in this Article, as to the Issuer and the Participating Underwriter.

Notwithstanding the requirement of this Section 3.01, if the Issuer shall issue short-term notes, the Supplemental Indenture pursuant to which such short-term notes will specify what requirement of this Section 3.01 shall be applicable.

[END OF ARTICLE III]
ARTICLE IV
ACQUISITION OF A PROJECT

SECTION 4.01. Project to Conform to Plans and Specifications. Changes. The Issuer will proceed to complete any Project or portion thereof for which any Series of Bonds is being issued in accordance with the plans and specifications therefor, as such plans and specifications may be amended from time to time, and subject to the specific requirements of the Supplemental Indenture for such Series of Bonds.

SECTION 4.02. Compliance Requirements. The Issuer will comply with all present and future laws, acts, rules, regulations, orders and requirements lawfully made and applicable in fact to any acquisition or construction hereby undertaken and shall obtain all necessary approvals under federal, state and local laws, acts, rules and regulations necessary for the acquisition, completion, and operation of any Project or portion thereof pertaining to the Series of Bonds in question, and if such approvals, laws, rules and regulations. Prior to the completion of a Project, in the event that the Developer shall fail to pay, when due, any Special Assessments levied against funds within the District owned by the Developer or any affiliated entity, the Issuer shall immediately take all actions within its control and to the extent it has legally available funds for such purpose, immediately take all actions within its power necessary to complete a Project including taking control of the Project Documents.

[END OF ARTICLE IV]
specific Series of Bonds and any Series issued on a parity therewith and, unless expressly otherwise provided in said Supplemental Indenture, shall not apply to Bonds Outstanding hereunder issued under any other indenture supplemental hereto or if separately secured by separate Special Assessments. Unless otherwise provided otherwise by Supplemental Indenture, all moneys, including, without limitation, proceeds of a Series of Bonds, on deposit to the credit of the Funds and Accounts established hereunder and under a Supplemental Indenture (except for moneys transferred to the Rebate Fund) shall be pledged for the payment of the principal redemption or purchase price of (as the case may be) and interest on the Series of Bonds issued hereunder and under such Supplemental Indenture, and any Series issued on a parity therewith.

SECTION 6.03. Revenue Fund. The Trustee is hereby authorized and directed to establish a Revenue Fund and pursuant thereto to create a Series Account, a Series Principal Account, a Series Interest Account and, if applicable, a Series Sinking Fund Account for each Series of Bonds issued hereunder, into which the Trustee shall immediately deposit any and all Special Assessments received from the holders of any of the Series of Bonds purchased by the Trustee in conformity with the Indenture.

FIRST, upon receipt but no later than the Business Day preceding the first May 1 for which there is an insufficient amount from Bond proceeds or (investment earnings thereon) on deposit in the applicable Series Interest Account to be credited to the applicable Series Interest Account to be credited to the applicable Series Interest Account to be applied to the payment of interest on the Bonds of a Series due on the next succeeding November 1, and no later than the Business Day preceding the first May 1 for which there is an insufficient amount from Bond proceeds or (investment earnings thereon) on deposit in the applicable Series Interest Account to be credited to the applicable Series Interest Account to be applied to the payment of interest on the Bonds of a Series due on the next succeeding May 1, an amount equal to the interest on the Bonds of such Series becoming due on the next succeeding May 1, less any amount on deposit in such Interest Account not previously credited;

SECOND, beginning on the date set forth in the related Supplemental Indenture, and no later than the Business Day next preceding each May 1 or November 1, as designated in the applicable Supplemental Indenture, whereby moneys of a Series of Bonds issued under the Indenture remain Outstanding, to the applicable Series Principal Account of the Debt Service Fund, an amount equal to the principal amount of Bonds of such Series maturing on the next succeeding principal payment date, less any amount on deposit in the applicable Series Principal Account not previously credited;

THIRD, beginning on the date set forth in the related Supplemental Indenture, and no later than the Business Day next preceding each May 1 or November 1, as designated in the applicable Supplemental Indenture, whereby moneys of a Series of Bonds issued under the Indenture remain Outstanding, to the applicable Series Interest Account of the Debt Service Fund, an amount equal to the interest on the Series of Bonds becoming due on the next succeeding May 1, less any amount on deposit in such Interest Account not previously credited;

SECTION 6.04. Debt Service Reserve Fund. The Trustee is hereby authorized and directed to establish a Debt Service Reserve Fund which shall consist of amounts deposited thereto by the Trustee and all other moneys that may pay to the Trustee for deposit therein with respect to the related Series of Bonds. The Debt Service Reserve Fund shall be held by the Trustee separate and apart from all other Funds and Accounts held under the Indenture and from all other moneys of the Trustee.

The Trustee shall establish within the Debt Service Fund pursuant to a Supplemental Indenture, a Series Principal Account, a Series Interest Account and, if applicable, a Series Sinking Fund Account for each Series of Bonds and any Series issued on a parity therewith and under a Supplemental Indenture, and any Series issued on a parity therewith.

The Trustee shall apply the amounts required to be transferred to the applicable Series Sinking Fund Account (less any moneys applied to the purchase of Bonds of the applicable Series pursuant to the mandatory redemption date in each of the years set forth in the Supplemental Indenture to the redemption of Bonds of the related Series in the amounts, manner and maturities and on the dates set forth in the Supplemental Indenture, at a Redemption Price of 100% of the principal amount thereof. At the written direction of the Issuer, the Trustee shall apply moneys from time to time available in the applicable Series Sinking Fund Account to the purchase of Bonds of the applicable Series which mature in the aforesaid years, at prices no higher than the principal amount thereof, in lieu of redemption as aforesaid, provided that firm purchase commitments can be made before the notice of redemption would otherwise entitle the Trustee to purchase Bonds at a price less than the principal amount thereof, the difference between the amount in the Series Sinking Fund Account representing the principal amount of the Bonds so purchased and the purchase price thereof (exclusive of accrued interest) shall be transferred to the related Series Interest Account of the Debt Service Fund.

(a) Proceeds from the sale of Bonds of a Series shall be deposited in the related Series Interest Account of the Debt Service Fund.

(b) In lieu of paying the Debt Service Requirements necessary to allow any mandatory redemption of Bonds of a Series, from the proceeds of the Series Sinking Fund Account, the Issuer may present to the Trustee Bonds of such Series purchased by the Issuer pursuant to subparagraph (a) above and furnished for such purposes; provided, however, that no Bonds of such Series so purchased shall be credited towards the Debt Service Requirements in respect of the mandatory redemption of Bonds of such Series for which notice of redemption has been given pursuant to Section 8.02 of this Master Indenture. Any Bond so purchased shall be presented to the Trustee for cancellation and Exhibit Currrency for the amount of the Debt Service Requirements with respect to the Bonds of a Series for the period in which the Bonds are presented to the Trustee shall, for all purposes hereunder, be reduced by an amount equal to the aggregate principal amount of such Bonds so purchased and held by the Trustee.

The Trustee shall apply moneys in the Series Sinking Fund Account in the Debt Service Fund for purchase or redemption of the applicable Series of Bonds in amounts and maturities set forth in the Supplemental Indenture. Whenver Bonds of a Series are to be purchased out of such Series Sinking Fund Account, if the Issuer shall notify the Trustee that the Issuer wishes to arrange for such purchase, the Trustee shall comply with the Issuer’s arrangements provided they conform to the Indenture.

Except to the extent otherwise provided in a Supplemental Indenture with respect to a Series of Bonds, purchases and redemptions out of the Series Sinking Fund Account shall be made as follows:

(a) The Trustee shall apply the amounts required to be transferred to the applicable Series Sinking Fund Account (less any moneys applied to the purchase of Bonds of the applicable Series pursuant to the mandatory redemption date in each of the years set forth in the Supplemental Indenture to the redemption of Bonds of the related Series in the amounts, manner and maturities and on the dates set forth in the Supplemental Indenture, at a Redemption Price of 100% of the principal amount thereof. At the written direction of the Issuer, the Trustee shall apply moneys from time to time available in the applicable Series Sinking Fund Account to the purchase of Bonds of the applicable Series which mature in the aforesaid years, at prices no higher than the principal amount thereof, in lieu of redemption as aforesaid, provided that firm purchase commitments can be made before the notice of redemption would otherwise entitle the Trustee to purchase Bonds at a price less than the principal amount thereof, the difference between the amount in the Series Sinking Fund Account representing the principal amount of the Bonds so purchased and the purchase price thereof (exclusive of accrued interest) shall be transferred to the related Series Interest Account of the Debt Service Fund.

(b) Accumulated interest on purchased Bonds of a Series shall be paid from the related Series Interest Account of the Debt Service Fund.

(c) In lieu of paying the Debt Service Requirements necessary to allow any mandatory redemption of Bonds of a Series from the Series Sinking Fund Account, the Issuer may present to the Trustee Bonds of such Series purchased by the Issuer pursuant to subparagraph (a) above and furnished for such purposes; provided, however, that no Bonds of such Series so purchased shall be credited towards the Debt Service Requirements in respect of the mandatory redemption of Bonds of such Series due to a decrease in the then applicable Debt Service Reserve Requirement with respect to such Series of Bonds due to a decrease in the
then applicable Debt Service Reserve Requirement for any other reason, the excess amount shall, as directed by the terms of the applicable Series Supplement, either be transferred from the Series Account of the Debt Service Reserve Fund to the applicable Series Account or subaccount of the Bond Redemption Fund.

Whenever for any reason on an Interest Payment Date, principal payment date or mandatory redemption date with respect to a related Series of Bonds secured by a Series Account of the Debt Service Reserve Fund the amount in the related Series Interest Account, the related Series Principal Account or the related Series Sinking Fund Account, as the case may be, is insufficient to pay all amounts payable on such Series of Bonds therefrom on such payment dates, the Trustee shall, without further instructions, but subject to contrary direction by the Majority Holders of the Bonds to which such Sinking Fund Account relates, transfer the amount of any such deficiency from the related Series Account of the Debt Service Reserve Fund into the related Series Interest Account of the related Series Principal Account and the related Series Sinking Fund Account, as the case may be, in proportion to the respective deficiencies therein, to the extent of the need therefor, to the extent that the need therefor arises:

FIRST, except for amounts resulting from Prepayments of Special Assessments, which shall be applied as provided in the next paragraph, such moneys deposited in the Rebate Fund created and established under this Master Indenture as the Issuer may direct in accordance with an arbitrage rebate agreement, such moneys thereupon to be used solely for the purposes specified in said arbitrage rebate agreement. Any moneys so transferred from the Series Account within the Bond Redemption Fund shall be retained therein and applied as set forth below.

Moneys in the Series Account within the Bond Redemption Fund (including all earnings on investments held in the Series Account within the Bond Redemption Fund) shall be accumulated therein to be used in the following order of priority, to the extent that the need therefor arises:

SECTION 6.08. Deposit of Funds. Unless otherwise provided in a Supplemental Indenture with respect to a Series of Bonds, if at any time the moneys held by the Trustee in the Funds (other than the moneys in the Rebate Fund and Accounts hereunder and under a Supplemental Indenture and from all other moneys of the Trustee) equals or exceeds the amount required to be on deposit therein, all as set forth in this Section, the Trustee shall apply the amounts in the Series Funds and Series Accounts to the payment of the aforesaid obligations and the Issuer shall not be required to pay over any further Pledged Revenues with respect to such Series of Bonds unless and until it shall appear that there is a deficiency in the Funds and Accounts held by the Trustee.

SECTION 7.02. Investment of Deposits. The Trustee in exercising the powers conferred on it by this Indenture for deposits with the Trustee.  Such security shall be deposited with a Federal Reserve Bank, with the trust department of the Trustee as authorized by law with respect to trust funds in the State, or with a bank or trust company having a combined net capital and surplus of not less than $50,000,000.  The interest and income received upon such investments and any interest paid by the Trustee or any other depository of any Fund shall be subject to taxation by the holder of the United States and to the applicable Series Account or subaccount of the Bond Redemption Fund.

SECOND, to be used to call for redemption pursuant to clause (b) of Section 8.01 hereof an amount of Bonds of the applicable Series equal to the amount of money transferred to the Series Account or subaccount within the Bond Redemption Fund pursuant to the aforesaid clauses or provisions, as appropriate, for the purpose of such extraordinary mandatory redemption on the dates and at the prices provided in such clauses or provisions, as appropriate; and

THIRD, the remainder to be utilized by the Trustee, at the direction of a Responsible Officer of the Trustee, to make any redemption on any other date on which Bonds of the applicable Series are subject to optional redemption pursuant to Section 8.01(a) hereof such amount of Bonds of the applicable Series taking into account which may be practicable to pay off in whole or in part by the Issuer or by the Credit Facility Issuer in the manner provided for in Sections 5.01, 6.01, 6.03, 6.05, 9.08 and 9.14(c) of this Master Indenture.  The Series Accounts, the Series Accounts of the Debt Service Reserve Fund and any Series Account within the Bond Redemption Fund shall constitute an irrevocable trust fund to be applied solely as set forth in the applicable Supplemental Indenture and shall be held by the Trustee separate and apart from all other Funds, Accounts and any subaccounts held under such Indenture and from all other moneys of the Trustee.  Such amounts may be transferred to the Series Account within the Bond Redemption Fund shall be retained therein and applied as set forth below:

Moneys in the Series Account within the Bond Redemption Fund (including all earnings on investments held in the Series Account within the Bond Redemption Fund) shall be accumulated therein to be used in the following order of priority, to the extent that the need therefor arises:

FIRST, except for amounts resulting from Prepayments of Special Assessments, which shall be applied as provided in the next paragraph, such moneys deposited in the Rebate Fund created and established under this Master Indenture as the Issuer may direct in accordance with an arbitrage rebate agreement, such moneys thereupon to be used solely for the purposes specified in said arbitrage rebate agreement. Any moneys so transferred from the Series Account within the Bond Redemption Fund to the Rebate Fund shall thereupon be free from the lien and pledge of the related Indenture:
its own initiative whenever payment is to be made out of any Fund or Account, the Trustee shall sell such securities as may be requested to make the payment and restore the proceeds to the Fund or Account in which the securities were held. The Trustee shall not be accountable for any depreciation in the value of any such securities or for any losses because such amounts were not invested. Moneys in any of the Funds and Accounts established pursuant to the Indenture, when held by the Trustee, shall be promptly invested by the Trustee in accordance with all written directions from the Issuer and the Issuer shall be responsible for ensuring that such instructions conform to requirements of this Master Indenture including, without limitation, this Article VII. The Trustee shall not be liable or responsible for any loss or entitled to any gain resulting from any investment or sale upon the investment instructions of the Issuer or otherwise, including that set forth in the first sentence of this paragraph. The Trustee may conclusively rely upon the Issuer’s written instructions as to both the suitability and legality of all investments directed hereunder or under any Supplemental Indenture. Ratings of investments shall be determined by the Issuer at the time of purchase of such investments and without regard to ratings subcategories. The Trustee shall have no responsibility to monitor the ratings of investments after the initial purchase of such investments. The Trustee may make any and all such investments through its own investment department or that of its affiliates or subsidiaries, and may change its ordinary and customary fees for such trades. Confirmations of investments are not required to be issued by the Trustee for each month in which a monthly statement is rendered. No statement need be rendered for any fund or account if no activity occurred in such fund or account during such month.

SECTION 7.03. Valuation of Funds. The Trustee shall value the assets in each of the Funds and Accounts established hereunder or under any Supplemental Indenture forty-five (45) days prior to each Interest Payment Date, and as soon as practicable after each such valuation date (but no later than ten (10) days after each such valuation date) shall provide the Issuer a report of the status of each Fund and Account as of the valuation date. In computing the assets of any Fund or Account, investments and accrued interest thereon shall be deemed a part thereof, subject to Section 7.02 hereof. For the purpose of determining the amount on deposit to the credit of any Fund or Account established hereunder or under any Supplemental Indenture, obligations in which moneys in such Fund or Account shall have been invested shall be valued at the market value or the amortized cost thereof, whichever is lower, or at the redemption price thereof, to the extent that any such obligation is the holder of the option of the holder thereof, or the purpose of determining the amount on deposit to the credit of the Debt Service Reserve Fund, obligations in which moneys in such Fund shall have been invested shall be valued at par, if purchased at par, or at amortized cost, if purchased at other than par, plus, in each case, accrued interest. Amortized cost, when used with respect to an obligation purchased at a premium above a discount below par, means the value of as of any given time obtained by dividing the total premium or discount at which such obligation was purchased by the number of days remaining to maturity on such obligation at the date of such purchase and by multiplying the amount thus calculated by the number of days having passed since such purchase; and (i) in the case of an obligation purchased at a premium by deducting the product thus obtained from the purchase price, and (ii) in the case of an obligation purchased at a discount by adding the product thus obtained to the purchase price.  

In connection with such mandatory sinking fund redemption of Bonds, amounts shall be transferred from the applicable Series Account of the Revenue Fund to the Series Sinking Fund Account of the Debt Service Fund, all as more particularly described in Section 6.03 hereof.

The principal amounts of scheduled sinking fund installments shall be reduced as specified by the Issuer or as provided in Section 8.04 hereof by any principal amounts of the Bonds redeemed pursuant to Section 8.01(a) and (b) hereof or purchased pursuant to Section 8.04 hereof.

Upon any redemption of Bonds other than in accordance with scheduled sinking fund instalments, the Issuer shall cause to be recalculated and delivered to the Trustee revised sinking fund installments recalculated so as to amortize the Outstanding principal amount of Bonds of such Series in substantially equal annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining term of the Bonds of such Series. The sinking fund installments as so recalculated shall not result in an increase in the aggregate of the sinking fund installments for all Bonds of such Series in any year. In the event of a redemption or purchase occurring less than forty-five (45) days prior to a date on which a sinking fund installment is due, the foregoing recalculation shall not be made to sinking fund installments due in the year in which such redemption or purchase occurs, but shall be made to sinking fund installments for the immediately succeeding and subsequent years.

SECTION 8.02. Notice of Redemption and of Purchase. Except where otherwise required by a Supplemental Indenture, when required to redeem or purchase Bonds of a Series under any provision of the related Indenture or directed to do so by the Issuer, the Trustee shall cause notice of the redemption, either in whole or in part, to be provided by Electronic Means or mailed by first class mail, postage prepaid at least thirty (30) but not more than sixty (60) days prior to the redemption or purchase date to all Owners of Bonds to be redeemed or purchased (as such Owners appear on the Bond Register on the fifth (5th) day prior to such mailing), at their last known address. Notice shall be given in the name of the Issuer, shall be dated, shall set forth the Bonds of such Series Outstanding which shall be called for redemption or purchase and shall include, without limitation, the following additional information:

(a) the redemption or purchase date;
(b) the redemption or purchase price;
(c) CUSIP numbers, to the extent applicable, and any other distinctive numbers and letters;
(d) if less than all Outstanding Bonds of a Series to be redeemed or purchased, the identification (and, in the case of partial redemption, the respective principal amounts) of the Bonds to be redeemed or purchased;

(e) that on the redemption or purchase date the Redemption Price or purchase price will become due and payable upon surrender of each such Bond or portion thereof called for redemption or purchase, and that interest thereon shall cease to accrue from and after said date;

(f) the place where such Bonds are to be surrendered for payment of the redemption or purchase price, which place of payment shall be a corporate trust office of the Trustee; and

(g) any other conditions that must be satisfied for the Bonds to be redeemed on the date of redemption.

If at the time of mailing of notice of redemption or purchase, the Issuer shall not have deposited with the Trustee or Paying Agent moneys sufficient to redeem or purchase the Bonds called for redemption or purchase, the Trustee shall have the right to call for the deposit of such additional moneys as may be necessary to effect such redemption or purchase. In the event that the Issuer shall deposit with the Trustee or Paying Agent moneys sufficient to redeem or purchase the Bonds called for redemption or purchase, such notice shall be of no effect unless such moneys are so deposited.

The Issuer shall, at all times, to the extent permitted by law, but without waiving any limitations of liability afforded by law, defend, preserve and protect the pledge created by this Master Indenture and any Supplemental Indenture and all the rights of the Bondholders and any Credit Facility Issuer under this Master Indenture and any Supplemental Indenture against all claims and demands of all other Persons whomsoever.

The Issuer shall levy Special Assessments, and, unless the Issuer collects the Special Assessments directly under the conditions set forth herein, evidence and certify the same to the Tax Collector or shall cause the Property Appraiser to certify the same on the tax roll to the Tax Collector for collection by the Tax Collector and enforcement by the Tax Collector or the Issuer pursuant to the Act, Chapter 170 or Chapter 197, Florida Statutes, or any successor statutes, as applicable, and Section 9.04 hereof, to the extent and in an amount sufficient to pay Debt Service Requirements on all Outstanding Bonds. The Issuer shall also diligently collect any retum-payments that the Developer is required to make. The Issuer covenants and agrees that upon the occurrence and continuance of an Event of Default, it will take such actions to enforce the remedial provisions of this Master Indenture, as supplemented in connection with the Series of Bonds as to which the Event of Default occurred, including the remedial provisions for collection of delinquent Special Assessments, the provisions for foreclosure of liens of delinquent Special Assessments and delinquent operation and maintenance assessments, and will take such other remedial actions as shall be directed by the Trustee acting at the direction of, and on behalf of, the Majority Holders of the Series of Bonds as to which the Event of Default occurred.

The Issuer shall levy Special Assessments, and, unless the Issuer collects the Special Assessments directly under the conditions set forth herein, evidence and certify the same to the Tax Collector or shall cause the Property Appraiser to certify the same on the tax roll to the Tax Collector for collection by the Tax Collector and enforcement by the Tax Collector or the Issuer pursuant to the Act, Chapter 170 or Chapter 197, Florida Statutes, or any successor statutes, as applicable, and Section 9.04 hereof, to the extent and in an amount sufficient to pay Debt Service Requirements on all Outstanding Bonds. The Issuer shall also diligently collect any retum-payments that the Developer is required to make. The Issuer covenants and agrees that upon the occurrence and continuance of an Event of Default, it will take such actions to enforce the remedial provisions of this Master Indenture, as supplemented in connection with the Series of Bonds as to which the Event of Default occurred, including the remedial provisions for collection of delinquent Special Assessments, the provisions for foreclosure of liens of delinquent Special Assessments and delinquent operation and maintenance assessments, and will take such other remedial actions as shall be directed by the Trustee acting at the direction of, and on behalf of, the Majority Holders of the Series of Bonds as to which the Event of Default occurred.

The Issuer shall levy Special Assessments, and, unless the Issuer collects the Special Assessments directly under the conditions set forth herein, evidence and certify the same to the Tax Collector or shall cause the Property Appraiser to certify the same on the tax roll to the Tax Collector for collection by the Tax Collector and enforcement by the Tax Collector or the Issuer pursuant to the Act, Chapter 170 or Chapter 197, Florida Statutes, or any successor statutes, as applicable, and Section 9.04 hereof, to the extent and in an amount sufficient to pay Debt Service Requirements on all Outstanding Bonds. The Issuer shall also diligently collect any retum-payments that the Developer is required to make. The Issuer covenants and agrees that upon the occurrence and continuance of an Event of Default, it will take such actions to enforce the remedial provisions of this Master Indenture, as supplemented in connection with the Series of Bonds as to which the Event of Default occurred, including the remedial provisions for collection of delinquent Special Assessments, the provisions for foreclosure of liens of delinquent Special Assessments and delinquent operation and maintenance assessments, and will take such other remedial actions as shall be directed by the Trustee acting at the direction of, and on behalf of, the Majority Holders of the Series of Bonds as to which the Event of Default occurred.
the Issuer either on its own behalf or through the actions of the Trustee may, and shall, if so directed in writing by the Majority Holder of the related Series of Bonds or the Trustee at the direction of such Majority Holder, at the Issuer’s own expense, cause such delinquent property to be foreclosed as hereafter provided. The Issuer shall immediately pay the amount so received to the Trustee, and the Issuer shall take such action as is necessary to record in the official records of the County an affidavit or affidavits, as the case may be, containing the same. The Issuer shall promptly provide written notice to the Trustee of the amount of the payment and the Series Account within either of the Bond Redemption Funds. In connection with any payment designated by the Issuer as such upon delivery to the Trustee and shall be deposited directly into the related Series Account of the Bond Redemption Fund to be applied to the redemption of Bonds in accordance with Section 8.01(b)(iv) hereof. In connection with such Prepayment, the Trustee shall calculate the credit authorized pursuant to Section 6.04 of this Agreement, and transfer such credit of the Bond Redemption Fund to be used together with such Prepayment for the redemption of Bonds in accordance with Section 8.01(b)(iv) hereof.

SECTION 9.06. Deposit of Special Assessments. The Issuer covenants to cause any Special Assessments collected or otherwise received by it to be deposited with the Trustee within thirty (30) days after the Board has adopted a resolution accepting such Project as provided in Section 7.09, Florida Statutes, as amended, no owner of property subject to the Special Assessments may, at its option, and under certain circumstances described in the assessment resolutions in connection with prepayments derived from application of the “True-Up” mechanism therein, require the Issuer to release and extinguish the lien, in whole or in part, upon its property by virtue of the levy of the Special Assessments by paying to the Issuer the entire amount or a portion, as the case may be, of the Special Assessment, plus accrued interest attributable to the property subject to the Special Assessment owned by such owner to the earlier of the next Interest Payment Date occurring at least forty-five (45) days after the Trustee receives such Prepayment. If any such prepayment of Special Assessments has occurred and the Trustee has not received a Notice of Prepayment within forty-five (45) days after the Board has adopted a resolution accepting such Prepayment Project as provided in Section 7.09, Florida Statutes, as amended, no accrued interest required to be paid unless such right has not been irrevocably waived by the owners of such property within five (5) Business Days after delivery to the Trustee of the Notice of Prepayment. The Trustee may, in its discretion, notify the Trustee in writing of any Prepayment made under such circumstances. Accrued interest shall be computed on any Bonds that would have been required to be paid as Special Assessments (but for the delivery of a Notice of Prepayment within thirty (30) days after the Board has adopted a resolution accepting such Project) shall be derived from moneys on deposit in the Trustee’s Interest Account or capitalized interest account and if no moneys remain from moneys on deposit in the Debt Service Reserve Account as otherwise provided pursuant to the applicable Supplemental Indenture.

(b) Upon receipt of a Prepayment as described in (a) above, the Issuer shall immediately pay the amount so received to the Trustee, and the Issuer shall take such action as is necessary to record in the official records of the County an affidavit or affidavits, as the case may be, containing the same. The Issuer shall promptly provide written notice to the Trustee of the amount of the payment and the Series Account within either of the Bond Redemption Funds. In connection with any payment designated by the Issuer as such upon delivery to the Trustee and shall be deposited directly into the related Series Account within the Bond Redemption Fund. In connection with any payment of Special Assessments referred to in the prior sentence, the Issuer shall provide advance written notice to the Trustee of the amount of the payment and the Series Account within either of the Revenue Fund or Bond Redemption Fund to which such payment relates.

SECTION 9.10. Construction to be on District Lands. Except for certain off site mitigation, roadway and possibly landscaping improvements which are or may be outside the District Lands and any action in order for the District Lands to be developed, the Issuer covenants that no part of a Project will be constructed on, over or under lands other than (i) lands good and marketable title to which is owned by the Issuer or other appraiser in fee simple, (ii) lands on, over or under which the Issuer or other appraiser shall be controlled by the Trustee or such other entity acceptable to the Majority Holders of a Series so affected by such foreclosure, for the benefit of the Registered Owners.

SECTION 9.08. Removal of Special Assessment Lien. Except as otherwise provided in a Supplemental Indenture with respect to a related Series of Bonds, the following procedures shall apply in connection with the removal of Special Assessment liens:

(a) At any time subsequent to thirty (30) days after a Project has been completed within the meaning of Section 5.01(e) hereof and the Board has adopted a resolution accepting such Project as provided by Section 7.09, Florida Statutes, as amended, any owner of property subject to the Special Assessments may, at its option, and under certain circumstances described in the assessment resolutions in connection with prepayments derived from application of the “True-Up” mechanism therein, require the Issuer to release and extinguish the lien, in whole or in part, upon its property by virtue of the levy of the Special Assessments by paying to the Issuer the entire amount or a portion, as the case may be, of the Special Assessment, plus accrued interest attributable to the property subject to the Special Assessment owned by such owner to the earlier of the next Interest Payment Date occurring at least forty-five (45) days after the Trustee receives such Prepayment. If any such prepayment of Special Assessments has occurred and the Trustee has not received a Notice of Prepayment within forty-five (45) days after the Board has adopted a resolution accepting such Project as provided in Section 7.09, Florida Statutes, as amended, no accrued interest required to be paid unless such right has not been irrevocably waived by the owners of such property within five (5) Business Days after delivery to the Trustee of the Notice of Prepayment. The Trustee may, in its discretion, notify the Trustee in writing of any Prepayment made under such circumstances. Accrued interest shall be computed on any Bonds that would have been required to be paid as Special Assessments (but for the delivery of a Notice of Prepayment within thirty (30) days after the Board has adopted a resolution accepting such Project) shall be derived from moneys on deposit in the Trustee’s Interest Account or capitalized interest account and if no moneys remain from moneys on deposit in the Debt Service Reserve Account as otherwise provided pursuant to the applicable Supplemental Indenture.

(b) Upon receipt of a Prepayment as described in (a) above, the Issuer shall immediately pay the amount so received to the Trustee, and the Issuer shall take such action as is necessary to record in the official land records of the County an affidavit or affidavits, as the case may be, containing the same. The Issuer shall promptly provide written notice to the Trustee of the amount of the payment and the Series Account within either of the Bond Redemption Funds. In connection with any payment designated by the Issuer as such upon delivery to the Trustee and shall be deposited directly into the related Series Account within the Bond Redemption Fund. In connection with any payment of Special Assessments referred to in the prior sentence, the Issuer shall provide advance written notice to the Trustee of the amount of the payment and the Series Account within either of the Revenue Fund or Bond Redemption Fund to which such payment relates.

SECTION 9.09. Deposit of Special Assessments. The Issuer covenants to cause any Special Assessments collected or otherwise received by it to be deposited with the Trustee within forty-five (45) days after receipt thereof for deposit into the related Series Account of the Revenue Fund (except that amounts received as prepayments of Special Assessments shall be deposited by the Issuer and shall be paid from the revenue account and paid at least forty-five (45) days after receipt thereof) in accordance with Section 8.01(b)(iv) hereof. In connection with such Prepayment, the Trustee shall calculate the credit authorized pursuant to Section 6.04 of this Agreement, and transfer such credit of the Bond Redemption Fund to be used together with such Prepayment for the redemption of Bonds in accordance with Section 8.01(b)(iv) hereof.

(c) Notwithstanding the foregoing, and consistent with the proceedings of the Issuer relating to the payment and levy of the Special Assessments, the Issuer may cause any lien on property (including the Developer) may at any time require the Issuer to release and extinguish the lien upon its property by virtue of the levy of the Special Assessments by paying to the Issuer the entire amount of the liens so created, plus accrued interest, if any, before the next Interest Payment Date (or the second succeeding Interest Payment Date if such prepayment is made within forty-five (45) calendar days before an Interest Payment Date), attributable to the property subject to Special Assessment owned by such owner. In lieu of such Prepayment with cash, an owner of property within the District may surrender to the District for cancellation to completely extinguish the lien on such property or reduce the lien equally on every portion of such property, a principal amount of Outstanding Bonds of a Series that is secured by Special Assessments levied against such property.

(d) Upon receipt of a prepayment as described in (a), (b) or (c) above, the Issuer shall immediately pay the amount so received to the Trustee, and the Issuer shall take such action as is necessary to record in the official land records of the County an affidavit or affidavits, as the case may be, containing the same. The Issuer shall promptly provide written notice to the Trustee of the amount of the payment and the Series Account within either of the Bond Redemption Funds. In connection with any payment of Special Assessments referred to in the prior sentence, the Issuer shall provide advance written notice to the Trustee of the amount of the payment and the Series Account within either of the Revenue Fund or Bond Redemption Fund to which such payment relates.
acquired perpetual easements for the purposes of a Project, or (iii) lands, including public streets and highways, the right to the use and occupancy of which for such purposes shall be vested in the Issuer or other appropriate entity by law or by valid franchises, licenses, easements or rights of way or other legal or equitable permissions or appurtenances to such lands.

SECTION 9.11. Operation, Use and Maintenance of a Project. The Issuer shall establish and enforce reasonable rules and regulations governing the use of the Projects owned by the Issuer, and the operation thereof, such rules and regulations to be adopted in accordance with the terms of any applicable Act, and the Issuer shall operate, use and maintain the Projects owned by the Issuer in accordance with the Act and all other applicable federal and State laws, rules and regulations; the Issuer shall maintain and operate the Projects owned by the Issuer in an efficient and economical manner, shall at all times maintain the same in good repair in and around operating condition and shall make all necessary repairs, renewals and replacements.

SECTION 9.12. Observance of and Compliance with Valid Requirements. The Issuer shall pay all municipal or governmental charges lawfully levied or assessed upon any Project or any part thereof or upon any revenues when the same shall become due, and the Issuer shall duly observe and comply with all valid requirements of any municipal or governmental authority relative to each Project. The Issuer shall not, except as otherwise permitted by Section 9.24 of this Article, create or suffer to be created any lien or charge upon or in any group of Revenues except as shall be permitted by the District Manager in accordance with the Act and in accordance with the requirements of subsection (d) of this Section.

SECTION 9.13. Payment of Operating or Maintenance Costs by State or Others. The Issuer may permit the United States of America, the State, or any of its agencies, departments or political subdivisions or any other Person to pay all or any part of the cost of maintaining, repairing and operating the Projects out of funds other than Pledged Revenues.


(a) Except as otherwise provided in subsection (d) of this Section, the Issuer will carry or cause to be carried, in respect of each Project, comprehensive general liability insurance coverage including bodily injury and property damage insurance issued by one or more insurance companies authorized and qualified to do business under the laws of the State, in such amounts as is customary for similar operations, or as is more specifically set forth in this Section.

(b) At all times, to the extent commercially available, the Issuer shall maintain a practical insurance program, with reasonable terms, conditions, provisions and costs which the District Manager determines will provide appropriate protection against financial loss from destruction of any component of any Project owned by the Issuer. Limits for such coverage will be subject to the Consulting Engineer’s recommendations. The Issuer shall also, at all times, maintain a practical comprehensive general liability insurance program with respect to any Project for such coverage, with such reasonable terms, conditions, provisions and costs as the District Manager determines will afford adequate protection against bodily injury and property damage.

“Qualified Self Insurance” means insurance maintained through a program of self-insurance or insurance maintained with a company or association in which the Issuer has a material interest or of which the Issuer has control, either singly or with others.

Prior to participation in any plan of Qualified Self Insurance not currently in effect, the Issuer shall obtain a certificate of compliance executed by the District Manager or a licensed insurance agent selected by the District Manager to the effect that (a) the proposed Qualified Self Insurance plan will provide coverage required under this Section, (b) the Insurer is financially sound, (c) adequate reserves will be established or insurance acquired to cover any potential retained liability in respect of the plan of self-insurance, and shall be reviewed annually by the District Manager or registered actuary who shall deliver to the Issuer a report on the adequacy of the reserves established thereunder in light of claims made. If the District Manager or registered actuary determines that such reserves are inadequate in light of the claims made, he shall make recommendations as to the amount of reserves that should be established and maintained, and the Issuer shall comply with such recommendations unless it can establish to the satisfaction of the District Manager or an insurance consultant retained by the Issuer that such recommendations are unreasonable in light of the nature of the claims or the history of recovery against the Issuer for similar claims.

(c) Copies of all recommendations and approvals made by the Consulting Engineer under the provisions of this Section shall be filed with the District Manager.

Any appraisal or adjustment of any loss or damage under any policy of insurance required under the Indenture, whether it be payable to the Issuer or to the Trustee, and any settlement or payment of indemnity under any such policy which may be agreed upon by the Issuer and any insurer shall be evidenced by a certificate, signed by the District Manager and approved by the Consulting Engineer, and filed with the Trustee. The Trustee shall have no way liable or responsible for the collection of insurance moneys in case of any loss or damage. The Trustee shall have no duty to determine compliance by the Issuer with the requirements of this Section.

SECTION 9.15. Collection of Insurance Proceeds. Copies of all insurance policies referred to in Section 9.14 of this Article shall be available at the offices of the Issuer at all reasonable times, to the inspection of the holders of the Bonds and their agents and representatives duly authorized in writing. The Issuer covenants that it will take such action as may be necessary to demand, collect and sue for any insurance moneys which may become due and payable under any policy payable to the Issuer or the Trustee, and any settlement or payment of indemnity under any such policy which may be agreed upon by the Issuer and any insurer shall be evidenced by a certificate, signed by the District Manager and approved by the Consulting Engineer, and filed with the Trustee. The Trustee shall have no way liable or responsible for the collection of insurance moneys in case of any loss or damage. The Trustee shall have no duty to determine compliance by the Issuer with the requirements of this Section.

SECTION 9.16. Use of Revenues for Authorized Purposes Only. None of the Pledged Revenues shall be used for any purpose other than as provided in this Master Indenture and the related Supplemental Indenture and no contract or contracts shall be entered into or any action taken by the Issuer or the Trustee which will be inconsistent with the provisions of this Master Indenture and any Supplemental Indenture.

All insurance policies of the Issuer relating to any Project shall be carried with companies authorized to do business in the State, with a Best rating of no less than “A” as to financial strength, provided, however, that if in the opinion of the District Manager, adequate insurance protection under reasonable terms, conditions, provisions and cost cannot be purchased from an insurance company with the above-designated ratings, then the District Manager, on behalf of the Issuer, may secure such insurance protection as the Issuer determines to be in its best interests and otherwise consistent with this Master Indenture and any Supplemental Indenture; provided further, however, that the Issuer may act as a self-insurer in accordance with the requirements of subsection (d) hereof. All policies providing the insurance coverages required by this Section shall designate the Issuer as the loss-payee and shall be made payable to the Issuer.

(c) All proceeds received from property damage or destruction insurance and all proceeds received from the condemnation of any Project or any part thereof are hereby pledged by the Issuer as security for the related Series of Bonds and shall be deposited at the option of the Issuer, but subject to the limitations hereinafter described, either (i) into a separate fund to be bonded by the Trustee for such purpose which may be established within the Acquisition and Construction Fund as directed by the Issuer, and used to remedy the loss, damage or taking for which such proceeds are received, either by repairing the damaged property or replacing the destroyed or taken property, as soon as practicable after the receipt of such proceeds, or (ii) if so provided in a Supplemental Indenture, into the related Series Account within the Bond Redemption Fund for the purpose of purchasing or redeeming Bonds according to the provisions set forth in Article VIII hereof. The Issuer shall not be entitled to deposit insurance proceeds or condemnation awards into the separate fund described above in clause (i) of this paragraph (and such proceeds and awards shall be deposited directly into the related Series Account within the Bond Redemption Fund pursuant to clause (ii) of this paragraph) unless there shall have been filed with the Issuer within a reasonable time after the damage, destruction or condemnation (A) a certificate from the Consulting Engineer that the proceeds of the insurance or condemnation awards deposited into such separate fund, together with other funds available for such purposes, will be sufficient to repair, rebuild, replace or restore such property to substantially the same condition as it was in prior to its damage, destruction or condemnation (taking into consideration any changes, alterations and modifications that the Issuer may desire), (B) an opinion from the Consulting Engineer that the Project can be repaired, rebuilt, replaced or restored within two (2) years following the damage, destruction or condemnation thereof and (C) an opinion of the Consulting Engineer that (i) during the three (3) Fiscal Years following completion of such repair, rebuilding, replacement or restoration, the Issuer will be in compliance with its obligations hereunder. If the certificate described in clause (A) of this paragraph is not rendered because such proceeds and awards are insufficient to cover any such purposes, the Issuer may deposit any other legally available funds in such separate fund in an amount equal to the amount the Consulting Engineer to render its certificate. If the insurance proceeds or condemnation awards deposited in such separate fund are more than sufficient to repair the damaged property or to replace the destroyed or taken property, the balance thereof remaining shall be deposited to the credit of the related Series Account in the Revenue Fund.

(d) The Issuer shall be entitled to provide all or a portion of the insurance coverage required by subsections (a) and (b) of this Section through Qualified Self Insurance, provided that the requirements hereinafter set forth in this subsection (d) are satisfied.

“Books and Records. The Issuer shall keep proper books of record and account in accordance with Generally Accepted Accounting Principles (separate from all other records and accounts) in which complete and correct entries shall be made of all transactions relating to the Issuer, together with all records or accounts (including, without limitation, insurance policies, relating to any Project, shall at all times be subject during regular business hours to the inspection of the Trustee.

SECTION 9.18. Observance of Accounting Standards. The Issuer covenants that all records and accounts of the Issuer relating to the Projects will be kept according to the generally accepted accounting and auditing functions and duties required by the Act and this Master Indenture and any Supplemental Indenture.

SECTION 9.19. Employment of Certified Public Accountant. The Issuer shall employ or cause to be employed such public accountants as are necessary to perform accounting and auditing functions and duties required by the Act and this Master Indenture and any Supplemental Indenture.

SECTION 9.20. Establishment of Fiscal Year, Annual Budget. The Issuer has established a Fiscal Year beginning October first of each year and ending September thirtieth of the following year. The reports and budget of the Issuer shall relate to such Fiscal Year and shall be prepared in accordance with Generally Accepted Accounting Principles consistently applied and consistent with the provisions of this Master Indenture and any Supplemental Indenture. The Issuer shall have adopted the Annual Budget with respect to the Projects for such Fiscal Year for the payment of anticipated operating and maintenance expenses and shall submit a copy of such budget promptly upon the approval thereof to any Bondholders who shall have so requested in writing and shall have filed their names and addresses with the Secretary of the Board for such purpose. If for any reason the Issuer shall not have adopted the Annual Budget with respect to the Projects on or before the first day of any Fiscal Year, the Annual Budget for the preceding Fiscal Year shall, until the adoption of the new Annual Budget, be deemed in force for the current Fiscal Year. The Board may at any time adopt an amended or supplemental Annual Budget for the remainder of the current Fiscal Year, and when such amended or supplemental Annual Budget is approved it shall be treated as the official Annual Budget under this Master Indenture and any Supplemental Indenture. Copies of such amended or supplemental Annual Budget shall be mailed by the Issuer to any Bondholder who shall have so requested in writing in writing and shall have filed their names and addresses with the Secretary of the Board for such purpose.

(a) The Issuer shall, for the purpose of performing and carrying out the duties imposed on the Consulting Engineer by this Master Indenture and any Supplemental Indenture, employ one or more independent engineers or engineering firms or corporations having a statewide and favorable reputation for skill and experience in such work.

(b) The Issuer shall cause the Consulting Engineer to make an inspection of any portions of the Projects owned by the Issuer at least once in each Fiscal Year and, on or before the first day of July in each Fiscal Year, to submit to the Board a report setting forth (i) its findings as to whether such portions of the Projects owned by the Issuer are in good repair, working order and condition, and (ii) its recommendations as to the proper maintenance, repair and operation of the Projects during the ensuing Fiscal Year and an estimate of the amount of the money necessary for such purpose.

Copies of such annual report shall be mailed by the Issuer to any Bondholders who shall have filed their names and addresses with the Secretary of the Board for such purpose.

SECTION 9.22. Audit Reports. The Issuer covenants that, no later than 270 days after the end of each Fiscal Year, it will cause an audit to be made by a Certified Public Accountant covering all receipts and moneys then on deposit with or in the name of the Trustee or the Issuer and any security held therefor and any investments thereof. Copies of such audit reports shall be filed with the District Manager and the Secretary of the Board, and said Secretary to the Consulting Engineer and to all Bondholders who shall have filed their names and addresses with him for such purpose.

SECTION 9.23. Information Required by the Issuer. The Issuer shall cause to be kept on file at all times copies of the schedules of Special Assessments levied on all District Lands in respect of all Projects. The Issuer shall keep accurate financial records and books of account with respect to the Projects and shall have a complete audit of such records and accounts made annually by a Certified Public Accountant.

SECTION 9.24. Covenant Against Sale or Encumbrance. The Issuer covenants that, (a) except for those improvements comprising any Project that are to be conveyed to the County, the State Department of Transportation or another governmental entity and (b) except as is set forth in Section 9.22 herein, the Issuer may, whenever necessary, (i) sell any machinery, fixtures, tools, instruments or other movable property acquired by it from the proceeds of a Series of Bonds or from Pledged Revenues if the District Manager shall determine, with the approval of the Consulting Engineer, that such items are no longer necessary or useful in connection with the construction, maintenance and operation of the related Project, and the proceeds thereof shall be applied to the replacement of the properties so sold or disposed of, at the written direction of the Issuer shall be deposited to the credit of the related Series Account in the Revenue Fund.

shall be entitled, in case of a default hereunder, to any benefit or security under this Master Indenture and any Supplemental Indenture.

SECTION 9.30. Further Assurances. The Issuer shall not enter into any contract or agreement or do or permit to be done any act or thing which may impair or affect at law or in equity or same or such further act in default, or by purchase thereof by or on behalf of the Issuer, or by extension or by purchase thereof by or on behalf of the Issuer, the holders of the Bonds or the holders of any of the revenues, or the holders of any debentures, debentures or other intermedaries, or (b) is treated as the owner of any Bonds for federal income tax purposes.

SECTION 9.25. Enforcement of Ancillary Agreements. The Issuer covenants that it shall promptly and strictly enforce the Ancillary Agreements and that, in the event of any occurrence of an event entitling the Issuer to pursue its remedies under the Ancillary Agreements, the Issuer covenants and agrees to immediately pursue such remedies in accordance with the Ancillary Agreements, and upon an Event of Default hereunder, the Issuer agrees that, upon the written direction of the Majority Holders, may enforce the provisions of the Ancillary Agreements in lieu of the Issuer.

SECTION 9.26. No Loss of Liens on Pledged Revenues. The Issuer shall not so or omit to do, or suffer to be done or omit to be done, any matter or thing whatsoever whereby the lien of the Bonds on the Pledged Revenues or any part thereof, or the priority thereof, would be lost or impaired; provided, however, that this Section shall not prohibit the Trustee from transferring moneys to the Repute Fund held by the Trustee under any arbitrage rebate agreement.

SECTION 9.27. Compliance With Other Contracts and Agreements. The Issuer shall comply with and abide by all of the terms and conditions and agreements which the Issuer enters into in connection with the Project and the issuance of the Bonds.

SECTION 9.28. Issuance of Additional Obligations. The Issuer shall not issue any obligations other than the Bonds hereunder, by purchase of any Bonds secured by and payable from Special Assessments levied against property owned by any Insolvent Taxpayer (defined below) are collectively referred to herein as the “Affected Bonds” and (b) the Special Assessments levied against any Insolvent Taxpayer’s property and pledged under one or more Supplemental Indentures as security for the Affected Bonds are collectively referred to herein as the “Affected Special Assessments”.

The provisions of this Section 9.34 shall be applicable both before and after the commencement, whether voluntary or involuntary, of any Proceeding, or any act or action by or against any owner of any tax parcel subject to the Special Assessments (an “Insolvent Taxpayer”) under any existing or future law of any jurisdiction relating to bankruptcy, insolvency, reorganization, assignment for the benefit of creditors, or relief of debtors (a “Proceeding”). For as long as any Affected Bonds remain Outstanding, in any Proceeding involving the Issuer, any Insolvent Taxpayer, the Affected Bonds or the Affected Special Assessments, the Issuer, to the extent permitted by applicable law, shall be obligated to act in accordance with any direction from the Trustee with regard to all matters directly or indirectly affecting at least three percent (3%) of the Outstanding aggregate principal amount of the Affected Bonds or for as long as any Affected Bonds remain Outstanding, in any Proceeding involving the Issuer, any Insolvent Taxpayer, the Affected Bonds or the Affected Special Assessments or the Trustee. The Issuer agrees that it shall not be a defense to the foregoing covenant that it has acted upon advice of counsel in not complying with this covenant.

The Issuer acknowledges and agrees, that although the Affected Bonds were issued by the Issuer, the Owners of the Affected Bonds are categorically the party with the ultimate financial stake with respect to the Affected Bonds and, consequently, the party with a vested and pecuniary interest in a Proceeding. In the event of any Proceeding involving any Insolvent Taxpayers or, to the extent permitted by applicable law, to voluntarily create or cause to be created any debt, lien, pledge, assignment, encumbrance or other charge, payable from Pledged Revenues.

SECTION 9.34. Bankruptcy of Developer or Other Obligated Person Under the Rule. For purposes of this Section 9.34, (a) each Series of Bonds secured by and payable from Special Assessments levied against property owned by any Insolvent Taxpayer (defined below) are collectively referred to herein as the “Affected Bonds” and (b) the Special Assessments levied against any Insolvent Taxpayer’s property and pledged under one or more Supplemental Indentures as security for the Affected Bonds are collectively referred to herein as the “Affected Special Assessments”.

The provisions of this Section 9.34 shall be applicable both before and after the commencement, whether voluntary or involuntary, of any Proceeding, or any act or action by or against any owner of any tax parcel subject to the Special Assessments (an “Insolvent Taxpayer”) under any existing or future law of any jurisdiction relating to bankruptcy, insolvency, reorganization, assignment for the benefit of creditors, or relief of debtors (a “Proceeding”). For as long as any Affected Bonds remain Outstanding, in any Proceeding involving the Issuer, any Insolvent Taxpayer, the Affected Bonds or the Affected Special Assessments, the Issuer, to the extent permitted by applicable law, shall be obligated to act in accordance with any direction from the Trustee with regard to all matters directly or indirectly affecting at least three percent (3%) of the Outstanding aggregate principal amount of the Affected Bonds or for as long as any Affected Bonds remain Outstanding, in any Proceeding involving the Issuer, any Insolvent Taxpayer, the Affected Bonds or the Affected Special Assessments or the Trustee. The Issuer agrees that it shall not be a defense to the foregoing covenant that it has acted upon advice of counsel in not complying with this covenant.

The Issuer acknowledges and agrees, that although the Affected Bonds were issued by the Issuer, the Owners of the Affected Bonds are categorically the party with the ultimate financial stake with respect to the Affected Bonds and, consequently, the party with a vested and pecuniary interest in a Proceeding. In the event of any Proceeding involving any Insolvent Taxpayers or, to the extent permitted by applicable law, to voluntarily create or cause to be created any debt, lien, pledge, assignment, encumbrance or other charge, payable from Pledged Revenues.

SECTION 9.34. Bankruptcy of Developer or Other Obligated Person Under the Rule. For purposes of this Section 9.34, (a) each Series of Bonds secured by and payable from Special Assessments levied against property owned by any Insolvent Taxpayer (defined below) are collectively referred to herein as the “Affected Bonds” and (b) the Special Assessments levied against any Insolvent Taxpayer’s property and pledged under one or more Supplemental Indentures as security for the Affected Bonds are collectively referred to herein as the “Affected Special Assessments”.

The provisions of this Section 9.34 shall be applicable both before and after the commencement, whether voluntary or involuntary, of any Proceeding, or any act or action by or against any owner of any tax parcel subject to the Special Assessments (an “Insolvent Taxpayer”) under any existing or future law of any jurisdiction relating to bankruptcy, insolvency, reorganization, assignment for the benefit of creditors, or relief of debtors (a “Proceeding”). For as long as any Affected Bonds remain Outstanding, in any Proceeding involving the Issuer, any Insolvent Taxpayer, the Affected Bonds or the Affected Special Assessments, the Issuer, to the extent permitted by applicable law, shall be obligated to act in accordance with any direction from the Trustee with regard to all matters directly or indirectly affecting at least three percent (3%) of the Outstanding aggregate principal amount of the Affected Bonds or for as long as any Affected Bonds remain Outstanding, in any Proceeding involving the Issuer, any Insolvent Taxpayer, the Affected Bonds or the Affected Special Assessments or the Trustee. The Issuer agrees that it shall not be a defense to the foregoing covenant that it has acted upon advice of counsel in not complying with this covenant.
financing. If the Trustee chooses to exercise any such rights, the Issuer shall be deemed to have appointed the Trustee as its agent and granted to the Trustee an irrevocable power of attorney coupled with an interest, and its proxy, for the purpose of exercising any and all rights and taking any and all actions available to the Issuer in connection with any Proceeding of any Insolvent Taxpayer, including without limitation, the right to file and/or prosecute any claims, to propose and prosecute a bankruptcy plan, to vote to accept or reject a plan, and to make any election under Section 1111(b) of the Bankruptcy Code and (d) the Issuer shall not challenge the validity or amount of any claim submitted in such Proceeding by the Trustee in good faith or any valuations of the lands owned by any Insolvent Taxpayer submitted by the Trustee in good faith in such Proceeding or take any other action in such Proceeding, which is adverse to Trustee’s enforcement of the Issuer claim and rights with respect to the Affected Special Assessments or receipt of adequate protection (as that term is defined in the Bankruptcy Code). Without limiting the generality of the foregoing, the Issuer agrees that the Trustee shall have the right (i) to file a proof of claim with respect to the Affected Special Assessments, (ii) to deliver to the Issuer a copy thereof, together with evidence of the filing with the appropriate court or other authority, and (iii) to defend any objection filed to said proof of claim.

Notwithstanding the provisions of the immediately preceding paragraphs, nothing in this Section shall preclude the Issuer from becoming a party to a Proceeding in order to enforce a claim for operation and maintenance assessments, or claims for moneys or performance under a contract, and the Issuer shall be free to pursue such claim in such manner as it shall deem appropriate in its sole and absolute discretion. Any action by the Issuer in pursuit of any such claim for operation and maintenance assessments in any Proceeding shall not be considered an action adverse or inconsistent with the Trustee’s rights or consents with respect to the Special Assessments relating to the Bonds Outstanding whether such claim is pursued by the Issuer or the Trustee.

[END OF ARTICLE IX]
SECTION 10.11. Delays and Omissions Not to Impair Rights. No delay or omission in respect of exercising any right or power accruing upon any Event of Default shall impair such right or power or be a waiver of such Event of Default, and every remedy given by this Article X may be exercised from time to time and from place to place as the Trustee, in its discretion, may deem expedient.

SECTION 10.12. Application of Moneys in Event of Default. Any moneys received by the Trustee or the Paying Agent, as the case may be, in connection with any proceedings brought under this Article X with respect to a Series of Bonds shall be applied in the following order of priority:

(a) to the payment of the costs of the Trustee and Paying Agent incurred in connection with actions taken under this Article X with respect to such Series of Bonds, including Counsel fees and any disbursements of the Trustee and the Paying Agent and payment of unpaid fees and expenses owed to the Trustee.

(b) then,

FIRST: to payment of all installments of interest then due on the Bonds of such Series, in the order of the due dates of such installments, and, if the amount available shall not be sufficient to pay in full any particular installment, then to the payment ratably, according to the amounts due on such installment, to the persons entitled thereto, without any preference or priority of one installment of interest over any other installment; and

SECOND: to the persons entitled thereto of the unpaid principal or Redemption Price of any of the Bonds of such Series which shall have become due and, if the amount available shall not be sufficient to pay in full the principal or Redemption Price coming due on such Bonds on any particular date, together with such interest, then to the payment ratably, according to the amount of principal due on such date, to the persons entitled thereto without any preference or priority of one such Bond of a Series over another or of any installment of interest over another.

Any surplus remaining after the payments described above shall be paid to the Issuer or to the Person lawfully entitled to receive the same or as a court of competent jurisdiction may direct, provided, however, that the Trustee may recover any fees and costs of foreclosure or other proceedings incurred by the Issuer in connection with enforcement of any delinquent Special Assessments.

For purposes of the application of moneys described above, to the extent payments of principal of and interest on a Series of Bonds shall have been made under a Credit Facility related thereto, the Credit Facility Issuer shall be entitled to moneys in the related Series Accounts in the Debt Service Fund in accordance with the agreement pursuant to which such Credit Facility has been issued (but subject to subsection (a) hereof and Section 11.04 hereof) and the Certified Resolution of the Issuer authorizing the issuance of such Bonds to such Credit Facility relates.
SECTION 11.08. Resignation of Trustee. The Trustee may resign and be discharged of the trust created by this Master Indenture and all Supplemental Indentures by written resignation filed with the Secretary of the Issuer not less than sixty (60) days before the date when such resignation is to take effect. Notice of such resignation shall be sent by Electronic Means or first-class mail to each Bondholder as its name and address appears on the Bond Register and to any Paying Agent, Registrar and Credit Facility Issuer, if any, at least sixty (60) days before the resignation is to take effect. Such resignation shall take effect on the date specified in the Trustee’s notice of resignation unless a successor Trustee is previously appointed, in which event the resignation shall take effect immediately on the appointment of such successor; provided, however, that notwithstanding the foregoing, such resignation shall not take effect until a successor Trustee has been appointed and, upon appointment within ninety (90) days after the Trustee has given its notice of resignation, the Trustee may petition any court of competent jurisdiction for the appointment of a temporary successor Trustee to serve as Trustee until a successor Trustee has been duly appointed. Notice of such resignation shall also be given to any rating agency that shall then have in effect a rating on any of the Bonds.

SECTION 11.12. Removal of Trustee. The Trustee may be removed at any time by either (a) the Issuer, if no default exists under this Master Indenture or any Supplemental Indenture, or (b) an instrument or concurrent instruments in writing, executed by the Owners of a majority of the aggregate principal amount of the Bonds then Outstanding and filed with the Issuer. A photographic copy of any instrument or instruments filed with the Issuer under the provisions of this paragraph, duly certified by a Responsible Officer, shall be delivered promptly by the Issuer to the Trustee and to any Paying Agent, Registrar and Credit Facility Issuer, if any.

The Trustee may also resign or be discharged of the trust created by this Master Indenture and all Supplemental Indentures by written resignation filed with the Secretary of the Issuer not less than sixty (60) days before the date when such resignation is to take effect. Notice of such resignation shall be sent by Electronic Means or first-class mail to each Bondholder as its name and address appears on the Bond Register and to any Paying Agent, Registrar and Credit Facility Issuer, if any, at least sixty (60) days before the resignation is to take effect. Such resignation shall take effect on the date specified in the Trustee’s notice of resignation unless a successor Trustee is previously appointed, in which event the resignation shall take effect immediately on the appointment of such successor; provided, however, that notwithstanding the foregoing, such resignation shall not take effect until a successor Trustee has been appointed and, upon appointment within ninety (90) days after the Trustee has given its notice of resignation, the Trustee may petition any court of competent jurisdiction for the appointment of a temporary successor Trustee to serve as Trustee until a successor Trustee has been duly appointed. Notice of such resignation shall also be given to any rating agency that shall then have in effect a rating on any of the Bonds.

SECTION 11.13. Qualifications of Successor. A successor Trustee shall be a bank or trust company (i) duly organized under the laws of the State of New York or any other state or states or nation in which it is authorized to do business under the laws of any state or nation in which the Bonds are issued or sold, and (ii) capable of meeting its obligations hereunder, and shall have a combined net worth of at least $50,000,000.

That any such successor corporation continuing to act as Trustee hereunder shall meet the requirements of Section 11.14 hereof, and that such corporation does not meet the aforesaid requirements, a successor Trustee shall be appointed in accordance with Section 11.04 hereof. The Trustee may not resign as the Paying Agent or the Registrar without resigning as Trustee.

SECTION 11.17. Extension of Rights and Duties of Trustee to Paying Agent and Registrar. The provisions of Sections 11.02, 11.03, 11.04, 11.08, 11.09 and 11.10 hereof are hereby made applicable to the Paying Agent, and the Registrar, with similar duties as may be prescribed by serving as Paying Agent and/or Registrar, hereby enters into and agrees to comply with the covenants and agreements of this Master Indenture and all Supplemental Indentures applicable to the Paying Agent and Registrar, respectively.

SECTION 11.18. Resignation of Paying Agent or Registrar. The Paying Agent or Registrar may resign and be discharged of the duties created by this Master Indenture and all Supplemental Indentures by executing an instrument of resigning such duties and filing the same with the Issuer, and any rating agency that shall then have in effect a rating on any of the Bonds, not less than forty-five (45) days before the date specified in such instrument when such resignation shall take effect, and by giving written notice of such resignation not less than three (3) weeks prior to such resignation date to the Bondholders, mailed to their addresses as such appear in the Bond Register. Such resignation shall take effect on the date specified in such instrument and notice, but only if a successor Paying Agent or Registrar shall have been appointed as hereinafter provided, in which event such resignation shall take effect immediately upon the appointment of such successor Paying Agent or Registrar. If the successor Paying Agent or Registrar shall not have been appointed within a period of ninety (90) days following the giving of notice, then the Paying Agent or Registrar shall be authorized to petition any court of competent jurisdiction to appoint a successor Paying Agent or Registrar as provided in Section 11.22 hereof.

SECTION 11.19. Removal of Paying Agent or Registrar. The Paying Agent or Registrar may be removed at any time prior to any Event of Default by the Issuer by filing with the Paying Agent or Registrar to be removed, and with the Trustee, an instrument or instruments in writing executed by the Issuer appointing a successor, or an instrument or instruments in writing designating, and accompanied by an instrument or appointment by the Issuer of, such successor. Such removal shall be effective thirty (30) days (or such longer period as may be prescribed in such instrument) after delivery of the instrument; provided, however, that no such removal shall be effective until the successor Paying Agent or Registrar has been appointed hereunder and shall execute, acknowledge and deliver to the Issuer an instrument accepting such appointment hereunder.

SECTION 11.20. Appointment of Successor Paying Agent or Registrar. In case at any time the Paying Agent or Registrar shall be discharged of its property affairs shall be taken under the control of any state or federal court or administrative body because of insolvency or bankruptcy, or for any other reason, then a vacancy shall forthwith and ipso facto exist in the office of Paying Agent or Registrar, and any successor shall be appointed by the Issuer; and in case at any time the Paying Agent or Registrar shall resign, then a successor shall be appointed by the Issuer. After any such appointment, notice of such appointment shall be given by the Issuer to the predecessor Paying Agent or Registrar, the successor Paying Agent or Registrar, the Trustee, the Credit Facility Issuer, if any, any rating agency that shall then have in effect a rating on any of the Bonds, and all Bondholders. Any new Paying Agent or Registrar so appointed shall immediately, and without further act, supersede the predecessor Paying Agent or Registrar.

SECTION 11.21. Qualifications of Successor Paying Agent or Registrar. Every successor Paying Agent or Registrar (a) shall be a commercial bank or trust company (i) duly organized under the laws of the State of New York or any other state or states or nation in which it is authorized to do business under the laws of any state or nation in which the Bonds are issued or sold, and (ii) capable of meeting its obligations hereunder, and (b) shall have a combined net worth of at least $50,000,000.

That any such relation is in conflict with its duties under this Master Indenture and any Supplemental Indentures, without the execution or filing of any paper or any further act on the part of the parties hereto, anything herein to the contrary notwithstanding; provided, however, that any such successor corporation continuing to act as Trustee hereunder shall meet the requirements of Section 11.14 hereof, and that such corporation does not meet the aforesaid requirements, a successor Trustee shall be appointed in accordance with Section 11.04 hereof. The Trustee may not resign as the Paying Agent or the Registrar without resigning as Trustee.

SECTION 11.22. Judicial Appointment of Successor Paying Agent or Registrar. In case at any time the Paying Agent or Registrar shall resign and no appointment of a successor Paying Agent or Registrar shall be made under the foregoing provisions of this Master Indenture prior to the date specified in the notice of resignation as the date when such resignation is to take effect, the retiring Paying Agent or Registrar may forthwith apply to a court of competent jurisdiction for the appointment of a successor Paying Agent or Registrar. Such court may thereupon, after such notice, if any, as it may deem proper and prescribe, appoint a successor Paying Agent or Registrar. Notice of such appointment shall be given by the Successor Paying Agent or Registrar to the Issuer, the Trustee, the Credit Facility Issuer, if any, any rating agency that shall then have in effect a rating on any of the Bonds, and all Bondholders. In the absence of such notice of appointment by first-class mail to the successor Trustee not less than sixty (60) days before the date specified in the notice of resignation or removal as the date when such resignation or removal was to take effect, the Majority Holders in aggregate principal amount of all Bonds then Outstanding may appoint a successor Trustee or the Trustee may petition a court of competent jurisdiction for the appointment of a successor trustee.

SECTION 11.23. Acceptance of Duties by Successor Paying Agent or Registrar. Any successor Paying Agent or Registrar shall assume, ipso facto, all the estates, property, rights, powers, duties and obligations of its predecessor hereunder, with like effect as if originally named Trustee hereunder. The Trustee ceasing to act hereafter, after deducting all amounts owed to the Trustee and the Trustee assets held by it hereunder, the majority Holders of any Bond or Bonds may thereupon, after such notice, if any, as it may deem proper and prescribe, appoint a successor Paying Agent or Registrar. Notice of such appointment shall be given by the Successor Paying Agent or Registrar to the Issuer, the Trustee, the Credit Facility Issuer, if any, any rating agency that shall then have in effect a rating on any of the Bonds, and all Bondholders. In the absence of such notice of appointment by first-class mail to the successor Trustee not less than sixty (60) days before the date specified in the notice of resignation or removal as the date when such resignation or removal was to take effect, the Majority Holders in aggregate principal amount of all Bonds then Outstanding may appoint a successor Trustee or the Trustee may petition a court of competent jurisdiction for the appointment of a successor trustee.

SECTION 11.24. Successor by Merger or Consolidation. Any corporation into which any Paying Agent may be merged or consolidated or with which it may be consolidated, or any corporation resulting from any merger or consolidation to which any Paying Agent or Registrar shall become a party, or any corporation which shall have purchased substantially all of the bond administrative business of the corporate trust department shall be the successor Trustee under this Master Indenture and all Supplemental Indentures, without the execution of filing of any paper or any further act on the part of the parties hereto, anything herein to the contrary notwithstanding; provided, however, that any such successor corporation continuing to act as Trustee hereunder shall meet the requirements of Section 11.14 hereof, and that such corporation does not meet the aforesaid requirements, a successor Trustee shall be appointed in accordance with Section 11.04 hereof. That any such relation is in conflict with its duties under this Master Indenture and any Supplemental Indentures, without the execution or filing of any paper or any further act on the part of the parties hereto, anything herein to the contrary notwithstanding; provided, however,
ARTICLE XII

ACTS OF BONDHOLDERS; EVIDENCE OF OWNERSHIP OF BONDS

SECTION 12.01. Acts of Bondholders; Evidence of Ownership of Bonds. Any action to be taken by Bondholders may be evidenced by one or more concurrent written instruments of similar tenor signed or executed by such Bondholders in person or by an agent appointed in writing. The fact and date of the execution by any person of any such instrument may be provided by acknowledgment before a notary public or other officer empowered to take acknowledgments or by an affidavit of a witness to such execution. Any action by the Owner of any Bond shall bind all future Owners of the same Bond in respect of anything done or suffered by the Issuer, Trustee, Paying Agent or Registrar in pursuance thereof.

[END OF ARTICLE XII]

ARTICLE XIII

AMENDMENTS AND SUPPLEMENTS

SECTION 13.01. Amendments and Supplements Without Bondholders’ Consent. This Master Indenture and any Supplemental Indenture may be amended or supplemented, from time to time, without the consent of the Bondholders, by a Supplemental Indenture authorized by a Certified Resolution of the Issuer filed with the Trustee, for one or more of the following purposes:

(a) to add additional covenants of the Issuer or to surrender any right or power herein conferred upon the Issuer;

(b) for any purpose not inconsistent with the terms of the related Indenture, or to cure any ambiguity or to cure, correct or supplement any defective provision (whether because of any inconsistency with any other provision hereof or otherwise) of the related Indenture, in such manner as shall not impair the security hereof or thereof or adversely affect the rights and remedies of the Bondholders;

(c) to provide for the execution of any and all contracts and other documents as may be required in order to effectuate the conveyance of any Project to the State, the County, or any department, agency or branch thereof, or any other unit of government of the State, provided, however, that the Issuer shall have caused to be delivered to the Trustee an opinion of Bond Counsel stating that such conveyance shall not impair the security hereof or adversely affect the rights and remedies of the Bondholders; and

(d) to make such changes as may be necessary in order to reflect amendments to Chapters 170, 190 and 197, Florida Statutes, so long as, in the opinion of Counsel to the Issuer, such changes either (i) do not have a material adverse effect on the Holders of the Bonds, or (ii) if such changes do have an adverse effect, that they nevertheless are required to be made as a result of such amendments.

SECTION 13.02. Amendments With Bondholders’ Consent. Subject to the provisions of Section 13.01 hereof, this Master Indenture and any Supplemental Indenture may be amended from time to time by a Supplemental Indenture approved by the Majority Holders in aggregate principal amount of the Bonds then Outstanding in the case of the Master Indenture, and of the Series of Bonds then Outstanding and secured by such Supplemental Indenture in the case of an amendment of a Supplemental Indenture including, but not limited to, any material amendment to the Special Assessments and related proceedings which secure a Series of Bonds, provided that with respect to (a) the interest payable upon any Bonds, (b) the dates of maturity or redemption provisions of any Bonds, (c) this Article XIII and (d) the security provisions hereunder or under any Supplemental Indenture, which may only be amended by approval of the Owners of all Outstanding Bonds to be so amended.

SECTION 13.03. Trustee Authorized to Join in Amendments and Supplements. Reliance on Counsel. The Trustee is authorized to join in the execution and delivery of any Supplemental Indenture or amendment permitted by this Article XIII and in so doing may rely on a written opinion of Counsel at the expense of the Issuer that such Supplemental Indenture or amendment is so permitted and has been duly authorized by the Issuer and that all things necessary to make it a valid and binding agreement have been done. The Trustee shall not be obligated to enter into any Supplemental Indenture or amendment that imposes additional obligations on the Trustee or adversely affects the Trustee’s rights and immunities hereunder.

[END OF ARTICLE XIII]
ARTICLE XIV
DEFEASANCE

SECTION 14.01. Defeasance. When interest on, and principal or Redemption Price (as the case may be) of, the Bonds of a Series or any portion thereof to be defeased have been paid, or there shall have been deposited with the Trustee or such other escrow agent designated in a Certified Resolution of the Issuer (the "Escrow Agent") moneys sufficient, or Defeasance Securities, the principal of and interest on which, when due, together with any moneys, remaining uninvested, will provide sufficient moneys to fully pay (i) such Bonds of a Series or portion thereof to be defeased, and (ii) any other sums payable hereunder by the Issuer including any unpaid Trustee fees and expenses, but only to the extent the Issuer has agreed to pay the same on or before the defeasance of the Bonds, the right, title and interest of the Trustee with respect to such Bonds of a Series or portion thereof to be defeased shall thenceforwarcn, the lien of the Indenture on the Pledged Revenues, and the Funds and Accounts established under the Indenture (other than the Rebate Fund or any Accounts therein, unless all rebate liability has been satisfied as determined by the Issuer) shall be defeased and discharged, and the Trustee, on demand of the Issuer, shall release the Indenture as to such Bonds of a Series or portion thereof to be so defeased and shall execute such documents to evidence such release as may be reasonably required by the Issuer and shall turn over to the Issuer or to such Person, body or authority as may be entitled to receive the same all balances remaining in any Series Funds and Accounts (other than the Rebate Fund) upon the defeasance in whole of all of the Bonds of a Series.

SECTION 14.02. Deposit of Funds for Payment of Bonds. If the Issuer deposits with the Escrow Agent moneys sufficient, or Defeasance Securities, the principal of and interest on which, when due, together with any moneys remaining uninvested, will provide sufficient moneys to pay the principal or Redemption Price of any Bonds of a Series becoming due, either at maturity or by redemption or otherwise, together with all interest accruing thereon to the date of maturity or such prior redemption, and reimburse or causes to be reimbursed or pays or causes to be paid the other amounts required to be reimbursed or paid under Section 14.01 hereof, interest on such Bonds of a Series shall cease to accrue on such date of maturity or prior redemption and all liability of the Issuer with respect to such Bonds of a Series shall likewise cease, except as hereinafter provided; provided, however, that (a) if any Bonds are to be redeemed prior to the maturity thereof, notice of the redemption thereof shall have been duly given in accordance with the provisions of Section 8.02 hereof; or, irrevocable provision satisfactory to the Trustee shall have been duly made for the giving of such notice, and (b) in the event that any Bonds are not by their terms subject to redemption within the next succeeding sixty (60) days following a deposit of moneys with the Escrow Agent, in accordance with this Section, the Issuer shall have given the Escrow Agent, in form satisfactory to the Escrow Agent, irrevocable instructions to mail to the Owners of such Bonds at their addresses as they appear on the Bond Register, a notice stating that a deposit in accordance with this Section has been made with the Escrow Agent and that the Bonds to which such notice relates are deemed to have been paid in accordance with this Section and stating such material or partial or full redemption date upon which moneys are to be available for the payment of the principal or Redemption Price (as the case may be) of, and interest on, said Bonds of a Series. Thereafter such Bonds shall be deemed not to be Outstanding hereunder and the Owners of such Bonds shall be restricted exclusively to the funds so deposited for any claim of whatsoever nature with respect to such Bonds, and the Escrow Agent shall hold such funds in trust for such Owners. At the time of the deposit referred to above, there shall be delivered to the Trustee and any Escrow Agent a verification from a firm of independent Certified Public Accountants stating that the principal of and interest on the Defeasance Securities, and the Issuer, if the Issuer is not at the time to the knowledge of the Escrow Agent in default with respect to any covenant in the Indenture or the Bonds of the Series contained, be paid to the Issuer; and the Owners of the Bonds for which the proceeds have been deposited shall be limited to a claim against the Issuer; provided, however, that the Escrow Agent, before making payment to the Issuer, may, at the request and expense of the Issuer and if directed by the Issuer, shall cause a notice to be published in an Authorized Newspaper, stating that the money remaining unclaimed will be returned to the Issuer after a specified date.

ARTICLE XV
MISCELLANEOUS PROVISIONS

SECTION 15.01. Limitations on Recourse. No personal recourse shall be had for any claim based on this Master Indenture or any Supplemental Indenture or the Bonds against any member of the Board of the Issuer, officer, employee or agent, past, present or future, of the Issuer or of any successor body as such, either directly or through the Issuer or any such successor body, under any constitutional provision, statute or rule of law or by the enforcement of any assessment or penalty or otherwise. The Bonds of each Series are payable solely from the Pledged Revenues, and any other moneys held by the Trustee under the Indenture for such purpose. There shall be no recourse under the Indenture, the Indenture or otherwise, against the Issuer or any other property now or hereafter owned by it.

SECTION 15.02. Payment Dates. In any case where an Interest Payment Date or the maturity date of the Bonds or the date fixed for the redemption of any Bonds shall be other than a Business Day, payment of interest, principal or Redemption Price need not be made on such date but may be made on the next succeeding Business Day, with the same force and effect as if made on the due date, and no interest on such payment shall accrue for the period after such due date if payment is made on such next succeeding Business Day.

SECTION 15.03. No Rights Conferred on Others. Nothing herein contained shall confer any right upon any Person other than the parties hereto and the Holders of the Bonds.

SECTION 15.04. Irrevocable Provisions Disregarded. If any term of Master Indenture or any Supplemental Indenture or the Bonds or the application thereof for any reason or circumstances shall to any extent be held invalid or unenforceable, the remaining provisions or the application of such terms or provisions to Persons and situations other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each remaining term and provision herof and thereof shall be valid and enforced to the fullest extent permitted by law.

SECTION 15.05. Substitute Notice. If for any reason it shall be impossible to make duplication of any notice required hereby in a newspaper or newspapers, then such publication in lieu thereof as shall be made with the approval of the Trustee shall constitute a sufficient publication of such notice.

SECTION 15.06. Notices. Any notice, demand, direction, request or other instrument authorized or required by this Master Indenture or any Supplemental Indenture to be given to or filed with the Issuer or the Trustee shall be deemed to have been sufficiently given or filed for all purposes of this Master Indenture or any Supplemental Indenture, if and when personally delivered and received for, or if mailed by first class mail, addressed as follows:

(a) As to the Issuer -
Bridgewalk Community Development District
c/o Governmental Management Services – Central Florida, LLC
219 East Livingston Street
Orlando, FL 32801
Attention: George Flint

(b) As to the Trustee -
U.S. Bank National Association
Corporate Trust Services
225 E. Robinson Street, Suite 250
Orlando, FL 32801
Attention: Stacey L. Johnson, Vice President

Any of the foregoing may, by notice sent to each of the others, designate a different or additional address to which notices under this Master Indenture or any Supplemental Indenture are to be sent.

The Trustee agrees to accept and act upon instructions or directions pursuant to this Master Indenture sent by the Issuer by Electronic Means, provided, however, that the Issuer shall provide to the Trustee an incumbency certificate listing designated persons with the authority to provide such instructions, which incumbency certificate shall be amended whenever a person is to be added or deleted from the listing. If the Issuer elects to give the Trustee an e-mail or facsimile instructions (or instructions by a similar Electronic Means) and the Trustee in its discretion elects to act upon such instructions, the Trustee’s understanding of such instructions shall be deemed controlling. The Trustee shall not be liable for any loss, cost or expense, nor be liable directly or indirectly from the Trustee’s reliance upon and compliance with such instructions notwithstanding such instructions conflict or are inconsistent with a subsequent written instruction. The Issuer agrees to assume all risks arising out of the use of such Electronic Means to submit instructions and directions to the Trustee, including without limitation the risk of the Trustee acting on unauthorized instructions, and the risk of interception and misuse by third parties.

All documents received by the Trustee under the provisions of this Master Indenture or any Supplemental Indenture and not required to be redelivered shall be retained in its possession, subject to reasonable times to the inspection of the Issuer, a Consultant, any Bondholder and the agents and representatives thereof as evidence in writing.

SECTION 15.07. Continuing Trust. This Master Indenture and all Supplemental Indentures shall be govern by and construed in accordance with the laws of the State.

SECTION 15.08. Successors and Assigns. All the covenants, promises and agreements in this Master Indenture and all Supplemental Indentures contained by or on behalf of the Issuer or by or on behalf of the Trustee shall bind and inure to the benefit of their respective successors and assigns, whether so expressed or not.
SECTION 15.09. Headings for Convenience Only. The table of contents and descriptive headings in this Master Indenture are inserted for convenience only and shall not control or affect the meaning or construction of any of the provisions hereof.

SECTION 15.10. Counterparts. This Master Indenture and any Supplemental Indentures may be executed in any number of counterparts, each of which when so executed and delivered shall be an original; but such counterparts shall together constitute but one and the same instrument.

SECTION 15.11. Appendices and Exhibits. Any and all appendices or exhibits referred to in and attached to this Master Indenture are hereby incorporated herein and made a part hereof for all purposes.

SECTION 15.12. Brokerage Confirmations. The Issuer acknowledges that to the extent regulations of the Comptroller of the Currency or other applicable regulatory entity grant the Issuer the right to receive individual confirmations of security transactions at no additional cost, as they occur, the Issuer specifically waives receipt of such confirmations to the extent permitted by law. The Trustee will furnish the Issuer periodic cash transaction statements that include detail for all investment transactions made by the Trustee hereunder.

SECTION 15.13. Patriot Act of Requirements of Trustee. To help the government fight the funding of terrorism and money laundering activities, Federal law requires all financial institutions to obtain, verify, and record information that identified each person who opens an account. For a non-individual person such as business entity, a charity, a trust, or other legal entity, the Trustee will ask for documentation to verify such non-individual person’s formation and existence as a legal entity. The Trustee may also ask to see financial statements, licenses, identification and authorization documents from individuals claiming authority to represent the entity or other relevant documentation.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, Bridgewalk Community Development District has caused this Master Indenture to be executed by the Chairperson of its Board, and its corporate seal to be hereunto affixed, attested by the Secretary of its Board and U.S. Bank National Association has caused this Master Indenture to be executed by one of its authorized signatories, all as of the day and year first above written.

BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT

By: ____________________________
Name: Adam Morgan
Title: Chairperson, Board of Supervisors

By: ____________________________
Name: George Flint
Title: Secretary, Board of Supervisors

U.S. BANK NATIONAL ASSOCIATION, as Trustee, Paying Agent and Registrar

By: ____________________________
Name: Stacey L. Johnson
Title: Vice President

BY:

A-21
A-1

EXHIBIT A

LEGAL DESCRIPTION OF BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT

The present boundaries of Bridgewalk Community Development District are as follows:

<table>
<thead>
<tr>
<th>Property Parcel I.D.</th>
<th>Legal Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>04-25-3492-0001-0010</td>
<td>BRIDGEWALK PH 1A PB 30 PGS 50-56 LOT 1</td>
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<tr>
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</tbody>
</table>

ALL LEGAL DESCRIPTIONS BELOW ARE RECORDED IN THE REFERENCED PLAT BOOK IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
A Project includes, but is not limited to, the following improvements:

- Stormwater management and control facilities, including, but not limited to, related earthwork and acquisition of certain interests in land;
- Water and wastewater systems, including connection charges;
- Onsite and offsite roadway improvements, including, but not limited to, landscaping and hardscaping and irrigation in public rights of way, entrance features and signalization;
- Undergrounding differential cost of electric utilities; and
- Related incidental costs.

EXHIBIT B
DESCRIPTION OF A PROJECT

A Project includes, but is not limited to, the following improvements:

- Stormwater management and control facilities, including, but not limited to, related
  earthwork and acquisition of certain interests in land;
- Water and wastewater systems, including connection charges;
- Onsite and offsite roadway improvements, including, but not limited to, landscaping
  and hardscaping and irrigation in public rights of way, entrance features and signalization;
- Undergrounding differential cost of electric utilities; and
- Related incidental costs.

EXHIBIT C
[FORM OF BOND]

R-_____

UNITED STATES OF AMERICA
STATE OF FLORIDA
OSCEOLA COUNTY
BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BOND,
SERIES 20___

Interest Rate Maturity Date Date of Original Issuance CUSIP

Registered Owner:
Principal Amount:

KNOW ALL PERSONS BY THESE PRESENTS that the Bridgewalk Community
Development District (the "Issuer"), for value received, hereby promises to pay to the registered
owner shown above or registered assigns, on the date specified above, from the sources
hereinafter mentioned, upon presentation and surrender hereof (except while the herein
described Bonds are in book-entry only form in which case presentation shall not be required), at the
designated corporate trust office of U.S. Bank National Association, initially its corporate trust
office located in Orlando, Florida, as paying agent (said U.S. Bank National Association and/or
any bank or trust company to become successor paying agent being herein called the "Paying
Agent"), the Principal Amount set forth above with interest thereon at the Interest Rate per
annum set forth above, computed on a 360-day year of twelve 30-day months, payable on the first
day of November of each year. Principal of this Bond is payable at the designated corporate trust
office of U.S. Bank National Association, initially its corporate trust office located in Orlando,
Florida, in lawful money of the United States of America. Interest on this Bond is payable by
check or draft of the Paying Agent made payable to the registered owner and mailed on each
Interest Payment Date to the address of the registered owner as such name and address shall
appear on the registry books of the Issuer maintained by U.S. Bank National Association, as
registrar (said U.S. Bank National Association and any successor registrar being herein called the
"Registrar") at the close of business on the fifteenth day of the calendar month preceding each
interest payment date or the date on which the principal of a Bond is to be paid (the "Record
Date"). Such interest shall be payable from the most recent interest payment date next preceding
the date of authentication hereof to which interest has been paid, unless the date of authentication
hereof is a May 1 or November 1 to which interest has been paid, in which case from _________,
20___, or unless the date of authentication hereof is between a May 1 or November 1 to which
interest has been paid, unless the date of authentication hereof, or unless such date of authentication
is prior to _________, 20___, in which case from _________, 20___, or unless the date of authentication
hereof is between a Record Date and the next succeeding interest payment date, in which case from such interest
payment date. Any such interest not so punctually paid or duly provided for shall forthwith cease to be payable to the registered owner on such Record Date and may be paid to the person
in whose name this Bond is registered at the close of business on a Special Record Date for the
payment of such defaulted interest to be fixed by the Paying Agent, notice whereof shall be
given to Bondholders of record as of the fifth (5th) day prior to such mailing, at their registered
addresses, not less than ten (10) days prior to such Special Record Date, or may be paid, at any
time in any other lawful manner, as more fully provided in the Indenture (defined below).


This Bond shall not be valid or become obligatory for any purpose or be entitled to any
benefit or security under the Indenture until it shall have been authenticated by execution of the
Trustee, of the certificate of authentication endorsed hereon.

IN WITNESS WHEREOF, Bridgewalk Community Development District has caused this Bond to be signed by the facsimile signature of the Chairperson of its Board of Supervisors and a facsimile of its seal to be imprinted hereon, and attested by the facsimile signature of the Secretary of its Board of Supervisors, all as of the date hereof.

BRIDGEWALK COMMUNITY
DEVELOPMENT DISTRICT

By: ____________________________
Chairperson, Board of Supervisors

(SEAL)

Attest:

By: ____________________________
Secretary, Board of Supervisors

CERTIFICATE OF AUTHENTICATION

This Bond is one of the Bonds delivered pursuant to the within mentioned Indenture.

Date of Authentication: ____________________________

U.S. Bank National Association, as Trustee

Authorized Signatory
This Bond is one of an authorized issue of Bonds of the Bridgewalk Community Development District, a community development district duly created, organized and existing under Chapter 190, Florida Statutes (the Uniform Community Development District Act of 1980), as amended (the “Act”), and Chapter 377, Florida Statutes, 1994, as amended, by the Board of Commissioners of Osceola County, Florida, on September 20, 2021 and effective on September __, 2021, designated as “Bridgewalk Community Development District Special Assessment Bonds, Series _______” (the “Bonds”), in the aggregate principal amount of $_________ of like date, tenor and effect, except as to number. The Bonds are being issued under authority of the laws and Constitution of the State of Florida, including particularly the Act, to pay a portion of the design, acquisition, construction costs of certain public infrastructure improvements consisting of a drainage system, including, but not limited to, drainage improvements on earth work, water distribution and wastewater collection facilities; roadway improvements including, but not limited to, offsite improvements, signage and striping; and related incidental costs. The Bonds shall be issued as fully registered in authorized denominations, as set forth in the Indenture. The Bonds are issued under and secured by a Master Trust Indenture dated as of January 1, 2022 (the “Master Indenture”), as amended and supplemented by a Supplemental Trust Indenture dated as of ____________ (the “Supplemental Indenture”) and together with the Master Indenture, the “Indenture”). Such Indenture contains covenants and provisions for the custody and application of the proceeds of the Bonds  issued under the Indenture, the conditions under which such Indenture may be amended or terminated, the procedures for the appointment of a successor Trustee under the Indenture, the extent to which the Issuer, the Trustee under the Indenture, the conditions under which such Indenture may be amended or supplemented, the manner of discharge of the Trustee under the Indenture, the conditions under which such Indenture may be amended or supplemented with the consent of the registered owners of Bonds, the conditions under which such Indenture may be amended or supplemented with the consent of a majority of the registered owners of Bonds, and as to other rights and remedies of the registered owners of the Bonds.

Reference is hereby made to the Indenture for the provisions, among others, with respect to the custody and application of the proceeds of the Bonds issued under the Indenture, the operation and administration of the Debt Service Fund and other Funds and Accounts (each as defined in the Indenture) charged with and pledged to the payment of the principal of, premium, if any, and interest on the Bonds, the levy and the evidencing and certifying for collection, of Special Assessments, the nature and extent of the security for the Bonds, the terms and conditions on which the Bonds are issued, the rights, duties and obligations of the Issuer and the Trustee under the Indenture, the conditions under which such Indenture may be amended without the consent of the registered owners of Bonds, the conditions under which such Indenture may be amended or supplemented with the consent of a majority of the registered owners of Bonds outstanding, and as to other rights and remedies of the registered owners of Bonds.

The owner of this Bond shall have no right to enforce the provisions of the Indenture or to institute action to enforce the covenants therein, or to take any action with respect to any event of default under the Indenture or to institute, appear in or defend any suit or other proceeding with respect thereto, except as provided in the Indenture.

It is expressly agreed by the owner of this Bond that such owner shall never have the right to require or consent the exercise of the ad valorem taxing power of the Issuer, Osceola County, Florida, the State of Florida or any other political subdivision thereof, or taxation in any form other than the right to require or consent the exercise of the ad valorem taxing power of the Issuer, Osceola County, Florida, the State of Florida or any other political subdivision thereof, for the payment of the principal of, premium, if any, and interest on this Bond or the making of any other sinking fund and other payments provided for in the Indenture, except for Special Assessments to be assessed and levied by the Issuer as set forth in the Indenture, except for Special Assessments to be assessed and levied by the Issuer as set forth in the Indenture.

By the acceptance of this Bond, the owner hereof assents to all the provisions of the Indenture.

This Bond is payable from and secured by Pledged Revenues, as such term is defined in the Indenture, in all the manner provided in the Indenture. The Indenture provides for the levy and the evidencing and certifying, of non-ad valorem valuations in the form of Special Assessments to secure and pay the Bonds.

The Bonds are subject to redemption prior to maturity in the amounts, at the times and in the manner provided below. All payments of the redemption price of the Bonds shall be made on the dates specified below, and subject to the provisions of the Indenture. The Issuer may require payment of a sum sufficient to cover any tax or other governmental charge that may be imposed upon the transfer of Bonds, whether or not the transfer is made in accordance with the provisions of the Section 9.08 of the Indenture; (ii) when sufficient moneys are on deposit in the related Funds and Accounts (other than the Rebate Fund and any other excluded fund or account as provided in the Supplemental Indenture) to pay and redeem all Outstanding Bonds and accrued interest thereon to the redemption date in addition to all amounts owed to Persons under the Indenture; (iii) from moneys in excess of the Debt Service Reserve Fund transferred to the Bond Redemption Fund pursuant to the Indenture; (iv) from excess moneys transferred from the Revenue Fund to the Bond Redemption Fund in accordance with the Indenture; (v) from moneys, if any, on deposit in the Bond Redemption Fund following condemnation or the sale of any portion of the District Lands benefited by the Project to a governmental entity under threat of condemnation by such governmental entity or the Trustee, and any other monies or funds available for the payment of the principal of, premium, if any, and interest on the Bonds, to pay or provide for the payment of the principal of, premium, if any, and interest on any other sinking fund and other payments provided for in the Indenture, except for Special Assessments to be assessed and levied by the Issuer as set forth in the Indenture.

The Issuer shall keep books for the registration of the Bonds at the corporate trust office of the Trustee in Orlando, Florida. Subject to the restrictions contained in the Indenture, the Bonds may be transferred or exchanged by the registered owner thereof in person or by his attorney duly authorized in writing upon the books of the Issuer kept by the Registrar and only upon surrender thereof together with a written instrument of transfer satisfactory to the Registrar duly executed by the registered owner or his duly authorized attorney. In all cases in which the privilege of transferring or exchanging Bonds is exercised, the Issuer shall execute and the Trustee shall authenticate and deliver a new Bond or Bonds in authorized form and in like aggregate principal amount in accordance with the provisions of the Indenture. Every Bond or Bonds so transferred or exchanged shall be endorsed or accompanied by a written instrument of transfer in form satisfactory to the Trustee, Paying Agent or Registrar, duly executed by the Bondholder or his attorney duly authorized in writing. Transfers and exchanges shall be made without charge to the Bondholder, except that the Issuer or the Trustee may require payment of a sum sufficient to cover any tax or other governmental charge that may be imposed upon the transfer of Bonds, whether or not the transfer is made in accordance with the provisions of the Section 9.08 of the Indenture. Neither the Issuer nor the Registrar on behalf of the Issuer shall be required (i) to issue transfer or exchange any Bond during a period beginning at the opening of business fifteen (15) days before the day of mailing of a notice of redemption of the Bonds for redemption on such date, nor (ii) to transfer or exchange any Bond so selected for redemption in whole or in part.

The Issuer, the Trustee, the Paying Agent and the Registrar shall deem and treat the person in whose name any Bond shall be registered upon the books kept by the Registrar as the...
absolute owner thereof (whether or not such Bond shall be overdue and notwithstanding any notation of ownership or other writing thereon made by anyone other than the Issuer, the Trustee, the Paying Agent or the Registrar) for the purpose of receiving payment of or on account of the principal of, premium, if any, and interest on such Bond as the same becomes due, and for all other purposes. All such payments so made to any such registered owner or upon his order shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid, and neither the Issuer, the Trustee, the Paying Agent, nor the Registrar shall be affected by any notice to the contrary.

It is hereby certified and recited that all acts, conditions and things required to exist, to happen, and to be performed, precedent to and in connection with the issuance of this Bond exist, have happened and have been performed in regular and due form and time as required by the laws and Constitution of the State of Florida applicable thereto, including particularly the Act, and that the issuance of this Bond, and of the issue of the Bonds of which this Bond is one, is in full compliance with all constitutional and statutory limitations or provisions.

STATEMENT OF VALIDATION

This Bond is one of a series of Bonds which were validated by judgment of the Circuit Court of the Ninth Judicial Circuit of Florida, in and for Osceola County, Florida, rendered on the 14th day of January, 2022.

BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT

Chairperson, Board of Supervisors

Secretary

ABBREVIATIONS

The following abbreviations, when used in the inscription on the face of the within Bond, shall be construed as though they were written out in full according to applicable laws or regulations:

- TEN COM - as tenants in common
- TEN ENT - as tenants by the entireties
- JT TEN - as joint tenants with rights of survivorship and not as tenants in common

UNIFORM TRANSFER MIN ACT - Custodian (Cust)

Under Uniform Transfer to Minors

Act (State)

Additional abbreviations may also be used though not in the above list.

ASSIGNMENT AND TRANSFER

FOR VALUE RECEIVED the undersigned sells, assigns and transfers unto

______________________________

(please print or typewrite name and address of assignee)

______________________________

the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints

______________________________

Attorney to transfer the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

Signature Guarantee:

NOTICE: Signature(s) must be guaranteed by a member firm of the New York Stock Exchange or a commercial bank or trust company

NOTICE: The signature to this assignment must correspond with the name of the registered owner as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatsoever.

Please insert social security or other identifying number of Assignee.
EXHIBIT D
FORM OF REQUISITION
BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 20_

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

(i) Requisition Number:

(ii) Name of Payee pursuant to Acquisition Agreement:

(iii) Amount Payable:

(iv) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state costs of issuance, if applicable):

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

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for costs of issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

4. each disbursement represents a Cost of the Project which has not previously been paid.

CONSULTING ENGINEER’S APPROVAL FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement from other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

Consulting Engineer

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer 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 Issuer 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 Issuer.

BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT

By: __________________________
Responsible Officer

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THIS SECOND SUPPLEMENTAL TRUST INDENTURE (the "Second Supplemental Indenture"), dated as of November 1, 2023, between the BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT (together with its successors and assigns, the "Issuer"), a local unit of special-purpose government organized and existing under the laws of the State of Florida, and U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, a national banking association duly organized and existing under the laws of the United States of America and having a corporate trust office in Fort Lauderdale, Florida, as trustee (said banking corporation and any bank or trust company becoming successor trustee under this Second Supplemental Indenture being hereinafter referred to as the "Trustee"),

WHEREAS, the Issuer has previously adopted Resolution No. 2021-14 on September 30, 2021 and Ordinance No. 2021-94 enacted by the Board of County Commissioners of Osceola County, Florida, enacted on September 20, 2021, authorizing the issuance of not to exceed $26,025,000 in aggregate principal amount of its Series 2023 Bonds; and

WHEREAS, the Issuer has determined to undertake, in one or more phases, the acquisition of approximately 211.99 acres of land therein, the "District Lands" or "District", are located entirely within the unincorporated area of Osceola County, Florida (the "County"); and

WHEREAS, the Issuer has been created for the purpose of delivering certain community development services and facilities for the benefit of the District Lands; and

WHEREAS, the Issuer has determined to undertake, in one or more phases, the acquisition and/or construction of public improvements and community facilities as set forth in the Act for the special benefit of the assessable District Lands; and

WHEREAS, the Issuer has previously adopted Resolution No. 2021-14 on September 30, 2021, authorizing the issuance of not to exceed $26,025,000 in aggregate principal amount of its special assessment bonds (the "Bonds") to finance all or a portion of the design, acquisition and construction costs of certain improvements pursuant to the Act for the special benefit of the District Lands or portions thereof and approving the form of and authorizing the execution and delivery of a master trust indenture and supplemental indenture; and

WHEREAS, pursuant to that certain Master Trust Indenture dated as of January 1, 2022 (the "Master Indenture") and this Second Supplemental Indenture, both by and between the Issuer and the Trustee, the Issuer proposes to issue its herein defined Series 2023 Bonds; and

WHEREAS, to the extent not constructed by the Issuer, Lennar Homes, LLC, a Florida limited liability company (the "Developer") is the master developer of a residential community located within the District and shall construct all of the public infrastructure necessary to serve such residential community referred to as "Bridgewalk" (herein, the "Development"); and

WHEREAS, the public infrastructure as described on Exhibit A necessary for the development of the second phase of the Development is herein referred to as the "Assessment Area
Two Project,” which will be financed with a portion of the net proceeds of the Series 2023 Bonds (as defined below); and

WHEREAS, the Issuer has determined to issue a Series of Bonds, designated as the Bridgewalk Community Development District Special Assessment Bonds, Series 2023 (Assessment Area Two Project) (the “Series 2023 Bonds”), pursuant to the Master Indenture and this Second Supplemental Indenture (hereinafter sometimes collectively referred to as the “Indenture”); and

WHEREAS, in the manner provided herein, the net proceeds of the Series 2023 Bonds will be used to provide funds for (i) the Costs of acquiring and constructing all or a portion of the Assessment Area Two Project, (ii) the funding of the Series 2023 Reserve Account in an amount equal to the initial Series 2023 Reserve Requirement, and (iii) the payment of the costs of issuance of the Series 2023 Bonds; and

WHEREAS, the Series 2023 Bonds will be secured by a pledge of Series 2023 Pledged Revenues (as hereinafter defined) to the extent provided herein.

NOW, THEREFORE, THIS SECOND SUPPLEMENTAL INDENTURE WITNESSETH, that to provide for the issuance of the Series 2023 Bonds, the security and payment of the principal or redemption price thereof (as the case may be) and interest thereon, the rights of the Bondholders and the performance and observance of all of the covenants contained herein and in said Series 2023 Bonds, and for and in consideration of the mutual covenants herein contained and of the purchase and acceptance of the Series 2023 Bonds by the Owners thereof, from time to time, and of the acceptance by the Trustee of the trusts hereby created, and intending to be legally bound hereby, the Issuer does hereby assign, transfer, set over and pledge to U.S. Bank Trust Company, National Association, as Trustee, its successors in trust and its assigns as Registrar hereunder, the benefit of the owners of the Series 2023 Bonds, dated the date of delivery of the Series 2023 Bonds, according to the true intent and meaning thereof and hereof, and the Issuer shall well and truly keep, perform and observe all the covenants and conditions pursuant to the terms of the Indenture to be kept, performed and observed by it, and shall pay or cause to be paid to the Trustee all sums of money due or to become due to it in accordance with the terms and provisions hereof, then upon such final payments this Second Supplemental Indenture and the rights hereby granted shall cease and terminate, otherwise this Second Supplemental Indenture to be and remain in full force and effect.

ARTICLE I
DEFINITIONS

In this Second Supplemental Indenture capitalized terms used without definition shall have the meanings ascribed thereto in the Master Indenture and, in addition to certain terms defined in the recitals above, the following terms shall have the meanings specified below, unless otherwise expressly provided or unless the context otherwise requires:

"Agreement" shall mean the Agreement Governing Bond Trust Services, which is hereby incorporated by reference as Exhibit A of this Second Supplemental Indenture; and

"Arbitrage Certificate" shall mean that certain Arbitrage Certificate, including arbitrage rebate covenants, of the Issuer, dated the date of delivery of the Series 2023 Bonds, relating to certain restrictions on arbitrage under the Code with respect to the Bonds;

"Assessment Area Two" shall mean a designated area within the District which will be subject to the Series 2023 Special Assessments;

"Assessment Area Two Project" shall mean the public infrastructure to be financed with a portion of the proceeds of the Series 2023 Bonds generally described on Exhibit A attached hereto;

"Assessment Area Two Special Project" shall mean the public infrastructure to be financed with a portion of the proceeds of the Series 2023 Bonds generally described on Exhibit A attached hereto;

"Assessment Area Two Special Project Account" shall mean the Account so designated, established to the extent provided herein, in connection with the issuance of the Series 2023 Bonds;

"Authorized Denomination" shall mean, with respect to the Series 2023 Bonds, on the date of issuance, in the denominations of $5,000 or any integral multiple thereof provided, however, if any initial beneficial owner does not purchase at least $100,000 of the Series 2023 Bonds at the time of initial delivery of the Series 2023 Bonds, such beneficial owner must either execute and deliver to the Underwriter on the date of delivery of the Series 2023 Bonds the investor letter subordinating it in the form attached hereeto as Exhibit D or otherwise establish to the satisfaction of the Underwriter that such Beneficial Owner is an “accredited investor,” as described in Rule 501(a) under Regulation D of the Securities Act of 1933, as amended;

"Bonds" shall mean the Issuer’s Special Assessments Bonds issued pursuant to the Master Indenture.

"Collateral Assignment" shall mean those certain instruments executed by the Developer and the Landowner in favor of the Issuer whereby all of the Project Documents and other material documents necessary to complete at least the portion of the Development (comprising all of the development planned for the Assessment Area Two Project) are collaboratively assigned as security for the Developer’s and Landowner’s obligations to pay the Series 2023 Special Assessments imposed against lands within the District owned by the Landowner and/or the Developer from time to time;

"Consulting Engineer" shall mean Osceola Engineering Inc. and its successors and assigns;

"Continuing Disclosure Agreement" shall mean the Continuing Disclosure Agreement for the benefit of the owners of the Series 2023 Bonds, dated the date of delivery of the Series 2023 Bonds, by and among the Issuer, the Landowner, and the Underwriter, and joined by the other parties named therein, in connection with the issuance of the Series 2023 Bonds;

"District Manager" shall mean Governmental Management Services - Central Florida, LLC and its successors and assigns;

"Indenture" shall mean collectively, the Master Indenture and this Second Supplemental Indenture;

"Interest Payment Date" shall mean June 15 and December 15 of each year, commencing June 15, 2024, and any other date the principal of the Series 2023 Bonds is paid, including any Quarterly Redemption Date;

"Landowner" shall mean Standard Pacific of Florida, LLC;

"Majority Holders" means the beneficial owners of more than fifty percent (50%) of the Outstanding principal amount of the Series 2023 Bonds;

"Master Indenture" shall mean the Master Trust Indenture, dated as of January 1, 2022, by and between the Issuer and the Trustee, as supplemented and amended with respect to matters pertaining solely to the Master Indenture or the Series 2023 Bonds (as opposed to supplements or amendments relating to any Series of Bonds other than the Series 2023 Bonds as specifically defined in this Second Supplemental Indenture);

"Paying Agent" shall mean U.S. Bank Trust Company, National Association, and its successors and assigns, as Paying Agent hereunder;

"Prepayment" shall mean the payment by any owner of property within the District of the amount of the Series 2023 Special Assessments encumbering its property, in whole or in part, prior to its scheduled due date, including optional prepayments. The term “Prepayment” also means any proceeds received as a result of accelerating and/or foreclosing the Series 2023 Special Assessments or as a result of a true-up payment. “Prepayments” shall include, without limitation, Series 2023 Prepayment Principal;

"Quarterly Redemption Date" shall mean March 15, June 15, September 15, and December 15 of any calendar year;

"Redemption Price" shall mean the principal amount of any Series 2023 Bond payable upon redemption thereof at the time of redemption of this Second Supplemental Indenture;

"Registrar" shall mean U.S. Bank Trust Company, National Association and its successors and assigns as Registrar hereunder;

"Regular Record Date" shall mean the first day (whether or not a Business Day) of the calendar month following the month in which an Interest Payment Date occurs or the date on which the principal of a Bond is to be paid including a Quarterly Redemption Date;

"Release Conditions" shall mean all of the following:

(a) all of the principal portion of the Series 2023 Special Assessments has been assigned to residential units that have been constructed and each have received a certificate of occupancy; and

(b) no Event of Default under the Master Indenture has occurred, all as evidenced pursuant to Section 4.01(f) hereof;

"Series 2023 Acquisition and Construction Account" shall mean the Account so designated, established as a separate Account within the Acquisition and Construction Fund pursuant to Section 4.01(a) of this Second Supplemental Indenture;

"Series 2023 Bond Redemption Account" shall mean the Series 2023 Bond Redemption Account established as a separate Account within the Bond Redemption Fund pursuant to Section 4.01(g) of this Second Supplemental Indenture;

"Series 2023 Bonds" shall mean the $26,025,000 aggregate principal amount of Bridgewalk Community Development District Special Assessment Bonds, Series 2023 (Assessment Area Two Project), to be issued as fully registered Bonds in accordance with the provisions of the Master Indenture and this Second Supplemental Indenture, and secured and authorized by the Master Indenture and this Second Supplemental Indenture;

"Series 2023 Costs of Issuance Account" shall mean the Account so designated, established as a separate Account within the Acquisition and Construction Fund pursuant to Section 4.01(a) of this Second Supplemental Indenture.
“Series 2023 General Redemption Subaccount” shall mean the subaccount so designated, established as a separate subaccount under the Series 2023 Bond Redemption Account pursuant to Section 4.01(g) of this Second Supplemental Indenture.

“Series 2023 Interest Account” shall mean the account so designated, established as a separate Account within the Debt Service Fund pursuant to Section 4.01(e) of this Second Supplemental Indenture.

“Series 2023 Optional Redemption Subaccount” shall mean the subaccount so designated, established as a separate subaccount under the Series 2023 Bond Redemption Account pursuant to Section 4.01(g) of this Second Supplemental Indenture.

“Series 2023 Pledged Revenues” shall mean (a) all revenues received by the Issuer from the Series 2023 Special Assessments levied and collected on the assessable lands within Assessment Area Two within the District, including, without limitation, amounts received from any foreclosure proceeding for the enforcement of collection of such Series 2023 Special Assessments or from the issuance and sale of tax certificates with respect to such Series 2023 Special Assessments, and (b) all moneys on deposit in the Funds, Accounts and subaccounts established under the Indenture created and established with respect to or for the benefit of the Series 2023 Bonds; provided, however, that Series 2023 Pledged Revenues shall not include (A) any moneys transferred to the Series 2023 Refund Fund from Series 2023 moneys on deposit in the Series 2023 Costs of Issuance Account of the Acquisition and Construction Fund, and (C) “special assessments” levied and collected by the Issuer under Section 190.021(3) of the Act (it being expressly understood that the lien and pledge of the Indenture shall not apply to any of the moneys described in the foregoing clauses (A), (B) and (C) of this provision).

“Series 2023 Prepayment Principal” shall mean the portion of a Prepayment corresponding to the principal amount of Series 2023 Special Assessments being prepaid pursuant to Section 4.05 of this Second Supplemental Indenture or as a result of an acceleration of the Series 2023 Special Assessments pursuant to Section 170.10, Florida Statutes, if such Series 2023 Special Assessments are being collected through a direct billing method.

“Series 2023 Prepayment Subaccount” shall mean the subaccount so designated, established as a separate subaccount under the Series 2023 Bond Redemption Account pursuant to Section 4.01(g) of this Second Supplemental Indenture.

“Series 2023 Principal Account” shall mean the account so designated, established as a separate account within the Debt Service Fund pursuant to Section 4.01(c) of this Second Supplemental Indenture.

“Series 2023 Refund Fund” shall mean the Fund so designated, established pursuant to Section 4.01(g) of this Second Supplemental Indenture.

“Series 2023 Reserve Account” shall mean the Series 2023 Reserve Account established as a separate Account within the Debt Service Reserve Fund pursuant to Section 4.01(f) of this Second Supplemental Indenture.

“Series 2023 Special Assessments” shall mean the Special Assessments levied on the assessable lands within Assessment Area Two within the District as a result of the Issuer’s acquisition and/or construction of the Assessment Area Two Project, corresponding in amount to the debt service on the Series 2023 Bonds and designated as such in the methodology report relating thereto.

“Substantially Abolished” means the date at least 75% of the principal portion of the Series 2023 Special Assessments have been assigned to residential units within the District that have received certificates of occupancy.

“Underwriter” shall mean FMIBonds, Inc., the underwriter of the Series 2023 Bonds.

“Other”,” “herein,” “hereof,” “thereby,” and “hereunder” (except in the form of Series 2023 Bonds), refer to the entire Indenture.

Every “request,” “requisition,” “order,” “demand,” “application,” “notice,” “statement,” “certificate,” “consent,” or similar action hereunder by the Issuer shall, unless the form or execution thereof is otherwise specifically provided, be in writing signed by the Chairperson or Vice Chairperson and the Treasurer or Assistant Treasurer or the Secretary or Assistant Secretary or Responsible Officer of the Issuer.

All words and terms importing the singular number shall, where the context requires, import the plural number and vice versa.

[END OF ARTICLE I]

ARTICLE II
THE SERIES 2023 BONDS

SECTION 2.01. Amounts and Terms of Series 2023 Bonds; Issue of Series 2023 Bonds. No Series 2023 Bonds may be issued under this Second Supplemental Indenture except in accordance with the provisions of this Article II and Articles II and III of the Master Indenture.

(a) The total principal amount of Series 2023 Bonds that may be issued under this Second Supplemental Indenture is expressly limited to $__________. The Series 2023 Bonds shall be numbered consecutively from R-1 and upwards.

(b) Any and all Series 2023 Bonds shall be issued substantially in the form attached hereto as Exhibit B, with such appropriate variations, omissions and insertions as are permitted or required of or with the Indenture and with such additional changes as may be necessary or appropriate to conform to the provisions of the Bond Resolution. The Issuer shall issue the Series 2023 Bonds upon execution of this Second Supplemental Indenture and satisfaction of the requirements of Section 3.05 of the Master Indenture; and the Trustee shall, at the Issuer’s request, authenticate such Series 2023 Bonds and deliver them as specified in the request.

SECTION 2.02. Execution. The Series 2023 Bonds shall be executed by the Issuer as set forth in the Master Indenture.

SECTION 2.03. Authentication. The Series 2023 Bonds shall be authenticated as set forth in the Master Indenture. No Series 2023 Bond shall be valid until the certificate of authentication shall have been duly executed by the Trustee, as provided in the Master Indenture.

SECTION 2.04. Purpose, Designation and Denominations of, and Interest Accruals on, the Series 2023 Bonds. (a) The Series 2023 Bonds are being issued hereunder in order to provide funds (i) for the payment of the Costs of acquiring and/or constructing all or a portion of the Assessment Area Two Project, (ii) to fund the Series 2023 Reserve Account in an amount equal to the initial Series 2023 Reserve Requirement; (iii) to pay the costs of issuance of the Series 2023 Bonds. The Series 2023 Bonds shall be designated “Bridgewalk Community Development District Special Assessment Bonds, Series 2023 (Assessment Area Two Projects),” and shall be issued as fully registered bonds without coupons in Authorized Denominations.

(b) The Series 2023 Bonds shall be dated as of the date of initial delivery. Regularly scheduled interest on the Series 2023 Bonds shall be payable on each June 15 and December 15 Interest Payment Date to mature or prior redemption. Regularly scheduled interest on the Series 2023 Bonds shall be payable from the most recent Interest Payment Date next preceding the date of authentication thereof to which interest has been paid, unless the date of authentication thereof is a June 15 or December 15 to which interest has been paid, in which case from such date of authentication, or unless the date of authentication thereof is prior to June 15, 2024, in which case from the date of initial delivery or unless the date of authentication thereof is between a Record Date and the next succeeding Interest Payment Date, in which case from such Interest Payment Date.

SECTION 2.05. Details of the Series 2023 Bonds.

(a) The Series 2023 Bonds will mature on December 15 in the years and in the principal amounts, and bear interest at the rates as set forth below, subject to the right of prior redemption in accordance with their terms.

<table>
<thead>
<tr>
<th>Year</th>
<th>Amount</th>
<th>Interest Rate</th>
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*Term Bonds

(b) Interest on the Series 2023 Bonds will be computed in all cases on the basis of a 360 day year of twelve 30 day months. Interest on overdue principal and, to the extent lawful, on overdue interest will be payable at the numerical rate of interest borne by the Series 2023 Bonds on the day before the default occurred.

“Series 2023 Reserve Requirement” or “Reserve Requirement” shall mean an amount initially equal to fifty percent (50%) of the maximum annual debt service with respect to the initial principal amount of the Series 2023 Bonds determined on the date of issue. Upon satisfaction of the Release Conditions, the Series 2023 Reserve Requirement shall be reduced to an amount equal to ten percent (10%) of the maximum annual debt service with respect to the then Outstanding principal amount of the Series 2023 Bonds. If a portion of the Series 2023 Bonds are redeemed pursuant to Section 3.01(b)(i) or Section 3.01(b)(ii), the Reserve Requirement shall be reduced to fifty percent (50%) (prior to satisfaction of the Release Conditions) or ten percent (10%) (after satisfaction of the Release Conditions) of the maximum annual debt service of the Series 2023 Bonds after taking into account such extraordinary mandatory redemption. Any amount in the Series 2023 Reserve Account may, upon final maturity or redemption of outstanding Series 2023 Bonds be used to pay principal of and interest on the Series 2023 Bonds at that time. The initial Series 2023 Reserve Requirement shall be equal to $________.

“Series 2023 Revenue Account” shall mean the Account so designated, established as a separate Account within the Revenue Fund pursuant to Section 4.01(b) of this Second Supplemental Indenture.

“Series 2023 Refunding Account” shall mean the Account so designated, established as a separate Account within the Debt Service Fund pursuant to Section 4.01(e) of this Second Supplemental Indenture.

“Series 2023 Special Assessments” shall mean the Special Assessments levied on the assessable lands within Assessment Area Two within the District as a result of the Issuer’s acquisition and/or construction of the Assessment Area Two Project, corresponding in amount to the debt service on the Series 2023 Bonds and designated as such in the methodology report relating thereto.

“Substantially Abolished” means the date at least 75% of the principal portion of the Series 2023 Special Assessments have been assigned to residential units within the District that have received certificates of occupancy.

“Underwriter” shall mean FMIBonds, Inc., the underwriter of the Series 2023 Bonds.

The words “hereof,” “herein,” “hereof,” “thereby,” and “hereunder” (except in the form of Series 2023 Bonds), refer to the entire Indenture.

Every “request,” “requisition,” “order,” “demand,” “application,” “notice,” “statement,” “certificate,” “consent,” or similar action hereunder by the Issuer shall, unless the form or execution thereof is otherwise specifically provided, be in writing signed by the Chairperson or Vice Chairperson and the Treasurer or Assistant Treasurer or the Secretary or Assistant Secretary or Responsible Officer of the Issuer.

All words and terms importing the singular number shall, where the context requires, import the plural number and vice versa.
SECTION 2.06. Disposition of Series 2023 Bond Proceeds. From the net proceeds of the Series 2023 Bonds received by the Trustee in the amount of $______,
(a) $_____ derived from the net proceeds of the Series 2023 Bonds (which is an amount equal to the initial Series 2023 Reserve Requirement) shall be deposited in the Series 2023 Reserve Account of the Debt Service Reserve Fund;
(b) $_____ derived from the net proceeds of the Series 2023 Bonds shall be deposited into the Series 2023 Costs of Issuance Account of the Acquisition and Construction Fund for payment of the costs of issuing the Series 2023 Bonds; and
(c) $_____ representing the balance of the net proceeds of the Series 2023 Bonds shall be deposited in the Series 2023 Acquisition and Construction Account which the Issuer shall cause to be applied in accordance with Article V of the Master Indenture, Section 4.01(a) of this Second Supplemental Indenture and the terms of the Acquisition Agreement.

SECTION 2.07. Book-Entry Form of Series 2023 Bonds. The Series 2023 Bonds shall be issued as one fully registered bond for each maturity of Series 2023 Bonds and deposited
with The Depository Trust Company ("DTC"), New York, New York, which is responsible for establishing and maintaining records of ownership for its participants.

As long as the Series 2023 Bonds are held in book-entry-only form, Cede & Co. shall be considered the registered owner for all purposes hereof and in the Master Indenture. DTC shall be responsible for maintaining a book-entry-only system for recording the ownership interest of its participants ("Direct Participants") and other institutions that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). The Direct Participants and Indirect Participants will be responsible for maintaining records with respect to the beneficial ownership interests of individual purchasers of the Series 2023 Bonds ("Beneficial Owners").

Principal and interest on the Series 2023 Bonds registered in the name of Cede & Co. prior to and at maturity shall be payable directly to Cede & Co. in care of DTC. Disbursement of such amounts to Direct Participants shall be the responsibility of DTC. Payments by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners shall be the responsibility of Direct Participants and Indirect Participants and not of DTC, the Trustee or the Issuer.

Individuals may purchase beneficial interests in Authorized Denominations in book-entry-only form, without certificated Series 2023 Bonds, through Direct Participants and Indirect Participants.

During the period for which Cede & Co. is registered owner of the Series 2023 Bonds, any notices to be provided to any Beneficial Owner will be provided to Cede & Co. DTC shall be responsible for notices to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners shall be the responsibility of Direct Participants and Indirect Participants and not of DTC, the Trustee or the Issuer.

A copy of the Collateral Assignment.

ARTICLE III

REDEMPTION OF SERIES 2023 BONDS

SECTION 3.01. Redemption Dates and Prices. The Series 2023 Bonds shall be subject to redemption at the times and in the manner provided in Article VIII of the Master Indenture and in this Article III. All payments of the Redemption Price of the Series 2023 Bonds shall be made on the dates hereinafter required. Except as otherwise provided in this Section 3.01, if less than all the Series 2023 Bonds are to be redeemed pursuant to an extraordinary mandatory redemption, the Trustee shall select the Series 2023 Bonds or portions of the Series 2023 Bonds to be redeemed pursuant to Section 8.04 of the Master Indenture. Partial redemptions of Series 2023 Bonds shall be made in such a manner that the remaining Series 2023 Bonds held by each Bondholder shall be in Authorized Denominations, except for the last remaining Series 2023 Bond.

The Series 2023 Bonds are subject to redemption prior to maturity in the amounts, at the times and in the manner provided below. All payments of the Redemption Price of the Series 2023 Bonds shall be made on the dates specified below.

(a) Optional Redemption. The Series 2023 Bonds may, at the option of the Issuer, provided written notice hereof has been sent to the Trustee at least forty-five (45) days prior to the redemption date (unless the Trustee will accept less than forty-five (45) days’ notice), be called for redemption prior to maturity as a whole or in part, at any time, on or after December 15, 20XX, (less than all Series 2023 Bonds of a maturity to be selected by lot), at a Redemption Price equal to the principal amount of Series 2023 Bonds to be redeemed, plus accrued interest from the most recent Interest Payment Date to the redemption date from moneys, if any, on deposit in the Series 2023 Optional Redemption Subaccount of the Series 2023 Bond Redemption Account. If such optional redemption shall be in part, the Issuer shall select such principal amount of Series 2023 Bonds to be optionally redeemed from each maturity so that debt service on the remaining outstanding Series 2023 Bonds is substantially level.

(b) Extraordinary Mandatory Redemption in Whole or in Part. The Series 2023 Bonds are subject to extraordinary mandatory redemption prior to maturity by the Issuer in whole or in part, on any date (other than the date of the case of clause (i) below which extraordinary mandatory redemption in part must occur on a Quarterly Redemption Date), at a Redemption Price equal to 100% of the principal amount of the Series 2023 Bonds to be redeemed, plus interest accrued to the redemption date, as follows:

(i) from Series 2023 Prepayment Principal deposited into the Series 2023 Prepayment Subaccount of the Series 2023 Bond Redemption Account (taking into account the credit from the Series 2023 Reserve Account pursuant to Section 4.05 hereof) following a Prepayment in whole or in part of the Series 2023 Special Assessments on any assessed property within the District in accordance with the provisions of Section 4.05 of this Second Supplemental Indenture.

(ii) from moneys, if any, on deposit in the Series 2023 Funds, Accounts and subaccounts in the Funds and Accounts (other than the Series 2023 Rebate Fund and the Series 2023 Costs of Issuance Account and the Series 2023 Acquisition and Construction Account) sufficient to pay and redeem all outstanding Series 2023 Bonds and accrued interest thereon to the redemption date or dates in addition to all amounts owed to Persons under the Indenture.

The Issuer and the Trustee, if appropriate, shall enter into a blanket letter of representations with DTC providing for such book-entry-only system. Such agreement may be terminated at any time by either DTC or the Issuer in accordance with the procedures of DTC. In the event of such termination, the Issuer shall select another securities depository and in that event, all references herein to DTC or Cede & Co., shall be deemed to be for reference to such successor. If the Issuer does not replace DTC, the Trustee will register and deliver to the Beneficial Owners replacement Series 2023 Bonds in the form of fully registered Series 2023 Bonds in accordance with the instructions from Cede & Co.

In the event DTC, any successor of DTC or the Issuer, but only in accordance with the procedures of DTC, elects to discontinue the book-entry-only system, the Trustee shall deliver bond certificates in accordance with the instructions from DTC or its successor and after such time Series 2023 Bonds may be exchanged for an equal aggregate principal amount of Series 2023 Bonds in other Authorized Denominations upon surrender thereof at the designated corporate trust office of the Trustee.

SECTION 2.08. Appointment of Registrar and Paying Agent. The Issuer shall keep, at the designated corporate trust office of the Registrar, books (the "Bond Register") for the registration, transfer and exchange of the Series 2023 Bonds, and hereby appoints U.S. Bank Trust Company, National Association, as its Registrar to keep such books and make such registrations, transfers and exchanges as required by U.S. Bank Trust Company, National Association; hereby accepts its appointment as Registrar and its duties and responsibilities as Registrar hereunder. Registrations, transfers and exchanges shall be without charge to the Bondholder requesting such registration, transfer or exchange, but shall pay any taxes or other governmental charges on all registrations, transfers and exchanges.


SECTION 2.09. Conditions Precedent to Issuance of the Series 2023 Bonds. In addition to complying with the requirements set forth in the Master Indenture in connection with the issuance of the Series 2023 Bonds, all the Series 2023 Bonds shall be executed by the Issuer for delivery to the Trustee and by the Trustee and delivered to the Issuer or its order, but only upon the further receipt by the Trustee of:

(a) Certified copies of the Assessment Resolutions;

(b) Executed originals of the Master Indenture and this Second Supplemental Indenture;

(c) A copy of the Bond Register and the Bond Register, books (the "Bond Register") for the registration, transfer and exchange of the Series 2023 Bonds, and hereby appoints U.S. Bank Trust Company, National Association, as its Registrar to keep such books and make such registrations, transfers and exchanges as required by U.S. Bank Trust Company, National Association; hereby accepts its appointment as Registrar and its duties and responsibilities as Registrar hereunder. Registrations, transfers and exchanges shall be without charge to the Bondholder requesting such registration, transfer or exchange, but shall pay any taxes or other governmental charges on all registrations, transfers and exchanges.


SECTION 2.09. Conditions Precedent to Issuance of the Series 2023 Bonds. In addition to complying with the requirements set forth in the Master Indenture in connection with the issuance of the Series 2023 Bonds, all the Series 2023 Bonds shall be executed by the Issuer for delivery to the Trustee and by the Trustee and delivered to the Issuer or its order, but only upon the further receipt by the Trustee of:

(a) Certified copies of the Assessment Resolutions;

(b) Executed originals of the Master Indenture and this Second Supplemental Indenture;

(c) An opinion of Counsel to the District, also addressed to the Trustee, substantially to the effect that (i) the Issuer has been duly established and validly exists as a community development district under the Act, (ii) the Issuer has good right and lawful authority under the Act to construct and/or purchase the Assessment Area Two Project being financed with the proceeds of the Series 2023 Bonds, subject to obtaining such licenses, orders or other authorizations as are, at the date of such opinion, required to be obtained from any agency or regulatory body having lawful jurisdiction in order to own and operate the Assessment Area Two

[END OF ARTICLE II]
The Series 2023 Bonds maturing on December 15, 20XX are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2023 Sinking Fund Account on December 15 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption.

<table>
<thead>
<tr>
<th>Year</th>
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Subject to the provisions of Section 4.05 hereof, on any date the Issuer or the District Manager, on behalf of the Issuer, receives notice that a landowner wishes to prepay its Series 2023 Bonds, the Issuer shall direct the Trustee to make such deposit thereto. The excess amount in the Series 2023 Reserve Account that will be in excess of the applicable Reserve Requirement, the Trustee shall without further direction reduce the Series 2023 Reserve Account in accordance with Section 3.01(b)(i) hereof. The Issuer shall be requested by the Issuer and the Consulting Engineer, Costs of the Assessment Area Two Project that were not paid from moneys initially deposited in the Series 2023 Acquisition and Construction Account. In the event that there are no unimpaired Costs to pay to the Developer, such moneys transferred from the Series 2023 Reserve Account to the Series 2023 Acquisition and Construction Account shall be deposited into the Series 2023 General Redemption Subaccount of the Series 2023 Bond Redemption Account upon direction to the Trustee by the District.

In addition, upon satisfaction of the Release Conditions as evidenced by a written certificate of the District Manager delivered to the Issuer and the Trustee, stating that the Release Conditions have been satisfied and setting forth the amount of the new Series 2023 Reserve Requirement, the Trustee shall without further direction reduce the Series 2023 Reserve Requirement to ten percent (10%) of the maximum annual debt service of the then outstanding principal amount of the Series 2023 Bond as calculated by the District Manager. The excess amount in the Series 2023 Reserve Account shall be transferred to the Series 2023 Acquisition and Construction Account, as provided hereinafter. The Trustee may conclusively rely on such written certificate of the District Manager.

THIRD, no later than the Business Day next preceding each December 15, commencing December 15, 2024, to the Series 2023 Sinking Fund Account of the Debt Service Fund, an amount equal to the principal amount of Series 2023 Bonds subject to sinking fund redemption on such June 15, less any amounts on deposit in the Series 2023 Sinking Fund Account not previously credited.

FOURTH, no later than the Business Day next preceding each December 15, which is a principal payment date for any Series 2023 Bonds, to the Series 2023 Principal Account not previously credited.

FIFTH, notwithstanding the foregoing, at any time the Series 2023 Bonds are subject to redemption on a date which is not a June 15 or December 15 Interest Payment Date, the Trustee shall be authorized to transfer from the Series 2023 Reserve Account to the Series 2023 Interest Account, the amount necessary to pay interest on the Series 2023 Bonds subject to redemption on such date.

SIXTH, upon receipt but no later than the Business Day next preceding each Interest Payment Date while Series 2023 Bonds remain Outstanding, to the Series 2023 Reserve Account, an amount equal to the amount, if any, which is necessary to make the amount on deposit therein equal to the Reserve Requirement for the Series 2023 Bonds; and

SEVENTH, subject to the foregoing paragraphs, the balance of any moneys remaining after making the foregoing deposits shall be deposited to the Series 2023 Cost of Issuance Account for any purpose and shall be distributed in whole, pursuant to Section 3.01(b)(ii) hereof and in part pursuant to Section 3.01(b)(iii) hereof.
SECTION 5.04. Additional Obligations. The Issuer covenants not to issue any other Bonds or other debt obligations secured by the Series 2023 Special Assessments. Such covenant shall not prohibit the Issuer from issuing refunding Bonds. In addition, the Issuer covenants not to issue any other Bonds or debt obligations for capital projects, secured by any Special Assessments on assessable land within the District which secure the Series 2023 Special Assessments, until the Series 2023 Special Assessments are Substantially Absorbed. The Issuer’s covenants described above shall not preclude the imposition of Special Assessments or other non-ad valorem assessments on such lands in connection with other capital projects that are necessary for health, safety or welfare reasons or to remediate a natural disaster. The Issuer or the Trustee may conclude on behalf of the Issuer, shall provide the Trustee with a certification that the Series 2023 Special Assessments are Substantially Absorbed and the Trustee may conclusively rely upon such certification and shall have no duty to verify if the Series 2023 Special Assessments are Substantially Absorbed. Notwithstanding any provision in the Indenture to the contrary, the Issuer may issue other Bonds or debt obligations secured by Special Assessments levied on the same land in Assessment Area Two upon which the Series 2023 Special Assessments have been levied at any time upon the written consent of the Majority Holders or at any time without any such consent if Special Assessments are levied on any lands within the District which are not subject to the Series 2023 Special Assessments.

SECTION 5.05. Acknowledgement Regarding Series 2023 Acquisition and Construction Account Moneys Following an Event of Default. In accordance with the provisions of the Indenture, the Series 2023 Bonds are payable solely from the Series 2023 Pledged Revenues. Anything in the Indenture to the contrary notwithstanding, the Issuer hereby acknowledges that, upon the occurrence of an Event of Default with respect to the Series 2023 Bonds, (i) the Series 2023 Pledged Revenues include, without limitation, all amounts on deposit in the Series 2023 Acquisition and Construction Account of the Acquisition and Construction Fund then held by the Trustee, (ii) the Series 2023 Pledged Revenues may not be used by the Issuer (whether to pay costs of the Assessment Area Two Project or otherwise) without the consent of the Majority Holders, and (iii) the Series 2023 Pledged Revenues may be used by the Trustee, at the direction of the Majority Holders, to pay the reasonable costs and expenses incurred in connection with the pursuit of remedies under the Indenture. Prior to any action by the Trustee under this Section 5.05 or Section 10.05 of the Master Indenture, the Majority Holders shall provide the Issuer and the Trustee an indemnification regarding such actions so directed. The Issuer also acknowledges and agrees that from and after an Event of Default, the Trustee is authorized to exercise the Issuer’s rights under the Collateral Assignment at the direction of the Majority Holders but without the consent or approval of the Issuer and the Issuer covenants not to enter into any contract regarding the Assessment Area Two Project from and after an Event of Default without the written direction of the Majority Holders.

The Issuer covenants not to enter into any contract regarding the Assessment Area Two Project from and after the occurrence of an Event of Default without the written direction of the Majority Holders.
IN WITNESS WHEREOF, Bridgewalk Community Development District has caused this Second Supplemental Trust Indenture to be executed by the Chairperson of its Board of Supervisors and its corporate seal to be heretofore affixed and attested by the Secretary of its Board of Supervisors and U.S. Bank Trust Company, National Association has caused this Second Supplemental Trust Indenture to be executed by one of its authorized signatories, all as of the day and year above written.

BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT

[SEAL]

Attest:

By: Adam Morgan
Name: Chairperson, Board of Supervisors
Title: U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as Trustee, Paying Agent and Registrar
Title: Vice President

By: George Flint
Name: Secretary, Board of Supervisors

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this [ ] day of December, 2023, by [ ] as identification.

Notary:
Print Name: Adam Morgan
Notary Public, State of Florida
My commission expires

[NOTARIAL SEAL]
The foregoing instrument was acknowledged before me by means of a physical presence or online notarization, this _____ day of December, 2023, by Scott A. Schuhle, a Vice President of U.S. Bank Trust Company, National Association, as Trustee (the “Trustee”), who acknowledged that he did so sign said instrument as such officer for and on behalf of the Trustee, that he is his free act and deed as such officer, and the free act and deed of the Trustee; that he appeared before me on this day in person and acknowledged that he, being thereunto duly authorized, signed, for the uses and purposes thereunto set forth. He is personally known to me or has produced as identification.

Notary:

Print Name:

NOTARY PUBLIC, STATE OF

My commission expires

[NOTARIAL SEAL]
Reference is hereby made to the Indenture for the provisions, among others, with respect to the custody and application of the proceeds of the Series 2023 Bonds issued under the Indenture, the operation and application of the Debt Service Fund, the Series 2023 Reserve Account within the Debt Service Reserve Fund and other Funds, Accounts and subaccounts (each as defined in the Indenture) charged with and pledged to the payment of the principal of and the interest on the Series 2023 Bonds, the levy and the evidencing and certifying for collection, of the Series 2023 Special Assessments, the nature and extent of the security for the Series 2023 Bonds, the terms and conditions on which the Series 2023 Bonds are issued, the rights, duties and obligations of the Issuer and of the Trustee under the Indenture, the conditions under which such Indenture may be amended without the consent of the registered owners of the Series 2023 Bonds, the conditions under which such Indenture may be amended with the consent of the Majority Holders of the Series 2023 Bonds outstanding, and as to other rights and remedies of the registered owners of the Series 2023 Bonds.

The owner of this Bond shall have no right to enforce the provisions of the Indenture or to institute action to enforce the covenants therein, or to take any action with respect to any event of default under the Indenture or to institute, appear in or defend any suit or other proceeding with respect thereto, except as provided in the Indenture.

It is expressly agreed by the owner of this Bond that such owner shall never have the right to require or compel the exercise of the ad valorem taxing power of the Issuer, the County, the State or any other political subdivision thereof, or taxation in any form of any real or personal property of the Issuer, the County, the State or any other political subdivision thereof, for the payment of the principal of and interest on this Bond or the making of any other sinking fund and other payments provided for in the Indenture, except for the Series 2023 Special Assessments to be assessed and levied by the Issuer as set forth in the Indenture.

By the acceptance of this Bond, the owner hereof assents to all the provisions of the Indenture.

This Bond is payable from and secured by Series 2023 Pledged Revenues, as such term is defined in the Indenture, all in the manner provided in the Indenture. The Indenture provides for the levy and the evidencing and certifying, of non-ad valorem assessments in the form of the Series 2023 Special Assessments to secure and pay the Bonds.

The Series 2023 Bonds are subject to redemption prior to maturity in the amounts, at the times and in the manner provided below. All payments of the redemption price of the Series 2023 Bonds shall be made on the dates specified below. Upon any redemption of Series 2023 Bonds other than in accordance with scheduled mandatory sinking fund redemption, the Issuer shall cause to be calculated and delivered to the Trustee revised mandatory sinking fund redemption amounts recalculated so as to amortize the outstanding principal amount of Series 2023 Bonds in substantially equal annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining term of the Series 2023 Bonds. The mandatory sinking fund redemption amounts as so recalculated shall not result in an increase in the aggregate of the mandatory sinking fund redemption amounts for all Series 2023 Bonds in any year. In the event of a redemption or purchase occurring less than forty-five (45) days prior to a date on which a mandatory sinking fund redemption payment is due, the foregoing recalculation shall not be made to the mandatory sinking fund redemption amounts due in the year in which such redemption or purchase occurs, but shall be made to the mandatory sinking fund redemption amounts for the immediately succeeding and subsequent years.

### Optional Redemption

The Series 2023 Bonds may, at the option of the Issuer, provided written notice hereof has been sent to the Trustee at least forty-five (45) days prior to the redemption date (unless the Trustee will accept less than forty-five (45) days’ notice), be called for redemption prior to maturity as a whole or in part, at any time, on or after December 15, 20XX (less than all Series 2023 Bonds of a maturity to be selected by lot), at a Redemption Price equal to the principal amount of Series 2023 Bonds to be redeemed, plus accrued interest from the most Recent Interest Payment Date to the redemption date from moneys on deposit in the Series 2023 Optional Redemption Subaccount of the Series 2023 Bond Redemption Account. If such optional redemption shall be in part, the Issuer shall select such principal amount of Series 2023 Bonds to be optionally redeemed from each maturity so that debt service on the remaining Outstanding Series 2023 Bonds is substantially level.

### Mandatory Sinking Fund Redemption

The Series 2023 Bonds maturing on December 15, 20XX are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2023 Sinking Fund Account on December 15 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption. Such principal amounts shall be reduced as specified by the Issuer by the principal amount of any Series 2023 Bonds redeemed pursuant to optional or extraordinary mandatory redemption as set forth herein or purchased and cancelled pursuant to the provisions of the Master Indenture.

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### Maturity

The Series 2023 Bonds maturing on December 15, 20XX are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2023 Sinking Fund Account on December 15 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption. Such principal amounts shall be reduced as specified by the Issuer by the principal amount of any Series 2023 Bonds redeemed pursuant to optional or extraordinary mandatory redemption as set forth herein or purchased and cancelled pursuant to the provisions of the Indenture.

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### Extraordinary Mandatory Redemption in Whole or in Part

The Bonds are subject to extraordinary mandatory redemption prior to maturity by the Issuer in whole or in part on any date (other than in the case of clause (i) below) which extraordinary mandatory redemption in part must occur on a Quarterly Redemption Date, at an extraordinary mandatory redemption price equal to 100% of the principal amount of the Bonds to be redeemed, plus interest accrued to the redemption date.

<table>
<thead>
<tr>
<th>Extraordinary Mandatory Redemption in Whole or in Part</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>(i) from Series 2023 Prepayment Principal deposited into the Series 2023 Prepayment Subaccount of the Series 2023 Bond Redemption Account (taking into account the credit from the Series 2023 Reserve Account pursuant to Section 4.05 of the Second Supplemental Indenture) following the Prepayment in whole or in part of Series 2023 Special</td>
<td></td>
</tr>
</tbody>
</table>
Any moneys held by the Trustee or Paying Agent in trust for the payment and discharge of any Bond which remain unclaimed for three (3) years after the date when such Bond has become due and payable, either at its stated maturity date or by call for earlier redemption shall be paid to the Issuer, thereupon and thereafter no claimant shall have any rights against the Trustee or Paying Agent to or in respect of such moneys.

If the Issuer deposits or causes to be deposited with the Trustee funds or Defeasance Securities (as defined in the Master Indenture) sufficient to pay the principal or Redemption Price of any Series 2023 Bonds becoming due at maturity or by call for redemption in the manner set forth in the Indenture, together with the interest accrued to the due date, the lien of such Bonds as to the trust estate with respect to such Bonds shall be discharged, except for the rights of the Owners thereof with respect to the funds so deposited as provided in the Indenture.

This Bond shall have all the qualities and incidents, including negotiability, of investment securities within the meaning and for all the purposes of the Uniform Commercial Code of the State of Florida.

The Issuer shall keep books for the registration of the Series 2023 Bonds at the designated corporate trust office of the Registrar in Fort Lauderdale, Florida. Subject to the restrictions contained in the Indenture, the Series 2023 Bonds may be transferred or exchanged by the registered owner thereof in person or by his attorney duly authorized in writing only upon the books of the Issuer kept by the Registrar and only upon surrender thereof together with a written instrument of transfer satisfactory to the Registrar duly executed by the registered owner or his duly authorized attorney. In all cases in which the privilege of transferring or exchanging Bonds is exercised, the Issuer shall execute and the Trustee shall authenticate and deliver a new Bond or Bonds in authorized form and is like aggregate principal amount in accordance with the provisions of the Indenture. Every Bond presented or surrendered for transfer or exchange shall be duly endorsed or accompanied by a written instrument of transfer in form satisfactory to the Trustee, Paying Agent or the Registrar, duly executed by the Bondholder or his attorney duly authorized in writing. Transfers and exchanges shall be made without charge to the Bondholder, except that the Issuer or the Trustee may require payment of a sum sufficient to cover any tax or other governmental charge that may be imposed in connection with any transfer or exchange of the Series 2023 Bonds.

The Issuer, the Trustee, the Paying Agent and the Registrar shall deem and treat the person in whose name any Bond shall be registered upon the books kept by the Registrar as the absolute owner thereof (whether or not such Bond shall be overdue) for the purpose of receiving payment of or on account of the principal of and interest on such Bond as the same becomes due, and for all other purposes. All such payments so made to any such registered owner or upon his order shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid, and neither the Issuer, the Trustee, the Paying Agent, nor the Registrar shall be affected by any notice to the contrary.

It is hereby certified and recited that all acts, conditions and things required to exist, to happen, and to be performed, precedent to and in connection with the issuance of this Bond exist, have happened and have been performed in regular and due form and time as required by the laws and Constitution of the State of Florida applicable thereto, including particularly the Act, and that the issuance of this Bond, and of the issue of the Series 2023 Bonds of which this Bond is one, is in full compliance with all constitutional and statutory limitations or provisions.

IN WITNESS WHEREOF, Bridgewalk Community Development District has caused this Bond to be signed by the manual signature of the Chairperson or Vice Chairperson of its Board of Supervisors and its seal to be impressed hereon, and attested by the manual signature of the Secretary of its Board of Supervisors, all as of the date hereof.

BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT
By: _________________________________
Chairperson/Vice Chairperson
Board of Supervisors
(SEAL)

Attest:
By: _________________________________
Secretary, Board of Supervisors

CERTIFICATE OF AUTHENTICATION

This Bond is one of the Bonds delivered pursuant to the within mentioned Indenture.

Date of Authentication: __________________

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as Trustee
By: _________________________________
Vice President

STATEMENT OF VALIDATION

This Bond is one of a series of Bonds which were validated by judgment of the Circuit Court of the Ninth Judicial Circuit of Florida, in and for Osceola County, Florida, rendered on the 14th day of January, 2022.

BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT
By: _________________________________
Chairperson/Vice Chairperson
Board of Supervisors
(SEAL)

Attest:
By: _________________________________
Secretary, Board of Supervisors
ABBREVIATIONS
The following abbreviations, when used in the inscription on the face of the within Bond, shall be construed as though they were written out in full according to applicable laws or regulations:

<table>
<thead>
<tr>
<th>Abbreviation</th>
<th>Meaning</th>
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<tr>
<td>TEN COM</td>
<td>as tenants in common</td>
</tr>
<tr>
<td>TEN ENT</td>
<td>as tenants by the entireties</td>
</tr>
<tr>
<td>JT TEN</td>
<td>as joint tenants with rights of survivorship and not as tenants in common</td>
</tr>
</tbody>
</table>

UNIFORM TRANSFER MIN ACT - ________________ Custodian ____________
(Cust)                    (Minor)

Under Uniform Transfer to Minors Act__________________________
(State)

Additional abbreviations may also be used though not in the above list.

ASSIGNMENT AND TRANSFER
FOR VALUE RECEIVED the undersigned sells, assigns and transfers unto

(please print or typewrite name and address of assignee)

the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints

Attorney to transfer the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

Signature Guarantee:

NOTICE: Signature(s) must be guaranteed by a member firm of the New York Stock Exchange or a commercial bank or trust company

NOTICE: The signature to this assignment must correspond with the name of the registered owner as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatsoever.

Please insert social security or other identifying number of Assignee.

EXHIBIT C
FORMS OF REQUISITIONS
BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2023 (ASSESSMENT AREA TWO PROJECT)

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 Trust Company, 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:
(B) Identify Acquisition Agreement, if applicable;
(C) Name of Payee:
(D) Amount Payable:
(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):
(F) Fund or Account and subaccount, if any, from which disbursement to be made:


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

B-11
B-12
A-39
C-2
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 Trust Company, 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:

(B) Amount Payable:

(C) Purpose for which paid or incurred: Costs of Issuance

(D) Fund or Account and subaccount, if any, from which disbursement to be made: Series 2023 Costs of Issuance Account of the acquisition and Construction Fund

The undersigned hereby certifies that:

1. this requisition is for costs of issuance payable from the Series 2023 Costs of Issuance Account that have not previously been paid;
2. each disbursement set forth above is a proper charge against the Series 2023 Costs of Issuance Account;
3. each disbursement set forth above was incurred in connection with the issuance of the Series 2023 Bonds; and
4. each disbursement represents a cost of issuance which has not previously been paid.

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.

Attached hereto are originals or copies of the invoice(s) from the vendor of the services rendered with respect to which disbursement is hereby requested.

BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT

By: _______________________________

Date: _______________________________

RESponsible Officer

C-3

EXHIBIT D

FORM OF INVESTOR LETTER

[Date]

FMSbonds, Inc.

20660 W. Dixie Highway

North Miami Beach, FL 33180

Re: $______ Bridgewalk Community Development District Special Assessment Bonds, Series 2023 (Assessment Area Two Project)

Ladies and Gentlemen:

The undersigned is authorized to sign this letter on behalf of Name of Non-Individual Investor, as the beneficial owner (the “Investor”) of $______ of the above-referenced Bonds 

In connection with the purchase of the Investor Bonds by the Investor, the Investor hereby makes the following representations upon which you may rely:

1. The Investor has been supplied with an (electronic) copy of the Preliminary Limited Offering Memorandum dated __________, 2023, which contains complete disclosure of all material information concerning the Investor Bonds.

2. The Investor meets the criteria of an “accredited investor” as described in one or more of the categories derived from Rule 501(a) under Regulation D of the Securities Act of 1933, as amended (the “Securities Act”) summarized below, and therefore, has sufficient knowledge and experience in financial and business matters, including purchase and ownership of municipal and other tax-exempt obligations including those which are not rated or credit-enhanced, to be able to evaluate the risks and merits of the investment represented by the Bonds.

3. The Investor has provided full and meaningful disclosure in order to make an informed decision to invest in the Investor Bonds, limited liability company, not formed for the specific purpose of acquiring the Investor Bonds with assets exceeding $5 million;

   a. a business in which all the equity owners are “accredited investors”;

   b. a natural person who has individual net worth, or joint net worth with the person’s spouse or spousal equivalent, that exceeds $1 million at the time of the purchase, excluding the value of the primary residence of such person, except that mortgage indebtedness on the primary residence shall not be included as a liability;

   c. a natural person with income exceeding $200,000 in each of the two most recent years or joint income with a spouse or spousal equivalent exceeding $300,000 for those years and a reasonable expectation of the same income level in the current year;

   d. a trust with total assets in excess of $5,000,000, not formed for the specific purpose of acquiring the Investor Bonds whose purchase is directed by a sophisticated person;

   e. an entity, of a type other than those set forth above, that owns investments in excess of $5,000,000 and that was not formed for the specific purpose of acquiring the Investor Bonds;

   f. a natural person holding in good standing one or more professional certifications or designations or credentials from a designated accredited educational institution qualifying an individual for “accredited investor” status;

   g. a “family office” with at least $5,000,000 in assets under management, that was not formed for the specific purpose of acquiring the Investor Bonds, and whose prospective investment is directed by a person capable of evaluating the merits and risks of the prospective investment; or

   h. a “family client” of a family office described in the prior bullet point whose prospective investment is directed by that family office.

   i. a bank, registered broker, dealer or investment adviser (or investment adviser exempt from registration under Section 203(f) or (m) within the meaning of the Investment Advisers Act of 1940), insurance company, registered investment company, business development company, small business investment company, or rural business investment company;

   j. an employee benefit plan, within the meaning of the Employee Retirement Income Security Act of 1974, if a bank, insurance company, or registered investment adviser makes the investment decisions, or if the employee benefit plan has total assets in excess of $5 million;

   k. an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, corporation, Massachusetts or similar business trust partnership, or
Capitalized terms used herein and not otherwise defined have the meanings given to such terms in the Indenture.

Very truly yours,
[Name], [Type of Entity]

By: ____________________________
Name: __________________________
Title: __________________________
Date: __________________________

Or

______________________________
[Name], an Individual
APPENDIX B

PROPOSED FORM OF OPINION OF BOND COUNSEL
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FORM OF BOND COUNSEL OPINION

Upon delivery of the Bonds (as defined below) in definitive form, Greenberg Traurig, P.A., as Bond Counsel, proposes to render its final approving opinion with respect to such Bonds in substantially the following form:

_____________, 2023

Board of Supervisors of the Bridgewalk Community Development District Osceola County, Florida

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

Dear Board Members:

We have acted as bond counsel in connection with the issuance by the Bridgewalk Community Development District (the “District”) of its $_________ in aggregate principal amount of Special Assessment Bonds, Series 2023 (Assessment Area Two Project) (the “Bonds”), issued and delivered on this date pursuant to the constitution and laws of the State of Florida, particularly, the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended, and other applicable provisions of law (collectively, the “Act”) and Resolution No. 2021-14, adopted by the Board of Supervisors of the District (the “Board”) on September 30, 2021, as supplemented by Resolution No. 2024-01 adopted by the Board on October 16, 2023 (collectively, the “Bond Resolution”). The Bonds are being issued and secured under that certain Master Trust Indenture, dated as of January 1, 2022 (the “Master Indenture”), as supplemented by that certain Second Supplemental Trust Indenture, dated as of November 1, 2023 (the “Second Supplement” and, together with the Master Indenture, the “2023 Indenture”), each by and between the District and Regions Bank, as trustee. Capitalized terms used herein without definitions have the meanings ascribed thereto in the 2023 Indenture.

The Bonds are being issued for the primary purpose of financing certain public infrastructure for the benefit of Assessment Area Two within the District.

In order to secure the payment of the Bonds, and subject to the terms of the 2023 Indenture, the District has pledged to the holders of the Bonds, and granted a lien to the holders of the Bonds on, the Series 2023 Pledged Revenues.
In connection with this opinion, we have examined the Act, certified copies of the Resolution, the 2023 Indenture, the Arbitrage Certificate, a transcript of the proceedings related to the issuance of the Bonds and such other documents and opinions as we have deemed necessary to render this opinion, and are relying on certain findings, covenants and agreements of the District set forth therein and such certified copies of the proceedings of the District and such other documents and opinions as we have deemed necessary to render this opinion. As to the questions of fact material to our opinion, we have relied upon representations of the District furnished to us, without undertaking to verify such representations by independent investigation. We have also relied upon certain certifications and representations provided by Lennar Homes, LLC as the developer of a residential community located within the District which is subject to the Series 2023 Special Assessments comprising the Series 2023 Pledged Revenues.

Based on the foregoing, we are of the opinion that:

1. The District has the power to authorize, execute and deliver the 2023 Indenture, to perform its obligations thereunder and to issue the Bonds.

2. The 2023 Indenture has been duly authorized, executed and delivered by the District. The 2023 Indenture creates a valid pledge of the Series 2023 Pledged Revenues and constitutes a valid and binding obligation of the District enforceable against the District in accordance with its terms.

3. The issuance and sale of the Bonds have been duly authorized by the District and, assuming the due authentication thereof, the Bonds constitute valid and binding limited obligations of the District, payable in accordance with, and as limited by, the terms of the 2023 Indenture.

4. The Internal Revenue Code of 1986, as amended (herein, the “Code”) includes requirements which the District must continue to meet after the issuance of the Bonds in order that interest on the Bonds not be included in gross income for federal income tax purposes. The failure of the District to meet these requirements may cause interest on the Bonds to be included in gross income for federal income tax purposes retroactive to their date of issuance. The District has covenanted in the 2023 Indenture to take the actions required by the Code in order to maintain the exclusion from gross income for federal income tax purposes of interest on the Bonds.

Under existing statutes, regulations, rulings and court decisions, subject to the assumption stated in the following paragraph, interest on the Bonds is excludable from the gross income of the owners thereof for federal income tax purposes and, furthermore, interest on the Bonds is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals. In the case of the alternative minimum tax imposed by Section 55(b)(2) of the Code on applicable corporations (as defined in Section 59(k) of the Code), interest on the Bonds is not excluded from the determination of adjusted financial statement income.

In rendering the opinion expressed above, we have assumed continuing compliance with the tax covenants referred to above that must be met after the issuance of the Bonds in order that interest on the Bonds not be included in gross income for federal income tax purposes.
The Bonds and interest thereon are not subject to taxation under the laws of the State of Florida except as to estate taxes and taxes imposed by Chapter 220, Florida Statutes, on interest, income or profits on debt obligations owned by corporations as defined in Chapter 220.

We express no opinion regarding other federal or any state tax consequences resulting from the ownership, receipt or accrual of interest on, or disposition of the Bonds.

In rendering the foregoing opinions we have assumed the accuracy and truthfulness of all public records and of all certifications, documents and other proceedings examined by us that have been executed or certified by public officials acting within the scope of their official capacities and have not verified the accuracy or truthfulness thereof. We have also assumed the genuineness of the signatures appearing upon such public records, certifications, documents and proceedings.

The opinions set forth herein are subject to state and federal laws relating to bankruptcy, insolvency, reorganization, moratorium and similar laws, and to equitable principles, affecting the enforcement of creditors’ rights generally, and to the exercise of judicial discretion in appropriate cases.

We wish to call to your attention that the Bonds are limited obligations of the District payable solely from the Series 2023 Pledged Revenues and neither the full faith and credit nor the taxing power of the District, Osceola County, Florida, the State of Florida or any other political subdivision thereof is pledged as security for the payment of the Bonds. The Bonds do not constitute an indebtedness of the District within the meaning of any constitutional or statutory provision or limitation.

Respectfully submitted,

GREENBERG TRAURIG, P.A.
BRIDGEWALK
COMMUNITY DEVELOPMENT DISTRICT

REVISED MASTER ENGINEER’S REPORT
INFRASTRUCTURE IMPROVEMENTS

PREPARED FOR

Bridgewalk Community Development District
Board of Supervisors
c/o Governmental Management Services- Central Florida, LLC
219 East Livingston Street
Orlando, FL 32801

PREPARED BY

October 2023
BRIDGEWALK CDD
ENGINEER’S REPORT
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Appendix
I. Exhibit 1 – Location Map
II. Exhibit 2 – District Legal Description
III. Exhibit 3 – PD Concept Plan
IV. Exhibit 4 – Development Permit Status
V. Exhibit 5 – Stormwater Management Exhibit
VI. Exhibit 6 – Water Distribution Exhibit
VII. Exhibit 7 – Sanitary Sewer Exhibit
VIII. Exhibit 8 – Reclain Distribution Exhibit
IX. Exhibit 9 - Roadway and Alleyway Improvement Plan
X. Exhibit 10 – Landscape Exhibit
XI. Exhibit 11 – Master Project Cost Summary

Broc L. Althafer, P.E.        Date
Florida Engineer License No. 72321
Osceola Engineering, Inc. No. 26265
BRIDGEWALK CDD
ENGINEER’S REPORT

I. Introduction

a. Location and General Description. The Bridgewalk Subdivision is a residential land development project (the “Development”) located in eastern Osceola County, Florida. The Development contains approximately 211.99 acres and is wholly contained within the boundaries of the Bridgewalk Community Development District (the “District”). The District is located north of Cyrils Drive and east of US Lake Ajay, all within Section 14, Township 25 South, Range 31 East. The location of the District is graphically shown on Exhibit 1-Location Map and the District Boundaries are shown by phase of development on Exhibit 2-District Legal Description, both located within the Appendix of this report.

In accordance with the Osceola County Comprehensive Plan, the Development is located within an area assigned future land use of Low Density Residential (LDR) with the corresponding zoning designation of Planned Development. The Planned Development, PD19-00020, was approved by the Osceola County Board of County Commissioners on February 17, 2020. The PD Concept Plan is included as Exhibit 3 in the Appendix. The Preliminary Subdivision Plan, PS20-00002, was approved by the Osceola County Board of County Commissioners on May 18, 2020.

b. District Purpose and Scope. The District has been established for the purpose of financing, acquiring or constructing, maintaining, and/or operating infrastructure necessary to support the development. The purpose of this report is to provide a description of the public infrastructure improvements to be financed, constructed, and/or acquired by the District. Lennar Homes, LLC, the primary developer of the Development (the “Developer”) has completed construction of the initial phase, and construction of the remaining phases is on-going. The Developer has and will construct the Development infrastructure financed by the District and will construct the balance of the infrastructure needed for the Development that is not financed by the District.

The District was established pursuant to Osceola County Ordinance enacted by the Board of County Commissioners on September 22, 2021, with effective date of September 28, 2021. This report amends and restates our Master Engineer’s Report dated September 2021.

c. Description of Land Use. The lands within the District encompass approximately 211.99 acres. The Development is planned as a 523-unit residential community consisting of detached single family units and attached townhome units to be developed in multiple phases within two assessment areas. The table below illustrates the current land use plan.
<table>
<thead>
<tr>
<th>Proposed Land Use</th>
<th>Approximate Area (Acres)</th>
<th>Assessment Area 1</th>
<th>Assessment Area 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Road Rights of Way</td>
<td>8.59</td>
<td>117</td>
<td>0</td>
</tr>
<tr>
<td>25’ wide lots</td>
<td>87.28</td>
<td>54</td>
<td>33</td>
</tr>
<tr>
<td>40’ wide lots</td>
<td></td>
<td>48</td>
<td>173</td>
</tr>
<tr>
<td>50’ wide lots</td>
<td></td>
<td>29</td>
<td>69</td>
</tr>
<tr>
<td>60’ wide lots</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recreation</td>
<td>5.03</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Buffers, Parks, &amp; Open Space</td>
<td>22.43</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water Management Ponds, Wetlands &amp; Buffers</td>
<td>88.66</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>211.99</strong></td>
<td><strong>248</strong></td>
<td><strong>275</strong></td>
</tr>
</tbody>
</table>

The PD Concept Plan included as **Exhibit 3** in the **Appendix** provides a pictorial illustration of the above proposed land uses.

**II. Status of Permitting**

The current plan of development is expected to include 406 single family detached units and 117 townhome units, recreational uses, public roadways and alleyways, storm water management areas, and open spaces.

The local government regulations governing the Development include: the Osceola County Comprehensive Plan; the Osceola County Land Development Code; and the Bridgewater Planned Development (PD19-0020).

State and Federal Agencies administering permit authority include: South Florida Water Management District; Florida Department of Environmental Protection and the United States Army Corps of Engineers. The Florida Department of State Division of Historical Resources also has public comment input required for the SFWMD permit.

The following permits are required for the Development:

1. South Florida Water Management District (SFWMD):
   Environmental Resource General Construction Permit

2. Osceola County
   - Planned Development Zoning Map Amendment
   - Site Development Plan Phase 1
   - Site Development Plan Phase 2A & 2B
   - Site Development Plan Phase 2C

3. State of Florida Department of Environmental Protection (FDEP)
   - Potable Water Supply Distribution System Permit
   - Domestic Wastewater/Transmission System Permit
National Pollutant Discharge Elimination System N.O.I.

4. Florida Department of State Division of Historical Resources:
   Archeological Assessment Sufficiency Approval

As provided herein, this Development includes two assessment areas. Assessment Area 1 of the Development consists of 131 single family detached units, and 117 townhome units. Assessment Area 1 includes improvements associated with Phase 1A and Phase 2A of the Development, and includes water, sewer and re-use utilities, one storm water management pond, open space tracts and an amenity center all on the southern portion of the District boundary. Assessment Area 1 has received all necessary permits and construction of the Assessment Area 1 infrastructure is complete.

Assessment Area 2 of the Development will consist of 275 single family detached units. Assessment area 2 includes improvements associated with Phase 1B and 2C of the Development, and will include water, sewer and re-use utilities, and open space tracts on the northern portion of the District boundary. The Assessment Area 2 infrastructure is currently under design.

Please see Exhibit 4 in the Appendix for a detailed description of the permit status. It is our opinion the necessary permits for the construction of the improvements associated with Assessment Area 1 of the Development have been obtained, and the necessary permits for the construction of the improvements associated with Assessment Area 2 will be obtained in the near future, and there are no technical reasons existing at this time which would prohibit the implementation of the plans for the Development as presented herein. Furthermore, all permits not yet issued and which are necessary to affect the infrastructure improvements described herein will be obtained during the ordinary course of constructing the Development.

III. Infrastructure Benefit

The public infrastructure described herein as provided and as proposed to be provided by the District provide two types of public benefits. These benefits include:

1. Project wide public benefits
2. Incidental public benefits

The project-wide public benefits are provided by public infrastructure improvements that serve all residents in the District. These public infrastructure improvements include: master storm water management systems; potable water distribution systems; reclaimed water distribution systems; sanitary sewer collection systems; and hardscape, landscape and irrigation improvements designed to serve the entire District.

Incidental public benefits include those benefits received by the general public who do not necessarily reside within the District. These benefits occur for two reasons in the case of the District. First, the general public will be using some of the improvements provided by the District. Second, the proposed infrastructure improvements are required under the Development’s development orders and approvals, which includes not only the District,
but also additional facilities outside the District, which will also benefit from District improvements. These incidental public benefits include improvements identified in Exhibit 3 in the Appendix: master storm water management systems; roadway systems, potable water distribution systems; reclaimed water distribution systems; sanitary sewer collection systems; perimeter landscape and irrigation improvements.

The proposed public infrastructure improvements identified in this Report are intended to provide specific benefit to the assessable real property within the boundaries of the District. The construction and maintenance of the proposed infrastructure improvements are necessary and will benefit the property for the intended use as a residential subdivision. As noted, the District can construct, acquire, own, and/or operate all or a portion of the proposed public infrastructure discussed herein. As noted earlier, it’s anticipated the Developer will construct the master project infrastructure improvements (hereinafter defined) not financed or acquired by the District.

IV. Description of the Infrastructure and Construction Schedule

1. Storm Water Management Facilities The storm water management facilities consist of curb & gutters, inlets, manholes, storm pipes, and drainage swales. Retaining walls alter grades to establish drainage basin boundaries, directing runoff toward the collection and conveyance system which discharges into the wet detention pond. Excavation of onsite fill material is required to define the retention pond at appropriate grades to provide adequate stormwater treatment, and to manage the storm water runoff generated by the Development. The storm water management facilities do not include the transportation or use of fill on any of the private lands. The storm water management facilities will be owned, operated and maintained by the District.

   See Exhibit 5 in the Appendix for a graphical representation of the storm water management facilities.

2. Potable Water Distribution Facilities Potable water for the Development will be provided by Tohopekaliga Water Authority (TWA). An existing 20 inch water main located on the north side of Cyrils Drive will provide domestic potable water and fire flow service to the District. Water impact fees are included in the cost of the potable water distribution facilities. For clarity and accurate calculation of construction contingency, these Impact/Connection fees are included separately in the cost summary included in Section VII below.

   When completed, the potable water distribution facilities will be dedicated by the District to TWA for ownership, operation and maintenance. All water system impact fees charged by the TWA are included in the cost of these facilities. The District will not finance any water service on private property. See Exhibit 6 in the Appendix for a graphical representation of the water distribution facilities.

3. Sanitary Sewer Collection & Conveyance Facilities Sanitary sewer collection and treatment will be provided by TWA. An existing 12 inch force main located on the south side of Cyrils Drive will provide wastewater service for the District. The Development will be served by gravity sanitary sewer mains and two (2) sanitary sewer lift stations.
Both lift stations are located within the boundary of Assessment Area 1. Sewer impact fees are included in the cost of the sanitary sewer facilities. For clarity and accurate calculation of construction contingency, these impact/connection fees are included separately in the cost summary included in Section VII below.

When completed, the sanitary sewer facilities, including both lift stations will be dedicated by the District to TWA for ownership, operation and maintenance. All sewer system impact fees charged by TWA are included in the cost of these systems. The District will not finance any sewer lateral on private property. See Exhibit 7 in the Appendix for a graphical representation of the sanitary sewer facilities.

4. **Reclaimed Water Distribution Facilities** Reclaimed water for the Development will be provided by TWA. An proposed stormwater reuse pump station located on the northwestern corner of the intersection of Addison Boulevard and Cyrils Drive will provide reclaimed irrigation service to the District.

When completed, the reclaimed water distribution facilities will be dedicated by the District to TWA for operation and maintenance. The District will not finance any water service of private property. See Exhibit 8 in the Appendix for a graphical representation of the reclaimed water distribution facilities.

5. **Roadway and Alleyway Infrastructure** The roadway and alleyway systems will consist of stabilized subgrade, limerock base material, and asphalt roadway surface, along with curbs, concrete aprons and other elements intended to provide driving surface for vehicles.

When completed, the roadway system will be dedicated by the District to Osceola County for ownership, operation and maintenance. The alleyways will be turned over to the District for ownership, operation and maintenance. The cost of the roadway improvements is separate from the cost of the alleyway improvements in the cost summary included in Section VII below. See Exhibit 9 in the Appendix for a graphical representation of the roadway facilities. All roadway improvements financed by the District shall be available for public use.

6. **Landscape, Irrigation & Hardscape** The development includes the installation of trees, shrubs and groundcover in Open Space and Recreation tracts, as well as the construction of a boat ramp and dock facility on Lake Ajay, which will be accessible by, and open to, the public.

The landscape, irrigation and hardscape, including the public marina located on Lake Ajay will be turned over to the District for ownership, operation and maintenance. See Exhibit 10 in the Appendix for a graphical representation of the landscape, irrigation and hardscape improvements.

7. **Underground Electrical System** The underground electrical system will consist of carrier pipes, transformers, electrical distribution lines, and other appurtenances to deliver power to the site. The differential cost of undergrounding may be financed by the District.
When completed, the power distribution system will be dedicated by the District to the Orlando Utilities Commission for ownership, operation and maintenance.

8. Professional and Inspection Fees  Professional services from various consultants are required to design, obtain permits and construct the public infrastructure within the Development. These consultants include but are not limited to: civil engineer; surveyor; environmental scientist; geotechnical engineer; land planner; and land development attorneys. Each agency will charge a plan review fee and an inspection fee for the public infrastructure to insure the public improvements are designed in accordance with the agency’s codes and constructed in accordance with the approved plans. The professional service fees and review/inspection fees are included in the District’s public infrastructure facilities costs.

9. Construction Schedule. As of the date of this report, construction of Phase 1A and 1B is complete. Construction of 2A and 2C of the Development is under way. It is estimated the infrastructure facilities for Phase 2 will be completed in approximately 6 months. An estimated schedule follows:

<table>
<thead>
<tr>
<th>Facility</th>
<th>Construction Schedule</th>
</tr>
</thead>
<tbody>
<tr>
<td>Storm Water Management Facilities (Assessment Area 1)</td>
<td>10/2020 - 09/2023</td>
</tr>
<tr>
<td>Storm Water Management Facilities (Assessment Area 2)</td>
<td>01/2022 - 04/2024</td>
</tr>
<tr>
<td>Potable Water Distribution Facilities (Assessment Area 1)</td>
<td>10/2020 - 09/2023</td>
</tr>
<tr>
<td>Potable Water Distribution Facilities (Assessment Area 2)</td>
<td>01/2022 - 04/2023</td>
</tr>
<tr>
<td>Sanitary Sewer Facilities (Assessment Area 1)</td>
<td>10/2020 - 09/2023</td>
</tr>
<tr>
<td>Sanitary Sewer Facilities (Assessment Area 2)</td>
<td>01/2022 - 04/2023</td>
</tr>
<tr>
<td>Reclaimed Water Facilities (Assessment Area 1)</td>
<td>10/2020 - 09/2023</td>
</tr>
<tr>
<td>Reclaimed Water Facilities (Assessment Area 2)</td>
<td>01/2022 - 04/2024</td>
</tr>
<tr>
<td>Landscape, Irrigation &amp; Hardscape (Assessment Area 1)</td>
<td>10/2020 - 09/2023</td>
</tr>
<tr>
<td>Landscape, Irrigation &amp; Hardscape (Assessment Area 2)</td>
<td>01/2022 - 04/2024</td>
</tr>
<tr>
<td>Professional and Inspection Fees (Assessment Area 1)</td>
<td>10/2020 - 09/2023</td>
</tr>
<tr>
<td>Professional and Inspection Fees (Assessment Area 2)</td>
<td>01/2022 - 04/2024</td>
</tr>
</tbody>
</table>

VI. Ownership and Maintenance

After the District has financed and acquired and/or constructed the proposed Master Project improvements, the ultimate ownership and maintenance responsibilities of the proposed infrastructure improvements are set forth below.

<table>
<thead>
<tr>
<th>Proposed Infrastructure Improvements</th>
<th>Ownership</th>
<th>Operation &amp; Maintenance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Storm Water Management Facilities</td>
<td>CDD(1)</td>
<td>CDD(1)</td>
</tr>
<tr>
<td>Potable Water Distribution Facilities</td>
<td>TWA(3)</td>
<td>TWA(3)</td>
</tr>
<tr>
<td>Sanitary Sewer Facilities</td>
<td>TWA(3)</td>
<td>TWA(3)</td>
</tr>
<tr>
<td>Reclaimed Water Distribution Facilities</td>
<td>TWA(3)</td>
<td>TWA(3)</td>
</tr>
<tr>
<td>Roadway Improvements</td>
<td>OC(2)</td>
<td>OC(2)</td>
</tr>
</tbody>
</table>
### Alleyway Improvements
- CDD<sup>(1)</sup>
- CDD<sup>(1)</sup>

### Landscape, Irrigation & hardscape
- CDD<sup>(1)</sup>
- CDD<sup>(1)</sup>

### Underground Electrical System
- OUC<sup>(4)</sup>
- OUC<sup>(4)</sup>

**Notes:**
1. Bridgewalk Community Development District
2. Osceola County, Florida
3. Tohopekaliga Water Authority
4. Orlando Utilities Commission

### VII. Real Property Interests

Real property interests for the lands within the District needed for Public Improvements will be dedicated by the Developer to the District or other applicable public entity as directed by the District.

### VIII. Estimate of Capital Improvement Costs

<table>
<thead>
<tr>
<th>Assessment Area</th>
<th>1 Costs</th>
<th>2 Costs</th>
<th>Total CDD Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>$ 2,546,174.64</td>
<td>$ 2,582,473.36</td>
<td>$ 5,128,648.01</td>
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<tr>
<td>STORMWATER MANAGEMENT SYSTEM</td>
<td>$ 368,791.35</td>
<td>$ 803,138.25</td>
<td>$ 1,171,929.59</td>
</tr>
<tr>
<td>WATER DISTRIBUTION SYSTEM</td>
<td>$ 1,723,471.26</td>
<td>$ 854,025.14</td>
<td>$ 2,577,496.41</td>
</tr>
<tr>
<td>SANITARY SEWER COLLECTION &amp; CONVEYANCE SYSTEM</td>
<td>$ 1,709,347.98</td>
<td>$ 510,226.49</td>
<td>$ 2,219,574.47</td>
</tr>
<tr>
<td>RECLAIMED WATER DISTRIBUTION SYSTEM</td>
<td>$ 1,949,648.04</td>
<td>$ 1,932,689.17</td>
<td>$ 3,882,337.20</td>
</tr>
<tr>
<td>ONSITE ROADWAY</td>
<td>$ 251,711.05</td>
<td>$ 34,883.37</td>
<td>$ 286,594.42</td>
</tr>
<tr>
<td>ONSITE ALLEYWAYS</td>
<td>$ 553,571.43</td>
<td>$ 2,016,854.17</td>
<td>$ 2,570,425.60</td>
</tr>
<tr>
<td>LANDSCAPE, HARDSCAPE, IRRIGATION</td>
<td>$ 372,000.00</td>
<td>$ 347,326.00</td>
<td>$ 719,326.00</td>
</tr>
<tr>
<td>UNDERGROUND ELECTRICAL SYSTEM</td>
<td>$ 910,271.58</td>
<td>$ 873,429.00</td>
<td>$ 1,783,700.57</td>
</tr>
<tr>
<td>CONSTRUCTION CONTINGENCY</td>
<td>$ 529,539.33</td>
<td>$ 503,248.33</td>
<td>$ 1,032,787.66</td>
</tr>
<tr>
<td>PROFESSIONAL &amp; PERMIT FEES</td>
<td>$ 1,454,520.00</td>
<td>$ 1,672,265.67</td>
<td>$ 3,126,785.67</td>
</tr>
<tr>
<td>TOTAL COSTS</td>
<td>$ 12,369,046.65</td>
<td>$ 12,130,558.95</td>
<td>$ 24,499,605.61</td>
</tr>
</tbody>
</table>

**Note:** Please refer to Exhibit 11 in Appendix for a detail of the estimated costs above.

### IX. Conclusions and Summary Opinion

The Project improvements as detailed herein are necessary for the functional development of the District. The planning and design of the public improvements has been completed in accordance with current governmental regulatory requirements. The public improvements will provide the intended function so long as the construction is in substantial compliance with the design and permits. The District has with respect to Assessment Area 1 and intends with respect to Assessment Area 2 to fund the acquisition and/or construction of all or portion of the Master Project improvements included in this report through the issuance of special assessment bonds. The costs provided herein are exclusive of certain legal, administrative, financing, operations, and/or maintenance services necessary to finance, construct, acquire and/or operate the Master Project improvements. The Engineer recommends that the District should levy and collect an annual “Operating and Maintenance Assessment” to be determined, assessed and levied.
by the District’s Board of Supervisors upon the assessable real property within the District for the purpose of funding the cost and expenses of maintaining District-owned improvements. It is my professional opinion that the infrastructure improvement cost estimates provided in this Report for the District’s proposed Master Project improvements are fair and reasonable to complete the construction of the proposed public improvements and that these Master Project improvements represent a system of improvements that will benefit and add value to all developed land in the District as more fully detailed in the assessment methodology reports prepared by Governmental Management Services-Central Florida, LLC. Such added value shall be at least equal to the costs of such public improvements. All such proposed infrastructure improvements are for accessible public improvements or community facilities as set forth in Chapter 190 of the Florida Statutes.

The estimate of public improvements construction costs is only an estimate and not a guaranteed maximum price. Where necessary, historical costs and information from other professionals or utility consultants and contractors have been used in the preparation of this report. Consultants and contractors who have contributed in providing the cost data included in this report are reputable entities within the area. It is therefore our opinion that the construction of the public improvements can be completed at the costs as stated. It is my view the cost to be paid by the District for the public improvements will not exceed the greater of the actual cost or fair market value of such improvements. The labor market, future costs of equipment and materials, increased regulatory actions and the actual construction process are all beyond control. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate. All public improvements will be located on lands owned by the District or other units of local government or the District or other unit of local government will have a perpetual easement.
EXHIBIT 2 – DISTRICT LEGAL DESCRIPTION
LEGAL DESCRIPTION:

PURCHASE PARCEL:

A PARCEL OF LAND BEING LOTS 30, 31, 32, 33, 34, 35, 46, 47, 48, 49, 50, 51, 62, 63 AND 64, AND THE SOUTH 1/2 OF LOTS 17, 18, 19, AND 20 AND PORTIONS OF LOTS 29, 36, 45, 52, AND 61, NEW MAP OF NARCOOSSEE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGES 73 AND 74, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, TOGETHER WITH THAT CERTAIN 16.5 FEET WIDE PLATTED RIGHT OF WAY LYING EAST OF SAID LOTS 32, 33, 48, 49 AND 64, AND THE 51/2 OF LOT 17, AND THAT CERTAIN 33 FEET WIDE PLATTED RIGHT OF WAY LYING BETWEEN THE SOUTH 1/2 OF LOTS 18 AND 19, LOTS 30 AND 31, LOTS 34 AND 35, LOTS 46 AND 47, LOTS 50 AND 51, AND LOTS 62 AND 63, AND THAT CERTAIN 16.5 FEET WIDE PLATTED RIGHT OF WAY LYING WEST OF LOT 29, LOT 36 AND LOT 61 OF THE AFORESAID PLAT OF NEW MAP OF NARCOOSSEE, ALL LYING IN SECTION 4, TOWNSHIP 25 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 4; THENCE RUN 500.00'00"E ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4, A DISTANCE OF 1639.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE 500.00'00"E ALONG SAID EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4, A DISTANCE OF 983.49 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 4; THENCE RUN 500.00'00"E ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4, A DISTANCE OF 2631.21 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF CYRIL'S DRIVE PER PLAT BOOK 1, PAGES 73-74, THENCE RUN N98°36'31"W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2641.64 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4, SAID LINE BEING THE EAST LINE OF SPRINGHEAD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 88, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN N00°16'30"W ALONG THE EAST LINE OF SAID SPRINGHEAD, A DISTANCE OF 371.05 FEET TO THE SOUTHEAST CORNER OF TRACT 1 OF SAID SPRINGHEAD; THENCE RUN N99°43'30"E, ALONG A LINE PERPENDICULAR TO THE EAST LINE OF SAID SPRINGHEAD, A DISTANCE OF 200.00 FEET; THENCE ALONG A LINE LYING 200 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SAID SPRINGHEAD, THE FOLLOWING THREE (3) COURSES AND Distances; THENCE RUN N00°16'30"W, A DISTANCE OF 902.06 FEET; THENCE RUN N16°34'14"E, A DISTANCE 835.83 FEET; THENCE RUN N30°44'11"E, A DISTANCE 110.72 FEET TO A POINT ON THE EASTIERLY EXTENSION OF THE NORTH LINE OF TRACT 3 OF SAID SPRINGHEAD; THENCE RUN N69°00'29"W ALONG SAID EASTIERLY EXTENSION OF THE NORTH LINE OF TRACT 3, A DISTANCE OF 202.93 FEET TO THE NORTHEAST CORNER OF SAID TRACT 3, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF TRACT 4; THENCE RUN N69°00'29"W ALONG THE NORTH LINE OF SAID TRACT 3, A DISTANCE OF 608.72 FEET TO A POINT ON THE WEST LINE OF SAID SPRINGHEAD; THENCE ACROSS SAID WEST LINE OF SPRINGHEAD THE FOLLOWING FIVE (5) COURSES AND DISTANCES; THENCE RUN N24°41'43"E, A DISTANCE 277.99 FEET; THENCE RUN N14°21'53"E, A DISTANCE 265.90 FEET; THENCE RUN N43°17'11"W, A DISTANCE 209.45 FEET; THENCE RUN N75°33'23"W, A DISTANCE 168.15 FEET; THENCE RUN N66°31'00"W, A DISTANCE 82.66 FEET TO A POINT ON THE ORDINARY HIGH WATER LINE OF LAKE AALAY (ELEVATION 57.0 FEET N.A.V.D. 1988 DATUM); THENCE RUN NORTHWESTERLY ALONG SAID ORDINARY HIGH WATER LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES; THENCE RUN N68°00'29"W, A DISTANCE 20.14 FEET; THENCE RUN N38°03'04"W, A DISTANCE 76.45 FEET; THENCE RUN N92°36'12"W, A DISTANCE 78.29 FEET; THENCE RUN N36°07'05"W, A DISTANCE 73.49 FEET; THENCE RUN N21°11'50"W, A DISTANCE 98.72 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF AFORESAID LOTS 20, 19, 18 AND 17 AND THE EASTIERLY EXTENSION THEREOF, THENCE DEPARTING SAID ORDINARY HIGH WATER LINE RUN N89°34'13"E ALONG SAID NORTH LINE, A DISTANCE OF 2970.40 FEET TO THE POINT OF BEGINNING.

CONTAINS 211.99 ACRES MORE OR LESS
EXHIBIT 3 - PD CONCEPT PLAN
EXHIBIT 4 – DEVELOPMENT PERMIT STATUS
Overall District:
Osceola County Zoning (PD19-00020)- Approved 03/03/2020
Osceola County Preliminary Subdivision (PS20-00002) – Approved 05/21/2020
Osceola County Floodplain (FP20-00419) – Approved 04/08/2021
SFWMD Environmental Resource Permit (ERP No. 49-103743-P) – Issued 10/05/2020
SFWMD Consumptive Use for Stormwater Reuse (No. 49-0299-W) – Issued 03/11/2021

Phase 1A & 1B:
Osceola County Site Development (SDP20-0052) – Approved 09/16/2020
Toho Water Authority Approval (Project No. 200049.em.eg) – Approved 01/14/2021
FDEP Water (0354766-013-DS) – Issued 02/04/2021
FDEP Sewer (0398339-001-DWC/CM) – Issued 02/12/2021

Phase 2A & 2B:
Osceola County Site Development (SDP21-0124) – Approved 12/06/2021
Toho Water Authority Approval (Project No. 210080.CHP.EG) – Approved 02/25/2022
FDEP Water (0379859-008 DSGP) – Issued 06/17/2022
FDEP Sewer (0398339-002-DWC/CG) – Issued 06/20/2022

Phase 2C:
Osceola County Site Development (SDP22-0122) – Approved 05/08/2023
Toho Water Authority Approval (Project No. 2200085.xx.ka) – Approved 06/02/2023
FDEP Water (0379859-017 DSGP) – Issued 06/15/2023
FDEP Sewer (0398339-004-DWC/CM) – Issued 09/01/2023
EXHIBIT 5 – STORMWATER MANAGEMENT FACILITIES EXHIBIT
EXHIBIT 6 – WATER DISTRIBUTION FACILITIES EXHIBIT
Bridgewalk
Community Development District

PROPOSED WATER DISTRIBUTION SYSTEM

LEGEND:

- ASSESSMENT AREA 1
  PHASES 1A, 2A AND 2B
- ASSESSMENT AREA 2
  PHASE 1B AND FUTURE

EXHIBIT 6
EXHIBIT 7 – SANITARY SEWER FACILITIES EXHIBIT
EXHIBIT 8 – RECLAIM DISTRIBUTION FACILITIES EXHIBIT
EXHIBIT 9 – ROADWAY AND ALLEYWAY EXHIBIT
EXHIBIT 10 – LANDSCAPE/HARDSCAPE/IRRIGATION EXHIBIT
EXHIBIT 11 – INFRASTRUCTURE COST SUMMARY
# BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT
## ENGINEER'S ESTIMATE OF PROBABLE COSTS

<table>
<thead>
<tr>
<th></th>
<th>Projected Phase 1A Costs</th>
<th>Projected Phase 2A Costs</th>
<th>Projected Phase 1B Costs</th>
<th>Total Project Costs</th>
<th>Phase 1A CDD Costs</th>
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<th>Phase 2 CDD Costs</th>
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</table>
APPENDIX D

ASSESSMENT METHODOLOGY
MASTER
ASSESSMENT METHODOLOGY

FOR
BRIDGEWALK
COMMUNITY DEVELOPMENT DISTRICT

Date: September 30, 2021

Prepared by

Governmental Management Services – Central Florida, LLC
219 E. Livingston Street
Orlando, FL 32801
GMS-CF, LLC does not represent the Bridgewalk Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the Bridgewalk Community Development District with financial advisory services or offer investment advice in any form.
1.0 Introduction

The Bridgewalk Community Development District is a local unit of special-purpose
government organized and existing under Chapter 190, Florida Statutes (the “District”), as
amended. The District plans to issue up to $26,025,000 of tax exempt bonds in one or more
series (the “Bonds”) for the purpose of financing certain infrastructure improvements within
the District, more specifically described in the Master Engineer’s Report dated September 2021
prepared by Osceola Engineering, Inc. as may be amended and supplemented from time to
time (the “Engineer’s Report”). The District anticipates the construction and/or acquisition
of public infrastructure improvements consisting of improvements that benefit property
owners within the District.

1.1 Purpose

This Master Assessment Methodology Report (the “Assessment Report”) provides for
an assessment methodology for allocating the debt to be incurred by the District to
benefiting properties within the District. This Assessment Report allocates the debt to
properties based on the special benefits each receives from the District’s capital
improvement plan (“CIP”). This Assessment Report will be supplemented with one
or more supplemental methodology reports to reflect the actual terms and conditions
at the time of the issuance of each series of Bonds. This Assessment Report is designed
to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect
to special assessments and is consistent with our understanding of case law on this
subject.

The District intends to impose non-ad valorem special assessments (“Special
Assessments”) on the benefited lands within the District based on this Assessment
Report. It is anticipated that all of the proposed Special Assessments will be collected
through the Uniform Method of Collection described in Chapter 197.3632, Florida
Statutes or any other legal means of collection available to the District. It is not the
intent of this Assessment Report to address any other assessments, if applicable, that
may be levied by the District, a homeowner’s association, or any other unit of
government.

1.2 Background

The District currently includes approximately 211.99 acres located within Osceola
County, Florida, in the Bridgewalk community (the “Community”). The Community
development program currently envisions approximately 529 residential dwelling
units consisting of various front lot sizes of single-family homes and townhomes
(herein the “Development”). The proposed Development program is depicted in
Table 1. It is recognized that the Development program may change, and this
Assessment Report will be modified accordingly.
The public improvements contemplated by the District in the CIP will provide facilities that benefit the assessable property within the District. The CIP is delineated in the Engineer’s Report. Specifically, the District will construct and/or acquire certain stormwater management system, sanitary sewer collection & conveyance system, water distribution system, reclaimed water distribution system, onsite roadway, onsite alleyways, landscape, hardscape & irrigation, differential cost of undergrounding electric utilities, construction contingency, professional & permit fees, and utility connection fees. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that may be provided by the District and the costs to implement the CIP.
2. The District Engineer determines the assessable acres that benefit from the District’s CIP.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct CIP.
4. This funding amount is initially divided equally among the benefited properties on a prorated gross acreage basis. Ultimately, as land is platted, this funding amount will be assigned to each of the benefited properties based on the number and size of platted units.

1.3 Special Benefits and General Benefits

Improvements undertaken by the District create special and peculiar benefits to the assessable property, different in kind and degree than general benefits, for properties within its boundaries as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to the assessable property within the District. The implementation of the CIP enables properties within its boundaries to be developed. Without the District’s CIP, there would be no infrastructure to support development of land within the District. Without these improvements, development of the property within the District would be prohibited by law.

There is no doubt that the general public and property owners outside the District will benefit from the provision of the District’s CIP. However, these benefits will be incidental to the District’s CIP, which is designed solely to meet the needs of property within the District. Properties outside the District boundaries do not depend upon the District’s CIP. The property owners within the District are therefore receiving special benefits not received by those outside the District’s boundaries.
1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

1) The properties must receive a special benefit from the improvements being paid for.
2) The assessments must be fairly and reasonably allocated to the properties being assessed.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within the District will equal or be greater than the costs associated with providing these benefits. The District Engineer estimates that the District’s CIP that is necessary to support full development of the Community will cost approximately $20,682,999. The District’s Underwriter projects that financing costs required to fund the infrastructure improvements, the cost of issuance of the Bonds, the funding of debt service reserves and capitalized interest, will be approximately $26,025,000. Additionally, funding required to complete the CIP which is not financed with Bonds are anticipated to be funded by Lennar, as the developer (the “Developer”) through a completion agreement at the time of issuance of the Bonds. Without the CIP, the Community within the District would not be able to be developed and occupied by future residents of the Community.

2.0 Assessment Methodology

2.1 Overview

The District is planning to issue up to $26,025,000 in Bonds to fund the District’s CIP, provide for capitalized interest, a debt service reserve account and cost of issuance. It is the purpose of this Assessment Report to allocate the $26,025,000 in debt to the properties benefiting from the CIP.

Table 1 identifies the proposed land uses as identified by the Developer, who is the current landowner of the land within the District. The District has relied on the Engineer’s Report to develop the costs of the CIP needed to support the Development, these construction costs are outlined in Table 2. The improvements needed to support the Development are described in detail in the Engineer’s Report and are estimated to cost $20,682,999. Based on the estimated costs, the size of the bond issue under current market conditions needed to generate funds to pay for the CIP and related costs was
determined by the District’s Underwriter to total approximately $26,025,000. Table 3 shows the breakdown of the bond sizing.

2.2 Allocation of Debt

Allocation of Special Assessment debt is a continuous process until the development plan is completed. The CIP funded by District Bonds benefits all developable acres within the District.

The initial Special Assessments will be levied on an equal basis to all acres within the District. A fair and reasonable methodology allocates the Special Assessment debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the assessable properties within the District are benefiting from the improvements.

Once platting or the recording of a declaration of condominium, has begun, the assessments will be levied to the platted lots or condominium parcels (the “Assigned Properties”) based on the benefits they receive from the CIP. The Unassigned Properties, defined as property that has not been platted, assigned development rights or subjected to a declaration of condominium, will continue to be assessed on a per acre basis (“Unassigned Properties”). Eventually the development plan will be completed and the special assessment debt relating to the Bonds will be allocated to the planned 529 residential dwelling units within the District, which will be the beneficiaries of the CIP, as depicted in Table 5 and Table 6. If there are changes to the Development program, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

2.3 Allocation of Benefit

The CIP consists of stormwater management system, sanitary sewer collection & conveyance system, water distribution system, reclaimed water distribution system, onsite roadway, onsite alleyways, landscape, hardscape & irrigation, differential cost of undergrounding electric utilities, construction contingency, professional & permit fees, and utility connection fees. There will be four residential product types within the Development program (see Table 1). The 50’ single-family home has been set as the base unit and has been assigned one equivalent residential unit (“ERU”). Table 4 shows the allocation of benefit to each product type. It is important to note that the benefit derived by a unit within a product type from the improvements equals or exceeds the cost that the unit will be paying for such benefits.
2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed CIP will provide several types of systems, facilities and services for its residents. These include stormwater management system, sanitary sewer collection & conveyance system, water distribution system, reclaimed water distribution system, onsite roadway, onsite alleyways, landscape, hardscape & irrigation, differential cost of undergrounding electric utilities, construction contingency, professional & permit fees, and utility connection fees. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once the CIP determinations are made, they are reviewed in the light of the special benefits peculiar to the properties, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of the CIP, the special and peculiar benefits are:

1) the added use of the property,
2) added enjoyment of the property, and
3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable, but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer’s Report is delineated in Table 4 (expressed as Improvement Costs per Unit) and Table 5 (expressed as Allocation of Par Debt per Product Type).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the District’s CIP have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.
Accordingly, no acre or parcel of property within the boundaries of the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual special assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed CIP is developed or acquired and financed by the District.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its special assessment debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of special assessment debt on Unassigned Property. Otherwise, the land could be fully conveyed and/or platted without all of the special assessment debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated special assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat, or site plan approval. If the total anticipated special assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual special assessment debt service then no adjustment is required. In the case that the special assessment revenue projected to be generated is less than the required amount then a special assessment debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding Bonds plus accrued interest to a level that will be supported by the new net annual debt service special assessments will be required.

4.0 Assessment Roll

The District will initially distribute the special assessment liens across the assessable property within the District boundaries on a gross acreage basis. As Assigned Property becomes known with certainty, the District will refine its allocation of special assessment debt from a per acre basis to a per unit basis as shown in Table 6. If the Development program changes, then the District will update Table 6 to reflect the changes. As a result, the special assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time final Assigned Properties become known. At this time the special assessment debt associated with the District’s CIP will be distributed evenly across the acres within the
District. As the development process occurs, the special assessment debt will be distributed against the Assigned Property in the manner described in this Assessment Report. The current special assessment roll is depicted in Table 7.
**TABLE 1**
BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PROGRAM
MASTER ASSESSMENT METHODOLOGY

<table>
<thead>
<tr>
<th>Product Types</th>
<th>No. of Units</th>
<th>ERUs per Unit (1)</th>
<th>Total ERUs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Townhome 25’</td>
<td>117</td>
<td>0.5</td>
<td>59</td>
</tr>
<tr>
<td>Single Family 40’</td>
<td>88</td>
<td>0.8</td>
<td>70</td>
</tr>
<tr>
<td>Single Family 50’</td>
<td>211</td>
<td>1.0</td>
<td>211</td>
</tr>
<tr>
<td>Single Family 60’</td>
<td>113</td>
<td>1.2</td>
<td>136</td>
</tr>
<tr>
<td><strong>Total Units</strong></td>
<td><strong>529</strong></td>
<td></td>
<td><strong>476</strong></td>
</tr>
</tbody>
</table>

(1) Benefit is allocated on an ERU basis; based on density of planned development, with a Single Family unit equal to 1 ERU

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC
<table>
<thead>
<tr>
<th>Capital Improvement Plan (&quot;CIP&quot;) (1)</th>
<th>Assessment Area One</th>
<th>Assessment Area Two</th>
<th>Total Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stormwater Management System</td>
<td>$2,546,175</td>
<td>$1,607,702</td>
<td>$4,153,877</td>
</tr>
<tr>
<td>Sanitary Sewer Collection &amp; Conveyance System</td>
<td>$1,723,471</td>
<td>$439,516</td>
<td>$2,162,987</td>
</tr>
<tr>
<td>Water Distribution System</td>
<td>$368,791</td>
<td>$360,022</td>
<td>$728,813</td>
</tr>
<tr>
<td>Reclaimed Water Distribution System</td>
<td>$1,709,348</td>
<td>$200,216</td>
<td>$1,909,564</td>
</tr>
<tr>
<td>Onsite Roadway</td>
<td>$1,949,648</td>
<td>$1,864,598</td>
<td>$3,814,246</td>
</tr>
<tr>
<td>Onsite Alleyways</td>
<td>$251,711</td>
<td>$0</td>
<td>$251,711</td>
</tr>
<tr>
<td>Landscape, Hardscape, Irrigation</td>
<td>$553,571</td>
<td>$1,029,423</td>
<td>$1,582,994</td>
</tr>
<tr>
<td>Differential Cost of Undergrounding Electric Utilities</td>
<td>$372,000</td>
<td>$355,772</td>
<td>$727,772</td>
</tr>
<tr>
<td>Construction Contingency</td>
<td>$910,272</td>
<td>$550,148</td>
<td>$1,460,419</td>
</tr>
<tr>
<td>Professional &amp; Permit Fees</td>
<td>$529,539</td>
<td>$515,486</td>
<td>$1,045,026</td>
</tr>
<tr>
<td>Utility Connection Fees</td>
<td>$1,454,520</td>
<td>$1,391,069</td>
<td>$2,845,589</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$12,369,047</strong></td>
<td><strong>$8,313,952</strong></td>
<td><strong>$20,682,999</strong></td>
</tr>
</tbody>
</table>

(1) A detailed description of these improvements is provided in the Master Engineer's Report dated September 2021

Prepared by: Governmental Management Services - Central Florida, LLC
### TABLE 3
BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
MASTER ASSESSMENT METHODOLOGY

<table>
<thead>
<tr>
<th>Description</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Funds</td>
<td>$20,682,999</td>
</tr>
<tr>
<td>Debt Service Reserve</td>
<td>$1,693,060</td>
</tr>
<tr>
<td>Capitalized Interest</td>
<td>$2,602,500</td>
</tr>
<tr>
<td>Underwriters Discount</td>
<td>$520,500</td>
</tr>
<tr>
<td>Cost of Issuance</td>
<td>$525,000</td>
</tr>
<tr>
<td>Contingency</td>
<td>$941</td>
</tr>
</tbody>
</table>

**Par Amount***: $26,025,000

**Bond Assumptions:**
- Average Coupon: 5.00%
- Amortization: 30 years
- Capitalized Interest: 24 months
- Debt Service Reserve: Max Annual D/S
- Underwriters Discount: 2%

* Par amount is subject to change based on the actual terms at the sale of the Bonds

Prepared by: Governmental Management Services - Central Florida, LLC
<table>
<thead>
<tr>
<th>Product Types</th>
<th>No. of Units *</th>
<th>ERU Factor</th>
<th>Total ERUs</th>
<th>% of Total ERUs</th>
<th>Total Improvements Costs Per Product Type</th>
<th>Improvement Costs Per Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Townhome 25'</td>
<td>117</td>
<td>0.5</td>
<td>59</td>
<td>12.30%</td>
<td>$2,544,596</td>
<td>$21,749</td>
</tr>
<tr>
<td>Single Family 40'</td>
<td>88</td>
<td>0.8</td>
<td>70</td>
<td>14.81%</td>
<td>$3,062,215</td>
<td>$34,798</td>
</tr>
<tr>
<td>Single Family 50'</td>
<td>211</td>
<td>1.00</td>
<td>211</td>
<td>44.37%</td>
<td>$9,177,945</td>
<td>$43,497</td>
</tr>
<tr>
<td>Single Family 60'</td>
<td>113</td>
<td>1.2</td>
<td>136</td>
<td>28.52%</td>
<td>$5,898,243</td>
<td>$52,197</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td>529</td>
<td></td>
<td>476</td>
<td>100.00%</td>
<td><strong>$20,682,999</strong></td>
<td></td>
</tr>
</tbody>
</table>

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC
### TABLE 5
BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL BENEFIT/PAR DEBT TO EACH PRODUCT TYPE
MASTER ASSESSMENT METHODOLOGY

<table>
<thead>
<tr>
<th>Product Types</th>
<th>No. of Units *</th>
<th>Total Improvements Costs Per Product</th>
<th>Allocation of Par Debt Per Product</th>
<th>Par Debt Per Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Townhome 25'</td>
<td>117</td>
<td>$2,544,596</td>
<td>$3,201,814</td>
<td>$27,366</td>
</tr>
<tr>
<td>Single Family 40'</td>
<td>88</td>
<td>$3,062,215</td>
<td>$3,853,123</td>
<td>$43,785</td>
</tr>
<tr>
<td>Single Family 50'</td>
<td>211</td>
<td>$9,177,945</td>
<td>$11,548,423</td>
<td>$54,732</td>
</tr>
<tr>
<td>Single Family 60'</td>
<td>113</td>
<td>$5,898,243</td>
<td>$7,421,640</td>
<td>$65,678</td>
</tr>
<tr>
<td>Totals</td>
<td>529</td>
<td>$20,682,999</td>
<td>$26,025,000</td>
<td></td>
</tr>
</tbody>
</table>

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC
# TABLE 6  
BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT  
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE  
MASTER ASSESSMENT METHODOLOGY

<table>
<thead>
<tr>
<th>Product Types</th>
<th>No. of Units *</th>
<th>Allocation of Par Debt Per Product Type</th>
<th>Total Par Debt Per Unit</th>
<th>Maximum Annual Debt Service</th>
<th>Net Annual Debt Assessment Per Unit</th>
<th>Gross Annual Debt Assessment Per Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Townhome 25'</td>
<td>117</td>
<td>$3,201,814</td>
<td>$27,366</td>
<td>$208,294</td>
<td>$1,780.29</td>
<td>$1,893.93</td>
</tr>
<tr>
<td>Single Family 40'</td>
<td>88</td>
<td>$3,853,123</td>
<td>$43,785</td>
<td>$250,665</td>
<td>$2,848.47</td>
<td>$3,030.29</td>
</tr>
<tr>
<td>Single Family 50'</td>
<td>211</td>
<td>$11,548,423</td>
<td>$54,732</td>
<td>$751,284</td>
<td>$3,560.59</td>
<td>$3,787.86</td>
</tr>
<tr>
<td>Single Family 60'</td>
<td>113</td>
<td>$7,421,640</td>
<td>$65,678</td>
<td>$482,816</td>
<td>$4,272.71</td>
<td>$4,545.43</td>
</tr>
<tr>
<td>Totals</td>
<td>529</td>
<td>$26,025,000</td>
<td>$26,025,000</td>
<td>$1,693,060</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(1) This amount includes collection fees and early payment discounts when collected on the County Tax Bill

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC
<table>
<thead>
<tr>
<th>Property</th>
<th>Owner</th>
<th>Acres/Lot size</th>
<th>Total Par Debt Allocation Per Lot/Acre</th>
<th>Total Par Debt Allocated</th>
<th>Net Annual Debt Assessment Allocation</th>
<th>Gross Annual Debt Assessment Allocation (1)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phase 1A, Lot 1</td>
<td>Standard Pacific of Florida</td>
<td>50'</td>
<td>$54,731.86</td>
<td>$54,731.86</td>
<td>$3,560.59</td>
<td>$3,787.86</td>
</tr>
<tr>
<td>Phase 1A, Lot 2</td>
<td>Standard Pacific of Florida</td>
<td>50'</td>
<td>$54,731.86</td>
<td>$54,731.86</td>
<td>$3,560.59</td>
<td>$3,787.86</td>
</tr>
<tr>
<td>Phase 1A, Lot 3</td>
<td>Standard Pacific of Florida</td>
<td>50'</td>
<td>$54,731.86</td>
<td>$54,731.86</td>
<td>$3,560.59</td>
<td>$3,787.86</td>
</tr>
<tr>
<td>Phase 1A, Lot 4</td>
<td>Standard Pacific of Florida</td>
<td>50'</td>
<td>$54,731.86</td>
<td>$54,731.86</td>
<td>$3,560.59</td>
<td>$3,787.86</td>
</tr>
<tr>
<td>Phase 1A, Lot 5</td>
<td>Standard Pacific of Florida</td>
<td>50'</td>
<td>$54,731.86</td>
<td>$54,731.86</td>
<td>$3,560.59</td>
<td>$3,787.86</td>
</tr>
<tr>
<td>Phase 1A, Lot 6</td>
<td>Standard Pacific of Florida</td>
<td>50'</td>
<td>$54,731.86</td>
<td>$54,731.86</td>
<td>$3,560.59</td>
<td>$3,787.86</td>
</tr>
<tr>
<td>Phase 1A, Lot 7</td>
<td>Standard Pacific of Florida</td>
<td>50'</td>
<td>$54,731.86</td>
<td>$54,731.86</td>
<td>$3,560.59</td>
<td>$3,787.86</td>
</tr>
<tr>
<td>Phase 1A, Lot 8</td>
<td>Standard Pacific of Florida</td>
<td>50'</td>
<td>$54,731.86</td>
<td>$54,731.86</td>
<td>$3,560.59</td>
<td>$3,787.86</td>
</tr>
<tr>
<td>Phase 1A, Lot 9</td>
<td>Standard Pacific of Florida</td>
<td>50'</td>
<td>$54,731.86</td>
<td>$54,731.86</td>
<td>$3,560.59</td>
<td>$3,787.86</td>
</tr>
<tr>
<td>Phase 1A, Lot 10</td>
<td>Standard Pacific of Florida</td>
<td>50'</td>
<td>$54,731.86</td>
<td>$54,731.86</td>
<td>$3,560.59</td>
<td>$3,787.86</td>
</tr>
<tr>
<td>Phase 1A, Lot 11</td>
<td>Standard Pacific of Florida</td>
<td>50'</td>
<td>$54,731.86</td>
<td>$54,731.86</td>
<td>$3,560.59</td>
<td>$3,787.86</td>
</tr>
<tr>
<td>Phase 1A, Lot 12</td>
<td>Standard Pacific of Florida</td>
<td>50'</td>
<td>$54,731.86</td>
<td>$54,731.86</td>
<td>$3,560.59</td>
<td>$3,787.86</td>
</tr>
<tr>
<td>Phase 1A, Lot 13</td>
<td>Standard Pacific of Florida</td>
<td>50'</td>
<td>$54,731.86</td>
<td>$54,731.86</td>
<td>$3,560.59</td>
<td>$3,787.86</td>
</tr>
<tr>
<td>Phase 1A, Lot 14</td>
<td>Standard Pacific of Florida</td>
<td>50'</td>
<td>$54,731.86</td>
<td>$54,731.86</td>
<td>$3,560.59</td>
<td>$3,787.86</td>
</tr>
<tr>
<td>Phase 1A, Lot 15</td>
<td>Standard Pacific of Florida</td>
<td>50'</td>
<td>$54,731.86</td>
<td>$54,731.86</td>
<td>$3,560.59</td>
<td>$3,787.86</td>
</tr>
<tr>
<td>Phase 1A, Lot 16</td>
<td>Standard Pacific of Florida</td>
<td>50'</td>
<td>$54,731.86</td>
<td>$54,731.86</td>
<td>$3,560.59</td>
<td>$3,787.86</td>
</tr>
<tr>
<td>Phase 1A, Lot 17</td>
<td>Standard Pacific of Florida</td>
<td>50'</td>
<td>$54,731.86</td>
<td>$54,731.86</td>
<td>$3,560.59</td>
<td>$3,787.86</td>
</tr>
<tr>
<td>Phase 1A, Lot 18</td>
<td>Standard Pacific of Florida</td>
<td>50'</td>
<td>$54,731.86</td>
<td>$54,731.86</td>
<td>$3,560.59</td>
<td>$3,787.86</td>
</tr>
<tr>
<td>Phase 1A, Lot 19</td>
<td>Standard Pacific of Florida</td>
<td>50'</td>
<td>$54,731.86</td>
<td>$54,731.86</td>
<td>$3,560.59</td>
<td>$3,787.86</td>
</tr>
<tr>
<td>Phase 1A, Lot 20</td>
<td>Standard Pacific of Florida</td>
<td>40'</td>
<td>$43,785.49</td>
<td>$43,785.49</td>
<td>$2,848.47</td>
<td>$3,030.29</td>
</tr>
<tr>
<td>Phase 1A, Lot 21</td>
<td>Standard Pacific of Florida</td>
<td>40'</td>
<td>$43,785.49</td>
<td>$43,785.49</td>
<td>$2,848.47</td>
<td>$3,030.29</td>
</tr>
<tr>
<td>Phase 1A, Lot 22</td>
<td>Standard Pacific of Florida</td>
<td>40'</td>
<td>$43,785.49</td>
<td>$43,785.49</td>
<td>$2,848.47</td>
<td>$3,030.29</td>
</tr>
<tr>
<td>Phase 1A, Lot 23</td>
<td>Standard Pacific of Florida</td>
<td>40'</td>
<td>$43,785.49</td>
<td>$43,785.49</td>
<td>$2,848.47</td>
<td>$3,030.29</td>
</tr>
<tr>
<td>Phase 1A, Lot 24</td>
<td>Standard Pacific of Florida</td>
<td>40'</td>
<td>$43,785.49</td>
<td>$43,785.49</td>
<td>$2,848.47</td>
<td>$3,030.29</td>
</tr>
<tr>
<td>Phase 1A, Lot 25</td>
<td>Standard Pacific of Florida</td>
<td>40'</td>
<td>$43,785.49</td>
<td>$43,785.49</td>
<td>$2,848.47</td>
<td>$3,030.29</td>
</tr>
<tr>
<td>Phase 1A, Lot 26</td>
<td>Standard Pacific of Florida</td>
<td>40'</td>
<td>$43,785.49</td>
<td>$43,785.49</td>
<td>$2,848.47</td>
<td>$3,030.29</td>
</tr>
<tr>
<td>Phase 1A, Lot 27</td>
<td>Standard Pacific of Florida</td>
<td>40'</td>
<td>$43,785.49</td>
<td>$43,785.49</td>
<td>$2,848.47</td>
<td>$3,030.29</td>
</tr>
<tr>
<td>Phase 1A, Lot 28</td>
<td>Standard Pacific of Florida</td>
<td>40'</td>
<td>$43,785.49</td>
<td>$43,785.49</td>
<td>$2,848.47</td>
<td>$3,030.29</td>
</tr>
<tr>
<td>Phase 1A, Lot 29</td>
<td>Standard Pacific of Florida</td>
<td>40'</td>
<td>$43,785.49</td>
<td>$43,785.49</td>
<td>$2,848.47</td>
<td>$3,030.29</td>
</tr>
<tr>
<td>Phase 1A, Lot 30</td>
<td>Standard Pacific of Florida</td>
<td>40'</td>
<td>$43,785.49</td>
<td>$43,785.49</td>
<td>$2,848.47</td>
<td>$3,030.29</td>
</tr>
<tr>
<td>Property</td>
<td>Owner</td>
<td>Acres/Lot Size</td>
<td>Total Par Debt Allocation Per Lot/Acre</td>
<td>Total Par Debt Allocated</td>
<td>Net Annual Debt Assessment Allocation</td>
<td>Gross Annual Debt Assessment Allocation (1)</td>
</tr>
<tr>
<td>------------------</td>
<td>------------------------------</td>
<td>----------------</td>
<td>----------------------------------------</td>
<td>--------------------------</td>
<td>---------------------------------------</td>
<td>---------------------------------------------</td>
</tr>
<tr>
<td>Phase 1A, Lot 31</td>
<td>Standard Pacific of Florida</td>
<td>40'</td>
<td>$43,785.49</td>
<td>$43,785.49</td>
<td>$2,848.47</td>
<td>$3,030.29</td>
</tr>
<tr>
<td>Phase 1A, Lot 32</td>
<td>Standard Pacific of Florida</td>
<td>40'</td>
<td>$43,785.49</td>
<td>$43,785.49</td>
<td>$2,848.47</td>
<td>$3,030.29</td>
</tr>
<tr>
<td>Phase 1A, Lot 33</td>
<td>Standard Pacific of Florida</td>
<td>40'</td>
<td>$43,785.49</td>
<td>$43,785.49</td>
<td>$2,848.47</td>
<td>$3,030.29</td>
</tr>
<tr>
<td>Phase 1A, Lot 34</td>
<td>Standard Pacific of Florida</td>
<td>40'</td>
<td>$43,785.49</td>
<td>$43,785.49</td>
<td>$2,848.47</td>
<td>$3,030.29</td>
</tr>
<tr>
<td>Phase 1A, Lot 35</td>
<td>Standard Pacific of Florida</td>
<td>40'</td>
<td>$43,785.49</td>
<td>$43,785.49</td>
<td>$2,848.47</td>
<td>$3,030.29</td>
</tr>
<tr>
<td>Phase 1A, Lot 36</td>
<td>Standard Pacific of Florida</td>
<td>25'</td>
<td>$27,365.93</td>
<td>$27,365.93</td>
<td>$1,780.29</td>
<td>$1,893.93</td>
</tr>
<tr>
<td>Phase 1A, Lot 37</td>
<td>Standard Pacific of Florida</td>
<td>25'</td>
<td>$27,365.93</td>
<td>$27,365.93</td>
<td>$1,780.29</td>
<td>$1,893.93</td>
</tr>
<tr>
<td>Phase 1A, Lot 38</td>
<td>Standard Pacific of Florida</td>
<td>25'</td>
<td>$27,365.93</td>
<td>$27,365.93</td>
<td>$1,780.29</td>
<td>$1,893.93</td>
</tr>
<tr>
<td>Phase 1A, Lot 39</td>
<td>Standard Pacific of Florida</td>
<td>25'</td>
<td>$27,365.93</td>
<td>$27,365.93</td>
<td>$1,780.29</td>
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<td>Gross Annual Debt Assessment Allocation</td>
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<td>$1,893.93</td>
</tr>
<tr>
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<td>25'</td>
<td>$27,365.93</td>
<td>$27,365.93</td>
<td>$1,780.29</td>
<td>$1,893.93</td>
</tr>
<tr>
<td>Phase 1A, Lot 200</td>
<td>Standard Pacific of Florida</td>
<td>25'</td>
<td>$27,365.93</td>
<td>$27,365.93</td>
<td>$1,780.29</td>
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<tr>
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<tr>
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<td>25'</td>
<td>$27,365.93</td>
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<td>$1,893.93</td>
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<td>Phase 1A, Lot 203</td>
<td>Standard Pacific of Florida</td>
<td>25'</td>
<td>$27,365.93</td>
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<tr>
<td>Phase 1A, Lot 204</td>
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<td>$27,365.93</td>
<td>$27,365.93</td>
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<td>$1,893.93</td>
</tr>
<tr>
<td>Property</td>
<td>Owner</td>
<td>Acres/Lot size</td>
<td>Total Par Debt Allocation Per Lot/Acre</td>
<td>Net Annual Debt Assessment Allocation</td>
<td>Gross Annual Debt Assessment Allocation</td>
<td></td>
</tr>
<tr>
<td>------------------------</td>
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</tr>
<tr>
<td>Phase 1A, Lot 205</td>
<td>Standard Pacific of Florida</td>
<td>25'</td>
<td>$27,365.93</td>
<td>$1,780.29</td>
<td>$1,893.93</td>
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<tr>
<td>Phase 1A, Lot 206</td>
<td>Standard Pacific of Florida</td>
<td>25'</td>
<td>$27,365.93</td>
<td>$1,780.29</td>
<td>$1,893.93</td>
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<tr>
<td>Phase 1A, Lot 207</td>
<td>Standard Pacific of Florida</td>
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<td>$27,365.93</td>
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<tr>
<td>Phase 1A, Lot 208</td>
<td>Standard Pacific of Florida</td>
<td>25'</td>
<td>$27,365.93</td>
<td>$1,780.29</td>
<td>$1,893.93</td>
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<tr>
<td>Phase 1A, Lot 209</td>
<td>Standard Pacific of Florida</td>
<td>25'</td>
<td>$27,365.93</td>
<td>$1,780.29</td>
<td>$1,893.93</td>
<td></td>
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<tr>
<td>Phase 1A, Lot 210</td>
<td>Standard Pacific of Florida</td>
<td>25'</td>
<td>$27,365.93</td>
<td>$1,780.29</td>
<td>$1,893.93</td>
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<tr>
<td>Phase 1A, Lot 211</td>
<td>Standard Pacific of Florida</td>
<td>25'</td>
<td>$27,365.93</td>
<td>$1,780.29</td>
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<tr>
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<td>$1,780.29</td>
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<td>$27,365.93</td>
<td>$1,780.29</td>
<td>$1,893.93</td>
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<tr>
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<td>$1,780.29</td>
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<tr>
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<td>$27,365.93</td>
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<th>Acres</th>
<th>Total Par Debt Allocation Per Lot/Acre</th>
<th>Net Annual Debt Assessment Allocation</th>
<th>Gross Annual Debt Assessment Allocation</th>
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<tr>
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<tr>
<td>Totals Offroll</td>
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<td>103.28</td>
<td>$17,185,804</td>
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</table>

Total Assessments       |                                         | $26,025,000                           | $1,693,060                             | $1,801,128                            |
<table>
<thead>
<tr>
<th>Property</th>
<th>Owner</th>
<th>Acres/Lot Allocation Per Lot/Acre</th>
<th>Total Par Debt Allocated</th>
<th>Net Annual Debt Assessment Allocation</th>
<th>Gross Annual Debt Assessment Allocation (1)</th>
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</thead>
<tbody>
<tr>
<td>Annual Assessment Periods</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Average Coupon Rate (%)</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum Annual Debt Service</td>
<td>$1,693,060</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Prepared by: Governmental Management Services - Central Florida, LLC
PRELIMINARY SUPPLEMENTAL
ASSESSMENT METHODOLOGY
FOR ASSESSMENT AREA TWO

FOR
BRIDGEWALK
COMMUNITY DEVELOPMENT DISTRICT

Date: October 16, 2023

Prepared by

Governmental Management Services – Central Florida, LLC
219 E. Livingston Street
Orlando, FL 32801
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GMS-CF, LLC does not represent the Bridgewalk Community Development District
as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to
provide such services as described in Section 15B of the Securities and Exchange Act
of 1934, as amended. Similarly, GMS-CF, LLC does not provide the Bridgewalk
Community Development District with financial advisory services or offer
investment advice in any form.
1.0 Introduction

The Bridgewalk Community Development District (the “District”) is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes, as amended. The District plans to issue approximately $4,930,000 of tax exempt bonds (the “Assessment Area Two Bonds”) for the purpose of financing certain infrastructure improvements within an assessment area within the District consisting of Phase 1B and Phase 2C of the Development, more specifically “Assessment Area Two” described in the Revised Master Engineer’s Report dated October 2023, prepared by Osceola Engineering, Inc., as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction and/or acquisition of public infrastructure improvements consisting of improvements that benefit property owners within Assessment Area Two within the District.

1.1 Purpose

This Preliminary Supplemental Assessment Methodology Report for Assessment Area Two (the “Assessment Report”) supplements the Master Assessment Methodology dated September 30, 2021 and provides for an assessment methodology for allocating the debt to be incurred by the District to benefiting properties within Assessment Area Two within the District. This Assessment Report allocates the debt to properties based on the special benefits each receives from the District’s capital improvement plan as described in the Engineer’s Report relating to Assessment Area Two (“AA2 CIP”). This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non-ad valorem special assessments (“Special Assessments”) on the benefited lands within Assessment Area Two within the District based on this Assessment Report. It is anticipated that all of the proposed Special Assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means of collection available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner’s association, or any other unit of government.

1.2 Background

The District currently includes approximately 211.99 acres located within Osceola County, Florida, in the Bridgewalk community (the “Community”). The Community development program currently envisions approximately 523 residential dwelling units consisting of various front lot sizes of single-family homes and townhomes
(herein the “Development”). Assessment Area Two is planned for 275 residential dwelling units (herein the “Assessment Area Two Development Program”). The proposed Assessment Area Two Development Program is depicted in Table 1. It is recognized that the Assessment Area Two Development Program may change, and this Assessment Report will be modified accordingly.

The public improvements contemplated by the District in the AA2 CIP will provide facilities that benefit the assessable property within Assessment Area Two within the District. The AA2 CIP is delineated in the Engineer’s Report. Specifically, the District will construct and/or acquire certain stormwater management system, sanitary sewer collection & conveyance system, water distribution system, reclaimed water distribution system, onsite roadway, onsite alleyways, landscape, hardscape & irrigation, differential cost of undergrounding electric utilities, construction contingency, professional & permit fees, and utility connection fees. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that may be provided by the District and the costs to implement the AA2 CIP.
2. The District Engineer determines the assessable acres that benefit from the District’s AA2 CIP.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct AA2 CIP.
4. This funding amount is initially divided equally among the benefited properties on a prorated gross acreage basis. Ultimately, as land is platted, this funding amount will be assigned to each of the benefited properties based on the number and size of platted units.

1.3 Special Benefits and General Benefits

Improvements undertaken by the District create special and peculiar benefits to the assessable property within Assessment Area Two, different in kind and degree than general benefits, for properties within its boundaries outside of Assessment Area Two as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to the assessable property within Assessment Two of the District. The implementation of the AA2 CIP enables properties within Assessment Area Two to be developed. Without the District’s AA2 CIP, there would be no infrastructure to support development of land within Assessment Area Two within
the District and without these improvements, development of the property within Assessment Area Two of the District would be prohibited by law.

There is no doubt that the general public and property owners outside of Assessment Area Two within the District will benefit from the provision of the District’s AA2 CIP. However, these benefits will be incidental to the District’s AA2 CIP, which is designed solely to meet the needs of property within Assessment Area Two within the District. Properties outside the District boundaries and outside Assessment Area Two do not depend upon the District’s AA2 CIP. The property owners within Assessment Area Two are therefore receiving special benefits not received by those outside the District’s boundaries and outside of Assessment Area Two within the District’s boundaries.

1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

1) The properties must receive a special benefit from the improvements being paid for.
2) The assessments must be fairly and reasonably allocated to the properties being assessed.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within Assessment Area Two of the District will equal or be greater than the costs associated with providing these benefits. The District Engineer estimates that the District’s AA2 CIP that is necessary to support full development of property within Assessment Area Two of the Community will cost approximately $12,130,559. The District’s underwriter projects that financing costs required to fund a portion of the infrastructure improvements, the cost of issuance of the Bonds, and the funding of a debt service reserve account will be approximately $4,930,000. Additionally, funding required to complete the AA2 CIP which is not financed with proceeds of the Assessment Area Two Bonds is anticipated to be funded by Lennar Homes, LLC, as the developer (the “Developer”) through a completion agreement entered into at the time of issuance of the Bonds. Without the AA2 CIP, the property within Assessment Area Two of the Community would not be able to be developed and occupied by future residents of the Community.
2.0 Assessment Methodology

2.1 Overview

The District plans to issue approximately $4,930,000 in Assessment Area Two Bonds to fund a portion of the District’s AA2 CIP for Assessment Area Two, fund a debt service reserve account and pay cost of issuance. It is the purpose of this Assessment Report to allocate the $4,930,000 in debt to the properties within Assessment Area Two benefiting from the AA2 CIP.

Table 1 identifies the proposed land uses as identified by the Developer. The current landowner of the land within Assessment Area Two of the District is Standard Pacific of Florida, LLC. The District has relied on the Engineer’s Report to develop the costs of the AA2 CIP needed to support the Assessment Area Two Development Program within Assessment Area Two. These construction costs are outlined in Table 2. The improvements needed to support the Assessment Area Two Development Program with Assessment Area Two are described in detail in the Engineer’s Report and are estimated to cost $12,130,559. Based on the estimated costs, the size of the bond issue under current market conditions needed to generate funds to pay for a portion of the AA2 CIP and related costs is projected by the District’s underwriter to total approximately $4,930,000. Table 3 shows the breakdown of the bond sizing.

2.2 Allocation of Debt

Allocation of Special Assessment debt is a continuous process until the development plan is completed. The AA2 CIP funded by District Bonds benefits all developable acres within Assessment Area Two within the District.

The initial Special Assessments will be levied to the platted property within Assessment Area Two and then on an acreage basis to the remaining property within Assessment Area Two within the District. A fair and reasonable methodology allocates the Special Assessment debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the assessable properties within Assessment Area Two of the District are benefiting from the improvements.

Once platting or the recording of a declaration of condominium, has begun, the assessments will be levied to the platted lots or condominium parcels (the “Assigned Properties”) based on the benefits they receive from the AA2 CIP. The Unassigned Properties, defined as property that has not been platted, assigned development rights or subjected to a declaration of condominium, will continue to be assessed on a per acre basis (“Unassigned Properties”). Eventually the Assessment Area Two Development Program will be completed and the Special Assessment relating to the Assessment Area Two Bonds will be allocated to the planned 275 residential dwelling
units within Assessment Area Two within the District, which will be the beneficiaries of the AA2 CIP, as depicted in Table 5 and Table 6. If there are changes to the Assessment Area Development Program, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. This Assessment Report will be supplemented at the time the Bonds are sold.

2.3 **Allocation of Benefit**

The AA2 CIP consists of stormwater management system, sanitary sewer collection & conveyance system, water distribution system, reclaimed water distribution system, onsite roadway, onsite alleyways, landscape, hardscape & irrigation, differential cost of undergrounding electric utilities, construction contingency, professional & permit fees, and utility connection fees. There will be **three** residential product types within the Assessment Area Two Development Program (see Table 1). The 50’ single-family home has been set as the base unit and has been assigned one equivalent residential unit (“ERU”). Table 4 shows the allocation of benefit to each product type. It is important to note that the benefit derived by a unit within a product type from the improvements equals or exceeds the cost that the unit will be paying for such benefits.

2.4 **Lienability Test: Special and Peculiar Benefit to the Property**

Construction and/or acquisition by the District of its proposed AA2 CIP relating to Assessment Area Two will provide several types of systems, facilities and services for its residents. These include stormwater management system, sanitary sewer collection & conveyance system, water distribution system, reclaimed water distribution system, onsite roadway, onsite alleyways, landscape, hardscape & irrigation, differential cost of undergrounding electric utilities, construction contingency, professional & permit fees, and utility connection fees. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once the AA2 CIP determinations are made, they are reviewed in the light of the special benefits peculiar to the properties, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of the AA2 CIP relating to the Development within Assessment Area Two the special and peculiar benefits are:
1) the added use of the property,
2) added enjoyment of the property, and
3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable, but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer’s Report relating to the AA2 CIP is delineated in Table 4 (expressed as Improvement Costs per Unit) and Table 5 (expressed as Allocation of Par Debt per Product Type).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the District’s AA2 CIP relating to the Development within Assessment Area Two have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of Assessment Area Two within the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual Special Assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed AA2 CIP is developed or acquired and financed by the District.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its Special Assessment debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of Special Assessment debt on Unassigned
Property. Otherwise, the land could be fully conveyed and/or platted without all of the Special Assessment debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated Special Assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat, or site plan approval. If the total anticipated Special Assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual special assessment debt service then no adjustment is required. In the case that the Special Assessment revenue projected to be generated is less than the required amount then a special assessment debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding Assessment Area Two Bonds plus accrued interest to a level that will be supported by the new net annual debt service will be required.

4.0 Assessment Roll

Except for the platted parcels, the District will initially distribute the Special Assessment liens across the assessable property within Assessment Area Two within the District boundaries on a gross acreage basis. As Assigned Property becomes known with certainty, the District will refine its allocation of Special Assessment debt from a per acre basis to a per unit basis as shown in Table 6. If the Assessment Area Two Development Program changes, then the District will update Table 6 to reflect the changes. As a result, the Special Assessment liens are neither fixed nor are they determinable with certainty on any acre of land within Assessment Area Two within the District prior to the time final Assigned Properties become known. The current Special Assessment roll is depicted in Table 7.
<table>
<thead>
<tr>
<th>Assessment Area Two</th>
<th>No. of Units *</th>
<th>ERUs per Unit (1)</th>
<th>Total ERUs</th>
</tr>
</thead>
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</tr>
<tr>
<td>Total Units</td>
<td>275</td>
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<td>282</td>
</tr>
</tbody>
</table>

(1) Benefit is allocated on an ERU basis; based on density of planned development, with a Single Family 50' lot equal to 1 ERU

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC
### TABLE 2
BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT
INFRASTRUCTURE COST ESTIMATES
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA TWO

<table>
<thead>
<tr>
<th>Capital Improvement Plan (&quot;AA2 CIP&quot;) (1)</th>
<th>Assessment Area Two (Phases 1B &amp; 2C)</th>
</tr>
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<tr>
<td>Stormwater Management System</td>
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<tr>
<td>Water Distribution System</td>
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<td>Sanitary Sewer Collection &amp; Conveyance System</td>
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<tr>
<td>Reclaimed Water Distribution System</td>
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<tr>
<td>Onsite Roadway</td>
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<tr>
<td>Onsite Alleyways</td>
<td>$34,883</td>
</tr>
<tr>
<td>Landscape, Hardscape, Irrigation</td>
<td>$2,016,854</td>
</tr>
<tr>
<td>Differential Cost of Undergrounding Electric Utilities</td>
<td>$347,326</td>
</tr>
<tr>
<td>Construction Contingency</td>
<td>$873,429</td>
</tr>
<tr>
<td>Professional &amp; Permit Fees</td>
<td>$503,248</td>
</tr>
<tr>
<td>Utility Connection Fees</td>
<td>$1,672,266</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$12,130,559</strong></td>
</tr>
</tbody>
</table>

(1) A detailed description of these improvements is provided in the Revised Master Engineer's Report dated October 2023, as supplemented.

Prepared by: Governmental Management Services - Central Florida, LLC
TABLE 3  
BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT  
BOND SIZING  
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA TWO

<table>
<thead>
<tr>
<th>Description</th>
<th>Assessment Area Two Bonds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Funds</td>
<td>$4,442,543</td>
</tr>
<tr>
<td>Debt Service Reserve</td>
<td>$188,857</td>
</tr>
<tr>
<td>Underwriters Discount</td>
<td>$98,600</td>
</tr>
<tr>
<td>Cost of Issuance</td>
<td>$200,000</td>
</tr>
<tr>
<td><strong>Par Amount</strong></td>
<td><strong>$4,930,000</strong></td>
</tr>
</tbody>
</table>

Bond Assumptions:
- Average Coupon: 6.50%
- Amortization: 30 Years
- Capitalized Interest: None
- Debt Service Reserve: 50%
- Underwriters Discount: 2%

* Par amount is subject to change based on the actual terms at the sale of the Bonds

Prepared by: Governmental Management Services - Central Florida, LLC
# TABLE 4
BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF BENEFIT
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA TWO

<table>
<thead>
<tr>
<th>Assessment Area Two</th>
</tr>
</thead>
<tbody>
<tr>
<td>Product Types</td>
</tr>
<tr>
<td>Single Family 40'</td>
</tr>
<tr>
<td>Single Family 50'</td>
</tr>
<tr>
<td>Single Family 60'</td>
</tr>
<tr>
<td>Totals</td>
</tr>
</tbody>
</table>

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC
<table>
<thead>
<tr>
<th>Product Types</th>
<th>No. of Units</th>
<th>Total Improvements Costs Per Product Type</th>
<th>Allocation of Par Debt Per Product Type</th>
<th>Par Debt Per Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family 40'</td>
<td>33</td>
<td>$1,134,822</td>
<td>$461,205</td>
<td>$13,976</td>
</tr>
<tr>
<td>Single Family 50'</td>
<td>173</td>
<td>$7,436,523</td>
<td>$3,022,289</td>
<td>$17,470</td>
</tr>
<tr>
<td>Single Family 60'</td>
<td>69</td>
<td>$3,559,214</td>
<td>$1,446,506</td>
<td>$20,964</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td><strong>275</strong></td>
<td><strong>$12,130,559</strong></td>
<td><strong>$4,930,000</strong></td>
<td></td>
</tr>
</tbody>
</table>

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC
### TABLE 6
BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA TWO

#### Assessment Area Two

<table>
<thead>
<tr>
<th>Product Types</th>
<th>No. of Units *</th>
<th>Allocation of Par Debt Per Product Type</th>
<th>Total Par Debt Per Unit</th>
<th>Maximum Annual Debt Service</th>
<th>Net Annual Debt Assessment Per Unit</th>
<th>If Paid In November - Annual Debt Service Per Unit</th>
<th>Gross Annual Debt Assessment Per Unit (1)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family 40</td>
<td>33</td>
<td>$461,204.82</td>
<td>$13,975.90</td>
<td>$35,335.46</td>
<td>$1,070.77</td>
<td>$1,092.62</td>
<td>$1,139.12</td>
</tr>
<tr>
<td>Single Family 50</td>
<td>173</td>
<td>$3,022,289.16</td>
<td>$17,469.88</td>
<td>$231,554.35</td>
<td>$1,338.46</td>
<td>$1,365.78</td>
<td>$1,423.90</td>
</tr>
<tr>
<td>Single Family 60</td>
<td>69</td>
<td>$1,446,506.02</td>
<td>$20,963.86</td>
<td>$110,824.85</td>
<td>$1,606.16</td>
<td>$1,638.94</td>
<td>$1,708.68</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td><strong>275</strong></td>
<td><strong>$4,930,000.00</strong></td>
<td><strong>$377,714.66</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(1) This amount includes collection fees and early payment discounts when collected on the County Tax Bill

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC
### TABLE 7
BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA TWO

Platted (Phase 1B)

<table>
<thead>
<tr>
<th>Property</th>
<th>Owner</th>
<th>Lot Size</th>
<th>Total Par Debt</th>
<th>Net Annual Debt</th>
<th>If Paid In November - Service Per Unit</th>
<th>Gross Annual Debt Assessment Allocation (1)</th>
</tr>
</thead>
<tbody>
<tr>
<td>04-25-31-3493-0001-2250</td>
<td>STANDARD PACIFIC OF FLORIDA</td>
<td>60'</td>
<td>$20,963.86</td>
<td>$1,606.16</td>
<td>$1,638.94</td>
<td>$1,708.68</td>
</tr>
<tr>
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<td>60'</td>
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<td>$1,606.16</td>
<td>$1,638.94</td>
<td>$1,708.68</td>
</tr>
<tr>
<td>04-25-31-3493-0001-2270</td>
<td>STANDARD PACIFIC OF FLORIDA</td>
<td>60'</td>
<td>$20,963.86</td>
<td>$1,606.16</td>
<td>$1,638.94</td>
<td>$1,708.68</td>
</tr>
<tr>
<td>04-25-31-3493-0001-2280</td>
<td>STANDARD PACIFIC OF FLORIDA</td>
<td>60'</td>
<td>$20,963.86</td>
<td>$1,606.16</td>
<td>$1,638.94</td>
<td>$1,708.68</td>
</tr>
<tr>
<td>04-25-31-3493-0001-2290</td>
<td>STANDARD PACIFIC OF FLORIDA</td>
<td>60'</td>
<td>$20,963.86</td>
<td>$1,606.16</td>
<td>$1,638.94</td>
<td>$1,708.68</td>
</tr>
<tr>
<td>04-25-31-3493-0001-2300</td>
<td>STANDARD PACIFIC OF FLORIDA</td>
<td>60'</td>
<td>$20,963.86</td>
<td>$1,606.16</td>
<td>$1,638.94</td>
<td>$1,708.68</td>
</tr>
<tr>
<td>04-25-31-3493-0001-2310</td>
<td>STANDARD PACIFIC OF FLORIDA</td>
<td>60'</td>
<td>$20,963.86</td>
<td>$1,606.16</td>
<td>$1,638.94</td>
<td>$1,708.68</td>
</tr>
<tr>
<td>04-25-31-3493-0001-2320</td>
<td>STANDARD PACIFIC OF FLORIDA</td>
<td>60'</td>
<td>$20,963.86</td>
<td>$1,606.16</td>
<td>$1,638.94</td>
<td>$1,708.68</td>
</tr>
<tr>
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<td>60'</td>
<td>$20,963.86</td>
<td>$1,606.16</td>
<td>$1,638.94</td>
<td>$1,708.68</td>
</tr>
<tr>
<td>04-25-31-3493-0001-2340</td>
<td>STANDARD PACIFIC OF FLORIDA</td>
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<td>$20,963.86</td>
<td>$1,606.16</td>
<td>$1,638.94</td>
<td>$1,708.68</td>
</tr>
<tr>
<td>04-25-31-3493-0001-2350</td>
<td>STANDARD PACIFIC OF FLORIDA</td>
<td>60'</td>
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<td>$1,606.16</td>
<td>$1,638.94</td>
<td>$1,708.68</td>
</tr>
<tr>
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<td>$1,638.94</td>
<td>$1,708.68</td>
</tr>
<tr>
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<td>STANDARD PACIFIC OF FLORIDA</td>
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<td>$1,606.16</td>
<td>$1,638.94</td>
<td>$1,708.68</td>
</tr>
<tr>
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<td>STANDARD PACIFIC OF FLORIDA</td>
<td>60'</td>
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<td>$1,638.94</td>
<td>$1,708.68</td>
</tr>
<tr>
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<td>STANDARD PACIFIC OF FLORIDA</td>
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<td>$1,638.94</td>
<td>$1,708.68</td>
</tr>
<tr>
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<td>$1,638.94</td>
<td>$1,708.68</td>
</tr>
<tr>
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<td>$1,638.94</td>
<td>$1,708.68</td>
</tr>
<tr>
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<td>STANDARD PACIFIC OF FLORIDA</td>
<td>60'</td>
<td>$20,963.86</td>
<td>$1,606.16</td>
<td>$1,638.94</td>
<td>$1,708.68</td>
</tr>
<tr>
<td>04-25-31-3493-0001-2430</td>
<td>STANDARD PACIFIC OF FLORIDA</td>
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<td>$1,606.16</td>
<td>$1,638.94</td>
<td>$1,708.68</td>
</tr>
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<td>STANDARD PACIFIC OF FLORIDA</td>
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<td>$20,963.86</td>
<td>$1,606.16</td>
<td>$1,638.94</td>
<td>$1,708.68</td>
</tr>
<tr>
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<td>60'</td>
<td>$20,963.86</td>
<td>$1,606.16</td>
<td>$1,638.94</td>
<td>$1,708.68</td>
</tr>
<tr>
<td>04-25-31-3493-0001-2460</td>
<td>STANDARD PACIFIC OF FLORIDA</td>
<td>50'</td>
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<td>$1,338.46</td>
<td>$1,365.78</td>
<td>$1,423.90</td>
</tr>
<tr>
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<td>STANDARD PACIFIC OF FLORIDA</td>
<td>50'</td>
<td>$17,469.88</td>
<td>$1,338.46</td>
<td>$1,365.78</td>
<td>$1,423.90</td>
</tr>
<tr>
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<td>STANDARD PACIFIC OF FLORIDA</td>
<td>50'</td>
<td>$17,469.88</td>
<td>$1,338.46</td>
<td>$1,365.78</td>
<td>$1,423.90</td>
</tr>
<tr>
<td>04-25-31-3493-0001-2490</td>
<td>STANDARD PACIFIC OF FLORIDA</td>
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<td>$17,469.88</td>
<td>$1,338.46</td>
<td>$1,365.78</td>
<td>$1,423.90</td>
</tr>
<tr>
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<td>$1,638.94</td>
<td>$1,708.68</td>
</tr>
<tr>
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<td>STANDARD PACIFIC OF FLORIDA</td>
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<td>$1,638.94</td>
<td>$1,708.68</td>
</tr>
<tr>
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<td>STANDARD PACIFIC OF FLORIDA</td>
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<td>$1,606.16</td>
<td>$1,638.94</td>
<td>$1,708.68</td>
</tr>
</tbody>
</table>
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04-25-31-3493-0001-2550
04-25-31-3493-0001-2560
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04-25-31-3493-0001-2590
04-25-31-3493-0001-2600
04-25-31-3493-0001-2610
04-25-31-3493-0001-2620
04-25-31-3493-0001-2630
04-25-31-3493-0001-2640
04-25-31-3493-0001-2650
04-25-31-3493-0001-2660
04-25-31-3493-0001-2670
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04-25-31-3493-0001-2690
04-25-31-3493-0001-2700
04-25-31-3493-0001-2710
04-25-31-3493-0001-2720
04-25-31-3493-0001-2730
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04-25-31-3493-0001-2750
04-25-31-3493-0001-2760
04-25-31-3493-0001-2770
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04-25-31-3493-0001-2830
04-25-31-3493-0001-2840
04-25-31-3493-0001-2850
04-25-31-3493-0001-2860

Owner
STANDARD PACIFIC OF FLORIDA
STANDARD PACIFIC OF FLORIDA
STANDARD PACIFIC OF FLORIDA
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STANDARD PACIFIC OF FLORIDA

Lot Size
60'
60'
60'
60'
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50'
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50'
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60'
50'
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40'
40'
40'
40'
40'
40'
40'
60'

Total Par Debt
Allocation Per
Lot/Acre
$20,963.86
$20,963.86
$20,963.86
$20,963.86
$17,469.88
$17,469.88
$17,469.88
$17,469.88
$17,469.88
$17,469.88
$20,963.86
$17,469.88
$17,469.88
$17,469.88
$17,469.88
$17,469.88
$13,975.90
$13,975.90
$13,975.90
$13,975.90
$13,975.90
$13,975.90
$13,975.90
$13,975.90
$13,975.90
$13,975.90
$13,975.90
$13,975.90
$13,975.90
$13,975.90
$13,975.90
$13,975.90
$13,975.90
$20,963.86

15

Total Par Debt
Allocated
$20,963.86
$20,963.86
$20,963.86
$20,963.86
$17,469.88
$17,469.88
$17,469.88
$17,469.88
$17,469.88
$17,469.88
$20,963.86
$17,469.88
$17,469.88
$17,469.88
$17,469.88
$17,469.88
$13,975.90
$13,975.90
$13,975.90
$13,975.90
$13,975.90
$13,975.90
$13,975.90
$13,975.90
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$13,975.90
$13,975.90
$13,975.90
$13,975.90
$13,975.90
$13,975.90
$20,963.86

Net Annual
Debt
Assessment
Allocation
$1,606.16
$1,606.16
$1,606.16
$1,606.16
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$1,338.46
$1,338.46
$1,338.46
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$1,070.77
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$1,070.77
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$1,070.77
$1,070.77
$1,070.77
$1,070.77
$1,070.77
$1,070.77
$1,606.16

If Paid In
November Gross Annual
Annual Debt
Debt Assessment
Service Per Unit
Allocation (1)
$1,638.94
$1,708.68
$1,638.94
$1,708.68
$1,638.94
$1,708.68
$1,638.94
$1,708.68
$1,365.78
$1,423.90
$1,365.78
$1,423.90
$1,365.78
$1,423.90
$1,365.78
$1,423.90
$1,365.78
$1,423.90
$1,365.78
$1,423.90
$1,638.94
$1,708.68
$1,365.78
$1,423.90
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$1,139.12
$1,092.62
$1,139.12
$1,638.94
$1,708.68


<table>
<thead>
<tr>
<th>Property</th>
<th>Owner</th>
<th>Lot Size</th>
<th>Total Par Debt Allocation Per Lot/Acre</th>
<th>Total Par Debt Allocated</th>
<th>Net Annual Debt Assessment Allocation</th>
<th>If Paid In November - Annual Debt Service Per Unit</th>
<th>Gross Annual Debt Assessment Allocation (1)</th>
</tr>
</thead>
<tbody>
<tr>
<td>04-25-31-3493-0001-2870</td>
<td>STANDARD PACIFIC OF FLORIDA</td>
<td>60'</td>
<td>$20,963.86</td>
<td>$20,963.86</td>
<td>$1,606.16</td>
<td>$1,638.94</td>
<td>$1,708.68</td>
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<tr>
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<td>$20,963.86</td>
<td>$20,963.86</td>
<td>$1,606.16</td>
<td>$1,638.94</td>
<td>$1,708.68</td>
</tr>
<tr>
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<th>Phase 2C*</th>
<th>STANDARD PACIFIC OF FLORIDA</th>
<th>Acres</th>
<th>Total Par Debt Allocation Per Lot/Acre</th>
<th>Total Par Debt Allocated</th>
<th>Net Annual Debt Assessment Allocation</th>
<th>If Paid In November - Annual Debt Service Per Unit</th>
<th>Gross Annual Debt Assessment Allocation (1)</th>
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<td><strong>$276,160.72</strong></td>
<td><strong>$287,912.24</strong></td>
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**Total Assessments**

| 64.84 | $3,532,409.64 | $270,637.51 | $276,160.72 | $287,912.24 | $4,930,000.00 | $377,714.66 | $385,423.12 | $401,824 |

*See legal description attached as "Exhibit A"

(1) This amount includes 6% to cover collection fees and early payment discounts when collected utilizing the uniform method.

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<th>Annual Assessment Periods</th>
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<td>Average Coupon Rate (%)</td>
<td>6.50%</td>
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<tr>
<td>Maximum Annual Debt Service</td>
<td>$377,715</td>
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</table>

Prepared by: Governmental Management Services - Central Florida, LLC
BEGIN at the East 1/4 corner of Section 4, Township 25 South, Range 31 East; thence run S00°00'48"E, a distance of 181.53 feet the Northeast corner of Tract O, BRIDGEWALK PHASE 1B 2A AND 2B, as recorded in Plat Book 32, Pages 143 through 147 of the Public Records of Osceola County, Florida; thence along said boundary the following six (6) courses: run S89°34'13"W, a distance of 442.04 feet to a point on a Non-Tangent curve, concave to the West, having a Radius of 325.00 feet and a Central Angle of 07°30'54"; thence run Northerly along the arc of said curve, a distance of 42.63 feet (Chord Bearing = N08°49'28"W, Chord = 42.60 feet) to the Point of Tangency; thence run N12°34'55"W, a distance of 223.41 feet to the Point of Curvature of a curve concave to the East, having a Radius of 375.00 feet and a Central Angle of 05°26'43"; thence run Northerly along the arc of said curve, a distance of 35.64 feet (Chord Bearing = N09°51'34"W, Chord = 35.62 feet); thence run S82°51'47"W, a distance of 50.00 feet; thence run S89°35'48"W, a distance of 324.84 feet; thence run S89°34'13"W, a distance of 678.42 feet to a point on the aforesaid boundary of BRIDGEWALK PHASE 1B 2A AND 2B; thence along said boundary the following sixteen (16) courses: run N00°25'47"W, a distance of 120.00 feet; thence run S89°34'13"W, a distance of 109.00 feet; thence run N00°25'47"W, a distance of 50.00 feet; thence run S89°34'13"W, a distance of 0.53 feet; thence run N00°25'47"W, a distance of 120.00 feet; thence run S89°34'13"W, a distance of 373.34 feet; thence run S00°25'47"E, a distance of 120.00 feet; thence run S89°34'13"W, a distance of 0.53 feet; thence run S00°25'47"E, a distance of 322.97 feet to the Point of Curvature of a curve concave to the West, having a Radius of 25.00 feet and a Central Angle of 29°31'57"; thence run Southerly along the arc of said curve, a distance of 12.89 feet (Chord Bearing = S14°20'12"W, Chord = 12.74 feet); thence run S82°13'58"W, a distance of 20.00 feet; thence run S07°46'02"E, a distance of 60.00 feet to a point on a Non-Tangent curve, concave to the North, having a Radius of 75.00 feet and a Central Angle of 22°32'21"; thence run Easterly along the arc of said curve, a distance of 29.50 feet (Chord Bearing = N70°57'48"E, Chord = 29.31 feet); thence run S07°46'02"E, a distance of 130.73 feet to a point on the boundary of Tract BB, BRIDGEWALK PHASE 1A, as recorded in Plat Book 30, Pages 50 through 56 of the Public Records of Osceola County, Florida; thence along said boundary the remaining courses: run S82°13'58"W, a distance of 354.78 feet; thence run S20°59'31"W, a distance of 15.19 feet; thence run N69°00'29"W, a distance of 595.09 feet; thence run N24°41'43"E, a distance of 277.99 feet; thence run N14°21'53"E, a distance of 265.90 feet; thence run N43°17'11"W, a distance of 209.45 feet; thence run N07°53'23"W, a distance of 168.15 feet; thence run N66°51'00"E, a distance of 82.66 feet; thence run N06°00'29"W, a distance of 20.14 feet; thence run N39°03'04"W, a distance of 78.45 feet; thence run N27°36'30"W, a distance of 78.29 feet; thence run N36°07'45"W, a distance of 73.48 feet; thence run N23°11'50"W, a distance of 58.72 feet; thence run N89°34'13"E, a distance of 2,970.40 feet; thence run S00°05'09"E, a distance of 983.49 feet to the POINT OF BEGINNING.

Containing 64.84 acres, more or less.
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CONTINUING DISCLOSURE AGREEMENT

This Continuing Disclosure Agreement (this “Disclosure Agreement”) dated as of __________, 2023 is executed and delivered by Bridgewalk Community Development District (the “Issuer” or the “District”), Standard Pacific of Florida, LLC, a Florida limited liability company (the “Landowner”), and Governmental Management Services – Central Florida, LLC, as dissemination agent (together with its successors and assigns, the “Dissemination Agent”) in connection with Issuer’s Special Assessment Bonds, Series 2023 (Assessment Area Two Project) (the “Bonds”). The Bonds are secured pursuant to a Master Trust Indenture dated as of January 1, 2022 (the “Master Indenture”) and a Second Supplemental Trust Indenture dated as of November 1, 2023 (the “Second Supplemental Indenture” and, together with the Master Indenture, the “Indenture”), each entered into by and between the Issuer and U.S. Bank Trust Company, National Association, a national banking association duly organized and existing under the laws of the United States of America and having a designated corporate trust office in Fort Lauderdale, Florida, as trustee (the “Trustee”). The Issuer, the Landowner and the Dissemination Agent covenant and agree as follows:

1. **Purpose of this Disclosure Agreement.** This Disclosure Agreement is being executed and delivered by the Issuer, the Landowner and the Dissemination Agent for the benefit of the Beneficial Owners (as defined herein) of the Bonds and to assist the Participating Underwriter (as defined herein) of the Bonds in complying with the Rule (as defined herein). The Issuer and the Landowner have no reason to believe that this Disclosure Agreement does not satisfy the requirements of the Rule and the execution and delivery of this Disclosure Agreement is intended to comply with the Rule. To the extent it is later determined by a court of competent jurisdiction, a governmental regulatory agency, or an attorney specializing in federal securities law, that the Rule requires the Issuer, the Landowner or other Obligated Person to provide additional information, the Issuer, the Landowner and each Obligated Person, as applicable, agree to promptly provide such additional information.

The provisions of this Disclosure Agreement are supplemental and in addition to the provisions of the Indenture with respect to reports, filings and notifications provided for therein, and do not in any way relieve the Issuer, the Trustee or any other person of any covenant, agreement or obligation under the Indenture (or remove any of the benefits thereof) nor shall anything herein prohibit the Issuer, the Trustee or any other person from making any reports, filings or notifications required by the Indenture or any applicable law.

2. **Definitions.** Capitalized terms not otherwise defined in this Disclosure Agreement shall have the meaning assigned in the Rule or, to the extent not in conflict with the Rule, in the Indenture. The following capitalized terms as used in this Disclosure Agreement shall have the following meanings:

   “Annual Filing Date” means the date set forth in Section 3(a) hereof by which the Annual Report is to be filed with each Repository.

   “Annual Financial Information” means annual financial information as such term is used in paragraph (b)(5)(i)(A) of the Rule and specified in Section 4(a) of this Disclosure Agreement.
“Annual Report” shall mean any Annual Report provided by the Issuer pursuant to, and as described in, Sections 3 and 4 of this Disclosure Agreement.

“Assessment Area Two” shall mean the portion of the District lands subject to the Assessments as more particularly described in the Limited Offering Memorandum.

“Assessments” shall mean the non-ad valorem Series 2023 Special Assessments, pledged to the payment of the Bonds, pursuant to the Indenture.

“Audited Financial Statements” means the financial statements (if any) of the Issuer for the prior fiscal year, certified by an independent auditor as prepared in accordance with generally accepted accounting principles or otherwise, as such term is used in paragraph (b)(5)(i) of the Rule and specified in Section 4(a) of this Disclosure Agreement.

“Audited Financial Statements Filing Date” means the date set forth in Section 3(a) hereof by which the Audited Financial Statements are to be filed with each Repository if the same are not included as part of the Annual Report.

“Beneficial Owner” shall mean any person which, (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Bonds (including persons holding Bonds through nominees, depositaries or other intermediaries), or (b) is treated as the owner of any Bonds for federal income tax purposes.

“Business Day” means any day other than (a) a Saturday, Sunday or a day on which banks located in the city in which the designated corporate trust office of the Trustee is located are required or authorized by law or executive order to close for business, and (b) a day on which the New York Stock Exchange is closed.

“Disclosure Representative” shall mean (i) as to the Issuer, the District Manager or its designee, or such other person as the Issuer shall designate in writing to the Dissemination Agent from time to time as the person responsible for providing information to the Dissemination Agent; and (ii) as to each entity comprising an Obligated Person (other than the Issuer), the individuals executing this Disclosure Agreement on behalf of such entity or such person(s) as such entity shall designate in writing to the Dissemination Agent from time to time as the person(s) responsible for providing information to the Dissemination Agent.

“Dissemination Agent” shall mean the Issuer or an entity appointed by the Issuer to act in the capacity as Dissemination Agent hereunder, or any successor Dissemination Agent designated in writing by the Issuer pursuant to Section 9 hereof. Governmental Management Services – Central Florida, LLC has been designated as the initial Dissemination Agent hereunder.

“District Manager” shall mean Governmental Management Services – Central Florida, LLC, and its successors and assigns.

“EMMA Compliant Format” shall mean a format for any document provided to the MSRB (as hereinafter defined) which is in an electronic format and is accompanied by identifying information, all as prescribed by the MSRB.

“Financial Obligation” means a (a) debt obligation, (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation, or (c) guarantee of an obligation or instrument described in either clause (a) or (b). Financial Obligation shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with the Rule.

“Fiscal Year” shall mean the period commencing on October 1 and ending on September 30 of the next succeeding year, or such other period of time provided by applicable law.

“Limited Offering Memorandum” shall mean the final Limited Offering Memorandum dated __________, 2023, with respect to the Bonds.

“Listed Event” shall mean any of the events listed in Section 6(a) of this Disclosure Agreement.

“MSRB” means the Municipal Securities Rulemaking Board.

“Obligated Person(s)” shall mean those person(s) who either generally or through an enterprise fund or account of such persons are committed by contract or other arrangement to support payment of all or a part of the obligations on such Bonds (other than providers of municipal bond insurance, letters of credit, or other liquidity facilities), which person(s) shall include the Issuer, and for the purposes of this Disclosure Agreement, the Landowner and its successors or assigns (excluding homebuyers who are end users), for so long as the Landowner or its successors or assigns (excluding homebuyers who are end users) is the owner or optionee (or is responsible for developing, as the case may be) of lands responsible for payment of at least 20% of the Assessments.

“Participating Underwriter” shall mean FMSbonds, Inc.

“Quarterly Filing Date” shall mean for the quarter ending: (i) March 31, each May 1; (ii) June 30, each August 1; (iii) September 30, each November 1; and (iv) December 31, each February 1 of the following year. The first Quarterly Filing Date shall be May 1, 2024.

“Quarterly Report” shall mean any Quarterly Report provided by any Obligated Person (other than the Issuer) pursuant to, and as described in, Section 5 of this Disclosure Agreement.

“Repository” shall mean each entity authorized and approved by the SEC (as hereinafter defined) from time to time to act as a repository for purposes of complying with the Rule. The Repositories approved by the SEC may be found by visiting the SEC’s website at http://www.sec.gov/info/municipal/nrmsir.htm. As of the date hereof, the Repository recognized by the SEC for such purpose is the MSRB, which currently accepts continuing disclosure submissions through its EMMA web portal. As used herein, “Repository” shall include the State Repository, if any.
“Rule” shall mean Rule 15c2-12 adopted by the SEC under the Securities Exchange Act of 1934, as the same has and may be amended from time to time.

“SEC” means the Securities and Exchange Commission.

“State” shall mean the State of Florida.

“State Repository” shall mean any public or private repository or entity designated by the State as a state repository for the purposes of the Rule.

3. **Provision of Annual Reports.**

   (a) Subject to the following sentence, the Issuer shall provide the Annual Report to the Dissemination Agent no later than one hundred eighty (180) days after the close of the Issuer’s Fiscal Year (the “Annual Filing Date”), commencing with the Annual Report for the Fiscal Year ended September 30, 2023. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may cross-reference other information as provided in Section 4 of this Disclosure Agreement; provided that the Audited Financial Statements of the Issuer may be submitted separately from the balance of the Annual Report, and may be submitted in accordance with State law, which currently requires such Audited Financial Statements to be provided up to, but no later than, nine (9) months after the close of the Issuer’s Fiscal Year (the “Audited Financial Statements Filing Date”). The Issuer shall, or shall cause the Dissemination Agent to, provide to the Repository the components of an Annual Report which satisfies the requirements of Section 4(a) of this Disclosure Agreement within thirty (30) days after same becomes available, but in no event later than the Annual Filing Date or Audited Financial Statements Filing Date, as applicable. If the Issuer’s Fiscal Year changes, the Issuer shall give notice of such change in the same manner as for a Listed Event under Section 6.

   (b) If on the fifteenth (15th) day prior to each Annual Filing Date or the Audited Financial Statements Filing Date, as applicable, the Dissemination Agent has not received a copy of the Annual Report or Audited Financial Statements, as applicable, the Dissemination Agent shall contact the Disclosure Representative by telephone and in writing (which may be via email) to remind the Issuer of its undertaking to provide the Annual Report or Audited Financial Statements, as applicable, pursuant to Section 3(a). Upon such reminder, the Disclosure Representative shall either (i) provide the Dissemination Agent with an electronic copy of the Annual Report or the Audited Financial Statements, as applicable, in accordance with Section 3(a) above, or (ii) advise the Dissemination Agent in writing that the Issuer will not be able to file the Annual Report or Audited Financial Statements, as applicable, within the times required under this Disclosure Agreement, state the date by which the Annual Report or the Audited Financial Statements for such year, as applicable, will be provided and instruct the Dissemination Agent that a Listed Event as described in Section 6(a)(xvii) has occurred and to immediately send a notice to the Repository in substantially the form attached hereto as Exhibit A.

   (c) If the Dissemination Agent has not received an Annual Report by 12:00 noon on the first (1st) Business Day following the Annual Filing Date for the Annual Report or the Audited Financial Statements by 12:00 noon on the first (1st) Business Day following the Audited Financial Statements Filing Date for the Audited Financial Statements, then a Listed Event as
described in Section 6(a)(xvii) shall have occurred and the Dissemination Agent shall immediately send a notice to the Repository in substantially the form attached as Exhibit A.

(d) The Dissemination Agent shall:

(i) determine each year prior to the Annual Filing Date the name, address and filing requirements of the Repository; and

(ii) promptly upon fulfilling its obligations under Section 3(a) above, file a notice with the Issuer stating that the Annual Report or Audited Financial Statements, as applicable, has been provided pursuant to this Disclosure Agreement, stating the date(s) it was provided and listing all Repositories with which it was filed.

(e) All documents, reports, notices, statements, information and other materials provided to the MSRB under this Disclosure Agreement shall be provided in an EMMA Compliant Format.

4. **Content of Annual Reports.**

(a) Each Annual Report shall contain Annual Financial Information with respect to the Issuer, including the following:

(i) The amount of Assessments levied in the District for the most recent prior Fiscal Year.

(ii) The amount of Assessments collected in the District from the property owners during the most recent prior Fiscal Year.

(iii) If available, the amount of delinquencies in the District greater than one hundred fifty (150) days, and, in the event that delinquencies amount to more than ten percent (10%) of the amounts of the applicable Assessments due in any year, a list of delinquent property owners.

(iv) If available, the amount of tax certificates sold for lands within the District subject to the Assessments, if any, and the balance, if any, remaining for sale from the most recent Fiscal Year.

(v) All fund balances in all Funds and Accounts for the Bonds.

(vi) The total amount of Bonds Outstanding.

(vii) The amount of principal and interest to be paid on the Bonds in the current Fiscal Year.

(viii) To the extent available, the certified tax roll for the current Fiscal Year (certified in the prior Fiscal Year) that contains the folio numbers, landowner names, the Assessments to be levied in the then current Fiscal Year (both debt assessments and operation and
maintenance assessments broken out separately), the assessed value associated with each folio, and the total assessed value for all of the land within the District.

(ix) The most recent Audited Financial Statements of the Issuer.

(x) In the event of any amendment or waiver of a provision of this Disclosure Agreement, a description of such amendment or waiver in the next Annual Report, and in each case shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or, in the case of a change in accounting principles, on the presentation) of financial information or operating data being presented by the Issuer. In addition, if the amendment relates to the accounting principles to be followed in preparing financial statements: (i) notice of such change shall be given in the same manner as for a Listed Event under Section 6(b); and (ii) the Annual Report for the year in which the change is made should present a comparison (in narrative form and also, if feasible, in quantitative form) between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.

To the extent any of the items set forth in subsections (i) through (vii) above are included in the Audited Financial Statements referred to in subsection (viii) above, they do not have to be separately set forth (unless Audited Financial Statements are being delivered more than one hundred eighty (180) days after the close of the Issuer’s Fiscal Year pursuant to Section 3(a) hereof). Any or all of the items listed above may be incorporated by reference from other documents, including limited offering memoranda and official statements of debt issues of the Issuer or related public entities, which have been submitted to the MSRB or the SEC. If the document incorporated by reference is a final limited offering memorandum or official statement, it must be available from the MSRB. The Issuer shall clearly identify each such other document so incorporated by reference.

(b) The Issuer and each Obligated Person agree to supply, in a timely fashion, any information reasonably requested by the Dissemination Agent that is necessary in order for the Dissemination Agent to carry out its duties under this Disclosure Agreement. The Issuer acknowledges and agrees that the information to be collected and disseminated by the Dissemination Agent will be provided by the Issuer, Obligated Persons and others. The Dissemination Agent’s duties do not include authorship or production of any materials, and the Dissemination Agent shall have no responsibility hereunder for the content of the information provided to it by the Issuer, an Obligated Person or others as thereafter disseminated by the Dissemination Agent.

(c) Any Annual Financial Information containing modified operating data or financial information is required to explain, in narrative form, the reasons for the modification and the impact of the change in the type of operating data or financial information being provided.

5. Quarterly Reports.

(a) Each Obligated Person (other than the Issuer), or the Landowner on behalf of any other Obligated Person that fails to execute an Assignment (as hereinafter defined), shall provide an electronic copy of the Quarterly Report to the Dissemination Agent no later than fifteen
(15) days prior to the Quarterly Filing Date. Promptly upon receipt of an electronic copy of the Quarterly Report, but in any event within ten (10) days after receipt thereof, the Dissemination Agent shall provide a Quarterly Report to the Repository.

(b) Each Quarterly Report shall contain an update of the following information for each Obligated Person to the extent available with respect to Assessment Area Two:

(i) The number and type of lots planned (cumulative).

Lot Ownership Information

(ii) The number of lots owned by the Obligated Person.

Lot Status Information

(iii) The number of lots developed.

(iv) The number of lots platted.

Home Sales Status Information

(v) The number of homes under contract for sale (but not closed) with homebuyers, during quarter.

(vi) The number of homes sold (and closed) with homebuyers, during the quarter.

(vii) The number of homes sold (and closed) with homebuyers (cumulative).

(viii) Materially adverse changes to (a) builder contracts, if applicable, (b) the number of lots planned to be developed, (c) permits/approvals, or (d) the Obligated Person, including, but not limited to, changes in financial status, ownership and corporate structure.

(ix) The occurrence of any new or modified mortgage debt on the land owned by the Obligated Person, including the amount, interest rate and terms of repayment.

(c) If an Obligated Person sells, assigns or otherwise transfers ownership of real property in Assessment Area Two (a “Transferor Obligated Person”) to a third party (a “Transferee”), which will in turn be an Obligated Person for purposes of this Disclosure Agreement as a result thereof (a “Transfer”), the Transferor Obligated Person hereby agrees to use its best efforts to contractually obligate such Transferee to agree to comply with the disclosure obligations of an Obligated Person hereunder for so long as such Transferee is an Obligated Person hereunder, to the same extent as if such Transferee were a party to this Disclosure Agreement (an “Assignment”). The Transferor Obligated Person shall notify the District and the Dissemination Agent in writing of any Transfer within five (5) Business Days of the occurrence thereof. Nothing herein shall be construed to relieve the Landowner from its obligations hereunder except to the
extent a written Assignment from a Transferee is obtained and delivered to the Dissemination Agent and then only to the extent of such Assignment.

(d) If the Dissemination Agent has not received a Quarterly Report from each Obligated Person that contains, at a minimum, the information in Section 5(b) of this Disclosure Agreement by 12:00 noon on the first (1st) Business Day following each Quarterly Filing Date, a Listed Event described in Section 6(a)(xvii) shall have occurred and the District and each Obligated Person hereby direct the Dissemination Agent to send a notice to the Repository in substantially the form attached as Exhibit A, with a copy to the District. The Dissemination Agent shall file such notice no later than thirty (30) days following the applicable Quarterly Filing Date.

6. **Reporting of Significant Events.**

(a) This Section 6 shall govern the giving of notices of the occurrence of any of the following Listed Events:

(i) Principal and interest payment delinquencies;

(ii) Non-payment related defaults, if material;

(iii) Unscheduled draws on the Debt Service Reserve Fund reflecting financial difficulties;

(iv) Unscheduled draws on credit enhancements reflecting financial difficulties;*

(v) Substitution of credit or liquidity providers, or their failure to perform;*

(vi) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds;

(vii) Modifications to rights of Bond holders, if material;

(viii) Bond calls, if material, and tender offers;

(ix) Defeasances;

(x) Release, substitution, or sale of property securing repayment of the Bonds, if material;

(xi) Rating changes;

* The Bonds are not credit enhanced or rated at their date of issuance.
(xii) Bankruptcy, insolvency, receivership or similar event of the Issuer or any Obligated Person (which is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for the Issuer or any Obligated Person in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Issuer or any Obligated Person, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Issuer or any Obligated Person);

(xiii) Consummation of a merger, consolidation, or acquisition involving the Issuer or any Obligated Person or the sale of all or substantially all of the assets of the Issuer or any Obligated Person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;

(xiv) Appointment of a successor or additional trustee or the change of name of the Trustee, if material; and

(xv) The incurrence of a Financial Obligation of the Obligated Person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Obligated Person, any of which affect Bond holders, if material.

(xvi) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the Obligated Person, any of which reflect financial difficulties.

(xvii) Failure to provide (A) any Annual Report or Audited Financial Statements as required under this Disclosure Agreement that contains, in all material respects, the information required to be included therein under Section 4(a) of this Disclosure Agreement, or (B) any Quarterly Report that contains, in all material respects, the information required to be included therein under Section 5(b) of this Disclosure Agreement, which failure shall, in all cases, be deemed material under federal securities laws.

(b) The Issuer shall give, or cause to be given, notice of the occurrence of any of the above subsection (a) Listed Events to the Dissemination Agent in writing in sufficient time in order to allow the Dissemination Agent to file notice of the occurrence of such Listed Event in a timely manner not in excess of ten (10) Business Days after its occurrence, with the exception of the Listed Event described in Section 6(a)(xvii), which notice will be given in a timely manner. Such notice shall instruct the Dissemination Agent to report the occurrence pursuant to subsection (d) below. Such notice shall identify the Listed Event that has occurred, include the text of the disclosure that the Issuer desires to make, contain the written authorization of the Issuer for the Dissemination Agent to disseminate such information, and identify the date the Issuer desires for the Disclosure Dissemination Agent to disseminate the information (provided that such date is not
later than the tenth (10th) Business Day after the occurrence of the Listed Event or such earlier time period as required under this Agreement).

(c) Each Obligated Person shall notify the Issuer of the occurrence of a Listed Event described in subsections (a)(x), (xii), (xiii), (xv), (xvi) or (xvii) above as to such Obligated Person within five (5) Business Days after the occurrence of the Listed Event so as to enable the Issuer to comply with its obligations under this Section 6.

(d) If the Dissemination Agent has been instructed by the Issuer to report the occurrence of a Listed Event, the Dissemination Agent shall immediately file a notice of such occurrence with each Repository.

7. **Termination of Disclosure Agreement.** This Disclosure Agreement shall terminate upon the defeasance, prior redemption or payment in full of all of the Bonds.

8. **Prior Undertakings.** The Landowner hereby represents and warrants that to its knowledge it has provided on a timely basis all reporting information requested by the applicable dissemination agent with respect to prior continuing disclosure agreements entered into pursuant to the Rule. The Landowner has been made aware of instances where the information required to be provided to the dissemination agents was not timely requested, not filed with the appropriate repository or, if filed, not filed on a timely basis. The Landowner has instituted internal processes to provide information hereunder to the Dissemination Agent on a timely basis. The Landowner has instituted internal processes to provide information to the dissemination agents on a timely basis and obtained assurances from the dissemination agents that they will in turn request the required reporting information timely and file such information timely with the appropriate repository.

9. **Dissemination Agent.** Upon termination of the Dissemination Agent’s services as Dissemination Agent, whether by notice of the Issuer or the Dissemination Agent, the Issuer agrees to appoint a successor Dissemination Agent or, alternatively, agrees to assume all responsibilities of Dissemination Agent under this Disclosure Agreement for the benefit of the Holders of the Bonds. If at any time there is not any other designated Dissemination Agent, the District shall be deemed to be the Dissemination Agent. Notwithstanding any replacement or appointment of a successor, the Issuer shall remain liable until payment in full for any and all sums owed and payable to the Dissemination Agent hereunder. The initial Dissemination Agent shall be Governmental Management Services – Central Florida, LLC. The acceptance of such designation is evidenced by the execution of this Disclosure Agreement by a duly authorized signatory of the Dissemination Agent. The Dissemination Agent may terminate its role as Dissemination Agent at any time upon delivery of thirty (30) days prior written notice to the District and each Obligated Person.

10. **Amendment; Waiver.** Notwithstanding any other provision of this Disclosure Agreement, the Issuer, the Landowner and the Dissemination Agent may amend this Disclosure Agreement, and any provision of this Disclosure Agreement may be waived, if such amendment or waiver is supported by an opinion of counsel expert in federal securities laws, acceptable to the Issuer, to the effect that such amendment or waiver would not, in and of itself, cause the
undertakings herein to violate the Rule if such amendment or waiver had been effective on the date hereof but taking into account any subsequent change in or official interpretation of the Rule.

In the event of any amendment or waiver of a provision of this Disclosure Agreement, the Issuer shall describe such amendment and/or waiver in the next Annual Report and shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or, in the case of a change in accounting principles, on the presentation) of financial information or operating data being presented by the Issuer. In addition, if the amendment relates to the accounting principles to be followed in preparing financial statements: (i) notice of such change shall be given in the same manner as for a Listed Event under Section 6(b); and (ii) the Annual Report for the year in which the change is made should present a comparison (in narrative form and also, if feasible, in quantitative form) between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.

Notwithstanding the above provisions of this Section 10, no amendment to the provisions of Section 5(b) hereof may be made without the consent of each Obligated Person, if any.

11. **Additional Information.** Nothing in this Disclosure Agreement shall be deemed to prevent the Issuer from disseminating any other information, using the means of dissemination set forth in this Disclosure Agreement or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Agreement. If the Issuer chooses to include any information in any Annual Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Agreement, the Issuer shall have no obligation under this Disclosure Agreement to update such information or include it in any future Annual Report or notice of occurrence of a Listed Event.

12. **Default.** In the event of a failure of the Issuer, the Disclosure Representative, any Obligated Person or the Dissemination Agent to comply with any provision of this Disclosure Agreement, the Trustee shall, at the request of any Participating Underwriter or the Beneficial Owners of at least twenty-five percent (25%) aggregate principal amount of Outstanding Bonds and receipt of indemnity satisfactory to the Trustee, or any Beneficial Owner of a Bond may take such actions as may be necessary and appropriate, including seeking mandamus or specific performance by court order, to cause the Issuer, the Disclosure Representative, any Obligated Person or a Dissemination Agent, as the case may be, to comply with its obligations under this Disclosure Agreement. A default under this Disclosure Agreement by any Obligated Person, the Disclosure Representative or Dissemination Agent shall not be deemed a default by the Issuer hereunder and no default hereunder shall be deemed an Event of Default under the Indenture, and the sole remedy under this Disclosure Agreement in the event of any failure of the Issuer, the Disclosure Representative, any Obligated Person, or a Dissemination Agent, to comply with this Disclosure Agreement shall be an action to compel performance.

13. **Duties of Dissemination Agent.** The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Agreement between the District, the Landowner and such Dissemination Agent. The Dissemination Agent shall have no obligation to notify any other party hereto of an event that may constitute a Listed Event. The District, each
Obligated Person and the Disclosure Representative covenant that they will supply, in a timely fashion, any information reasonably requested by the Dissemination Agent that is necessary in order for the Dissemination Agent to carry out its duties under this Disclosure Agreement. The District, the Landowner and the Disclosure Representative acknowledge and agree that the information to be collected and disseminated by the Dissemination Agent will be provided by the District, Obligated Person(s), the Disclosure Representative and others. The Dissemination Agent’s duties do not include authorship or production of any materials, and the Dissemination Agent shall have no responsibility hereunder for the content of the information provided to it by the District, any Obligated Person or the Disclosure Representative as thereafter disseminated by the Dissemination Agent. Any filings under this Disclosure Agreement made to the MSRB through EMMA shall be in an EMMA compliant format.

14. **Beneficiaries.** This Disclosure Agreement shall inure solely to the benefit of the Issuer, the Landowner, the Dissemination Agent, the Trustee, the Participating Underwriter and the Owners of the Bonds (the Dissemination Agent, Participating Underwriter and Owners of the Bonds being hereby deemed express third party beneficiaries of this Disclosure Agreement), and shall create no rights in any other person or entity.

15. **Tax Roll and Budget.** Upon the request of the Dissemination Agent, the Trustee or any Bondholder, the Issuer, through its District Manager, if applicable, agrees to provide such party with a certified copy of its most recent tax roll provided to the Osceola County Tax Collector and the Issuer’s most recent adopted budget.

16. **Governing Law.** The laws of the State of Florida and Federal law shall govern this Disclosure Agreement and venue shall be any state or federal court having jurisdiction in Osceola County, Florida.

17. **Counterparts.** This Disclosure Agreement may be executed in several counterparts and by PDF signature and all of which shall constitute but one and the same instrument.

18. **Trustee Cooperation.** The Issuer represents that the Dissemination Agent is a bona fide agent of the Issuer and the Issuer instructs the Trustee to deliver to the Dissemination Agent at the expense of the Issuer, any information or reports available to the Trustee which the Dissemination Agent requests in writing.

19. **Binding Effect.** This Disclosure Agreement shall be binding upon each party to this Disclosure Agreement and upon each successor and assignee of each party to this Disclosure Agreement and shall inure to the benefit of, and be enforceable by, each party to this Disclosure Agreement and each successor and assignee of each party to this Disclosure Agreement. Notwithstanding the foregoing, as to the Landowner or any assignee or successor thereto that becomes an Obligated Person pursuant to the terms of this Disclosure Agreement, only successor or assignees to such parties who are, by definition, Obligated Persons, shall be bound or benefited by this Disclosure Agreement.

[Signature Page Follows]
IN WITNESS WHEREOF, the undersigned has executed this Disclosure Agreement as of the date and year set forth above.

BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT, AS ISSUER

[SEAL]

By: 
Chairperson, Board of Supervisors

ATTEST:

By: 
Assistant Secretary

STANDARD PACIFIC OF FLORIDA, LLC, AS LANDOWNER

By: Standard Pacific of Florida GP, a Florida general partnership, its sole member

By: CalAtlantic Group, Inc., a Delaware corporation, its sole general partner

By: Lennar Corporation, a Delaware corporation, its sole shareholder

By: 
Name: 
Title: 

GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA, LLC, AS DISSEMINATION AGENT

By: 
Name: 
Title: 

E-13
CONSENTED TO AND AGREED TO BY:

DISTRICT MANAGER

GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA, LLC, AS DISTRICT MANAGER

By: ________________________________
Name: ______________________________
Title: ______________________________

Acknowledged and agreed to for purposes of Sections 12, 14 and 18 only:

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE

By: ________________________________
Name: ______________________________
Title: ______________________________
EXHIBIT A

FORM OF NOTICE TO REPOSITORIES OF FAILURE TO FILE [ANNUAL REPORT] [AUDITED FINANCIAL STATEMENTS] [QUARTERLY REPORT]

Name of Issuer: Bridgewalk Community Development District

Name of Bond Issue: $__________ original aggregate principal amount of Special Assessment Bonds, Series 2023 (Assessment Area Two Project)

Obligated Person(s): Bridgewalk Community Development District; Standard Pacific of Florida, LLC

Original Date of Issuance: __________, 2023

CUSIP Numbers:

NOTICE IS HEREBY GIVEN that the [Issuer] [Obligated Person] has not provided an [Annual Report] [Audited Financial Statements] [Quarterly Report] with respect to the above-named Bonds as required by [Section 3] [Section 5] of the Continuing Disclosure Agreement dated __________, 2023 by and between the Issuer, the Landowner and the Dissemination Agent named therein. The [Issuer] [Obligated Person] has advised the undersigned that it anticipates that the [Annual Report] [Audited Financial Statements] [Quarterly Report] will be filed by ________________, 20__.

Dated: ________________

Governmental Management Services – Central Florida, LLC, as Dissemination Agent

By: _______________________________
Name: _______________________________
Title: _______________________________

cc: Issuer
    Trustee
APPENDIX F

AUDITED FINANCIAL STATEMENTS
AS OF THE FISCAL YEAR ENDED SEPTEMBER 30, 2022
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BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS

September 30, 2022
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INDEPENDENT AUDITORS’ REPORT

To the Board of Supervisors
Bridgewalk Community Development District
Osceola County, Florida

Opinions
We have audited the accompanying financial statements of the governmental activities and each major fund of Bridgewalk Community Development District, Osceola County, Florida (“District”) as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District’s basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2022, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions
We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor’s Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements
Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District’s ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor’s Responsibilities for the Audit of the Financial Statements
Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor’s report that includes our opinions.
Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District’s internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District’s ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

**Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the management’s discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management’s responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information.
because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

**Other Reporting Required by Government Auditing Standards**

In accordance with Government Auditing Standards, we have also issued our report dated May 15, 2023, on our consideration of the Bridgewalk Community Development District’s internal control over financial reporting and on our tests of its compliance with certain provisions of laws, rules, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District’s internal control over financial reporting and compliance.

**Report on Other Legal and Regulatory Requirements**

We have also issued our report dated May 15, 2023 on our consideration of the District’s compliance with requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation Standards established by the American Institute of Certified Public Accountants.

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
May 15, 2023
Our discussion and analysis of Bridgewalk Community Development District, Osceola County, Florida (“District”) financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2022. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of ($298,622).

- The change in the District's total net position in comparison with the prior fiscal year was ($304,358), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.

- At September 30, 2022, the District's governmental funds reported combined ending fund balances of $216,366. A portion of fund balance is restricted for debt service and future capital repairs and replacement, nonspendable deposits, and the remainder is unassigned fund balance which is available for spending at the District’s discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.
The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance and operations.

**Fund Financial Statements**

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

**Governmental Funds**

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions.

Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds for external reporting. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund. All funds are major funds. The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

**Notes to the Financial Statements**

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.
GOVERNMENT WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year. A portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements and infrastructure). These assets are used to provide services to residents; consequently, these assets are not available for future spending. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

Key components of net position were as follows:

<table>
<thead>
<tr>
<th></th>
<th>2022</th>
<th>2021 (UNAUDITED)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current assets</td>
<td>$4,300,110</td>
<td>$8,801</td>
</tr>
<tr>
<td>Capital assets</td>
<td>4,065,327</td>
<td>-</td>
</tr>
<tr>
<td>Total assets</td>
<td>8,365,437</td>
<td>8,801</td>
</tr>
<tr>
<td>Current liabilities</td>
<td>4,218,649</td>
<td>3,065</td>
</tr>
<tr>
<td>Long-term liabilities</td>
<td>4,445,410</td>
<td>-</td>
</tr>
<tr>
<td>Total liabilities</td>
<td>8,664,059</td>
<td>3,065</td>
</tr>
<tr>
<td>Net position</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Net invested in capital assets</td>
<td>(470,083)</td>
<td>-</td>
</tr>
<tr>
<td>Restricted for debt service</td>
<td>155,775</td>
<td>-</td>
</tr>
<tr>
<td>Restricted for capital projects</td>
<td>10,496</td>
<td>-</td>
</tr>
<tr>
<td>Unrestricted</td>
<td>5,190</td>
<td>5,736</td>
</tr>
<tr>
<td>Total net position</td>
<td>$ (298,622)</td>
<td>$ 5,736</td>
</tr>
</tbody>
</table>

The District's net position decreased during the most recent fiscal year. The majority of the change represents the degree to which ongoing cost of operations exceeded program revenues.

Key elements of the District's change in net position are reflected in the following table:

<table>
<thead>
<tr>
<th></th>
<th>2022</th>
<th>2021 (UNAUDITED)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Program revenues</td>
<td>$ 213,708</td>
<td>$ 8,801</td>
</tr>
<tr>
<td>General revenues</td>
<td>11,275</td>
<td>-</td>
</tr>
<tr>
<td>Total revenues</td>
<td>224,983</td>
<td>8,801</td>
</tr>
<tr>
<td>Expenses</td>
<td></td>
<td></td>
</tr>
<tr>
<td>General government</td>
<td>88,774</td>
<td>3,065</td>
</tr>
<tr>
<td>Physical environment</td>
<td>48,261</td>
<td>-</td>
</tr>
<tr>
<td>Interest on long-term debt</td>
<td>93,381</td>
<td>-</td>
</tr>
<tr>
<td>Cost of issuance</td>
<td>298,925</td>
<td>-</td>
</tr>
<tr>
<td>Total expenses</td>
<td>529,341</td>
<td>3,065</td>
</tr>
<tr>
<td>Change in net position</td>
<td>(304,358)</td>
<td>5,736</td>
</tr>
<tr>
<td>Net position - beginning of period</td>
<td>5,736</td>
<td>-</td>
</tr>
<tr>
<td>Net position - end of year</td>
<td>$ (298,622)</td>
<td>$ 5,736</td>
</tr>
</tbody>
</table>
As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2022 was $529,341, which primarily consisted of costs of issuance, interest on long-term debt and costs associated with constructed and maintaining certain capital improvements. The costs of the District’s activities were funded by special assessments and developer contributions.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

The variance between budgeted and actual general fund revenues is considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2022, the District had $4,065,327 invested in construction in process. Construction in process has not completed as of September 30, 2022 and therefore is not depreciated to date. Once projects are complete, items will transfer to depreciable assets. More detailed information about the District’s capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2022, the District had $4,535,410 in Bonds outstanding for its governmental activities. More detailed information about the District’s capital debt is presented in the accompanying notes to the financial statements.

ECONOMIC FACTORS, NEXT YEAR’S BUDGET AND OTHER INFORMATION

For the fiscal year 2023, the District anticipates that the cost of general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget, an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.
CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Bridgewalk Community Development District's Finance Department at 219 E. Livingston Street, Orlando, Florida 32801.
BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
September 30, 2022

<table>
<thead>
<tr>
<th>ASSETS</th>
<th>GOVERNMENTAL ACTIVITIES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash and cash equivalents</td>
<td>$ 3,584</td>
</tr>
<tr>
<td>Due from developer</td>
<td>14,803</td>
</tr>
<tr>
<td>Prepaid items</td>
<td>5,375</td>
</tr>
<tr>
<td>Restricted assets:</td>
<td>4,276,348</td>
</tr>
<tr>
<td>Investments</td>
<td></td>
</tr>
<tr>
<td>Capital assets:</td>
<td>4,065,327</td>
</tr>
<tr>
<td>Non-depreciable</td>
<td></td>
</tr>
<tr>
<td>TOTAL ASSETS</td>
<td>$ 8,365,437</td>
</tr>
</tbody>
</table>

| LIABILITIES | |
| Accounts payable and accrued expenses | $ 4,078,369 |
| Accrued interest payable | 44,905 |
| Deferred revenue | 5,375 |
| Bonds payable, due within one year | 90,000 |
| Bonds payable, due in more than one year | 4,445,410 |
| TOTAL LIABILITIES | 8,664,059 |

| NET POSITION | |
| Net investment in capital assets | (470,083) |
| Restricted for: | |
| Debt service | 155,775 |
| Capital projects | 10,496 |
| Unrestricted | 5,190 |
| TOTAL NET POSITION | $ (298,622) |

The accompanying notes are an integral part of this financial statement
<table>
<thead>
<tr>
<th>Functions/Programs</th>
<th>Expenses</th>
<th>Charges for Services</th>
<th>Operating Contributions</th>
<th>Governmental Activities</th>
</tr>
</thead>
<tbody>
<tr>
<td>General government</td>
<td>$88,774</td>
<td>$</td>
<td>$136,489</td>
<td>$47,715</td>
</tr>
<tr>
<td>Physical environment</td>
<td>48,261</td>
<td>77,219</td>
<td>-</td>
<td>28,958</td>
</tr>
<tr>
<td>Interest on long-term debt</td>
<td>93,381</td>
<td>-</td>
<td>-</td>
<td>(93,381)</td>
</tr>
<tr>
<td>Cost of issuance</td>
<td>298,925</td>
<td>-</td>
<td>-</td>
<td>(298,925)</td>
</tr>
<tr>
<td>Total governmental activities</td>
<td>$529,341</td>
<td>$77,219</td>
<td>$136,489</td>
<td>(315,633)</td>
</tr>
</tbody>
</table>

General revenues:
- Investment earnings: $11,275
- Total general revenues: $11,275
- Change in net position: (304,358)

Net position - October 1, 2021: $5,736
Net position - September 30, 2022: $298,622

The accompanying notes are an integral part of this financial statement.
BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET – GOVERNMENTAL FUNDS
September 30, 2022

<table>
<thead>
<tr>
<th>ASSETS</th>
<th>GENERAL</th>
<th>DEBT SERVICE</th>
<th>CAPITAL PROJECTS</th>
<th>GOVERNMENTAL FUNDS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash and cash equivalents</td>
<td>$3,584</td>
<td>$ -</td>
<td>$ -</td>
<td>$3,584</td>
</tr>
<tr>
<td>Due from developer</td>
<td>14,803</td>
<td>-</td>
<td>-</td>
<td>14,803</td>
</tr>
<tr>
<td>Prepaid items</td>
<td>5,375</td>
<td>-</td>
<td>-</td>
<td>5,375</td>
</tr>
<tr>
<td>Restricted assets:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Investments</td>
<td>-</td>
<td>200,680</td>
<td>4,075,668</td>
<td>4,276,348</td>
</tr>
<tr>
<td>TOTAL ASSETS</td>
<td>$23,762</td>
<td>$200,680</td>
<td>$4,075,668</td>
<td>$4,300,110</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>LIABILITIES AND FUND BALANCES</th>
<th>GENERAL</th>
<th>DEBT SERVICE</th>
<th>CAPITAL PROJECTS</th>
<th>GOVERNMENTAL FUNDS</th>
</tr>
</thead>
<tbody>
<tr>
<td>LIABILITIES</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accounts payable and accrued expenses</td>
<td>$13,197</td>
<td>$ -</td>
<td>$4,065,172</td>
<td>$4,078,369</td>
</tr>
<tr>
<td>Deferred revenue</td>
<td>5,375</td>
<td>-</td>
<td>-</td>
<td>5,375</td>
</tr>
<tr>
<td>TOTAL LIABILITIES</td>
<td>18,572</td>
<td>-</td>
<td>4,065,172</td>
<td>4,083,744</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>FUND BALANCES</th>
<th>GENERAL</th>
<th>DEBT SERVICE</th>
<th>CAPITAL PROJECTS</th>
<th>GOVERNMENTAL FUNDS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nonspendable:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Prepaid items</td>
<td>5,375</td>
<td>-</td>
<td>-</td>
<td>5,375</td>
</tr>
<tr>
<td>Restricted for:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Debt service</td>
<td>-</td>
<td>200,680</td>
<td>-</td>
<td>200,680</td>
</tr>
<tr>
<td>Capital projects</td>
<td>-</td>
<td>-</td>
<td>10,496</td>
<td>10,496</td>
</tr>
<tr>
<td>Unassigned</td>
<td>(185)</td>
<td>-</td>
<td>-</td>
<td>(185)</td>
</tr>
<tr>
<td>TOTAL FUND BALANCES</td>
<td>5,190</td>
<td>200,680</td>
<td>10,496</td>
<td>216,366</td>
</tr>
</tbody>
</table>

The accompanying notes are an integral part of this financial statement
BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2022

Total Governmental Fund Balances in the Balance Sheet $ 216,366

Amount reported for governmental activities in the Statement of Net Assets are different because:

Capital asset used in governmental activities are not financial resources and therefore are not reported in the governmental funds:

Governmental capital assets 4,065,327

Certain liabilities are not due and payable in the current period and therefore are not reported in the governmental funds:

Accrued interest payable (44,905)
Original issue discount (95,410)
Governmental bonds payable (4,440,000)

Net Position of Governmental Activities $ (298,622)

The accompanying notes are an integral part of this financial statement
# Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds

Year Ended September 30, 2022

## Revenues

<table>
<thead>
<tr>
<th></th>
<th>General</th>
<th>Debt Service</th>
<th>Capital Projects</th>
<th>Total Governmental Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Developer contributions</td>
<td>$136,489</td>
<td>$ -</td>
<td>$ -</td>
<td>$136,489</td>
</tr>
<tr>
<td>Special assessments</td>
<td>-</td>
<td>$77,219</td>
<td>$ -</td>
<td>$77,219</td>
</tr>
<tr>
<td>Investment earnings</td>
<td>-</td>
<td>$343</td>
<td>$10,932</td>
<td>$11,275</td>
</tr>
<tr>
<td><strong>Total Revenues</strong></td>
<td>$136,489</td>
<td>$77,562</td>
<td>$10,932</td>
<td>$224,983</td>
</tr>
</tbody>
</table>

## Expenditures

<table>
<thead>
<tr>
<th></th>
<th>General</th>
<th>Debt Service</th>
<th>Capital Projects</th>
<th>Total Governmental Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>General government</td>
<td>$88,774</td>
<td>$ -</td>
<td>$ -</td>
<td>$88,774</td>
</tr>
<tr>
<td>Physical environment</td>
<td>$48,261</td>
<td>$ -</td>
<td>$ -</td>
<td>$48,261</td>
</tr>
<tr>
<td>Capital outlay</td>
<td>$ -</td>
<td>$ -</td>
<td>$4,065,327</td>
<td>$4,065,327</td>
</tr>
<tr>
<td>Debt</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interest expense</td>
<td>$ -</td>
<td>$48,476</td>
<td>$ -</td>
<td>$48,476</td>
</tr>
<tr>
<td>Bond issuance costs</td>
<td>$ -</td>
<td>$ -</td>
<td>$298,925</td>
<td>$298,925</td>
</tr>
<tr>
<td><strong>Total Expenditures</strong></td>
<td>$137,035</td>
<td>$48,476</td>
<td>$4,364,252</td>
<td>$4,549,763</td>
</tr>
</tbody>
</table>

## Excess Revenues Over (Under) Expenditures

<table>
<thead>
<tr>
<th></th>
<th>General</th>
<th>Debt Service</th>
<th>Capital Projects</th>
<th>Total Governmental Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>(Under)</strong></td>
<td>$546</td>
<td>$29,086</td>
<td>($4,353,320)</td>
<td>($4,324,780)</td>
</tr>
</tbody>
</table>

## Other Sources (Uses)

<table>
<thead>
<tr>
<th></th>
<th>General</th>
<th>Debt Service</th>
<th>Capital Projects</th>
<th>Total Governmental Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Issuance of debt</td>
<td>$ -</td>
<td>$171,926</td>
<td>$4,363,484</td>
<td>$4,535,410</td>
</tr>
<tr>
<td><strong>Total Other Sources (Uses)</strong></td>
<td>$ -</td>
<td>$171,594</td>
<td>$4,363,816</td>
<td>$4,535,410</td>
</tr>
</tbody>
</table>

## Excess Revenues Over (Under) Expenditures and Other Uses

<table>
<thead>
<tr>
<th></th>
<th>General</th>
<th>Debt Service</th>
<th>Capital Projects</th>
<th>Total Governmental Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>(Under)</strong></td>
<td>$546</td>
<td>$200,680</td>
<td>$10,496</td>
<td>$210,630</td>
</tr>
</tbody>
</table>

## Fund Balance

<table>
<thead>
<tr>
<th></th>
<th>General</th>
<th>Debt Service</th>
<th>Capital Projects</th>
<th>Total Governmental Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Beginning of year</td>
<td>$5,736</td>
<td>$ -</td>
<td>$ -</td>
<td>$5,736</td>
</tr>
<tr>
<td>End of year</td>
<td>$5,190</td>
<td>$200,680</td>
<td>$10,496</td>
<td>$216,366</td>
</tr>
</tbody>
</table>

The accompanying notes are an integral part of this financial statement
BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended September 30, 2022

Amount reported for governmental activities in the Statement of Activities are different because:

The issuance of long-term debt provides current financial resources to governmental funds. These transactions, however, have no effect on net assets. This is the amount of long-term debt issued in the current period. (4,535,410)

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the costs of those assets are depreciated over their estimated useful lives:

Capital outlay 4,065,327

Certain items reported in the Statement of Activities do not require the use of current financial resources and therefore are not reported expenditures in the governmental funds:

Change in accrued interest payable (44,905)

Change in Net Position of Governmental Activities $ (304,358)

The accompanying notes are an integral part of this financial statement
NOTE A- NATURE OF ORGANIZATION AND REPORTING ENTITY

Bridgewalk Community Development District ("District") was created on September 20, 2021 by the Board of County Commissioner of Osceola County, Florida Ordinance No. 2021-64 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The majority of the Board members are affiliated with the Developer. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing Improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.
NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other Items not included among program revenues are reported instead as general revenues.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the economic financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures are recorded when a liability is incurred, as under accrual accounting.

Assessments

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations are billed and collected by the County Tax Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.
NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest of long-term debt.

Capital Projects Fund

The capital projects fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure with the District.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;

b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Deposits and Investments (continued)

   c) Interest bearing time deposits or savings accounts in qualified public depositories;
   d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.

The District records all interest revenue related to investment activities in the respective funds and reports investments at fair value.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Capital Assets

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.
NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Unearned Revenue/Deferred Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

The statement of net position reports contains, as applicable, a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net position that applies to future reporting period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until that time. For example, the District would record deferred outflows of resources related to debit amounts resulting from current and advance refundings resulting in the defeasance of debt (i.e. when there are differences between the reacquisition price and the net carrying amount of the old debt).

The statement of net position reports contains, as applicable, a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until that time. For example, when an asset is recorded in the governmental fund financial statements, but the revenue is not available, the District reports a deferred inflow of resources until such times as the revenue becomes available.
NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Deferred Outflows/Inflows of Resources

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District has only one item, deferred revenue, which qualifies for reporting in this category.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

Committed fund balance - Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance - Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board can assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District’s Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.
NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE C - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
b) Public hearings are conducted to obtain public comments.
c) Prior to October 1, the budget is legally adopted by the District Board.
d) All budget changes must be approved by the District Board.
e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE D – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances, including certificates of deposit, were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.
NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

**Investments**

The District’s investments were held as follows at September 30, 2022:

<table>
<thead>
<tr>
<th>Investment</th>
<th>Fair Value</th>
<th>Credit Risk</th>
<th>Maturities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Money Market Mutual Funds - First</td>
<td>$4,276,348</td>
<td>S&amp;P AAAm</td>
<td>Weighted average of the</td>
</tr>
<tr>
<td>American Government Obligation CL D</td>
<td></td>
<td></td>
<td>fund portfolio: 18 days</td>
</tr>
<tr>
<td>Total Investments</td>
<td>$4,276,348</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Custodial credit risk - For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. The investments listed in the schedule above are not evidenced by securities that exist in physical or book entry form.

Credit risk - For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk - The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk - The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

Fair Value Measurement - When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- **Level 1**: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- **Level 2**: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- **Level 3**: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.
NOTE E - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2022 was as follows:

<table>
<thead>
<tr>
<th></th>
<th>Balance 10/01/2021</th>
<th>Increases</th>
<th>Decreases</th>
<th>Balance 09/30/2022</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Governmental activities:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Capital assets, not being depreciated:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Construction in process</td>
<td>$</td>
<td>$ 4,065,327</td>
<td>$ -</td>
<td>$ 4,065,327</td>
</tr>
<tr>
<td>Total capital assets, not being depreciated</td>
<td>-</td>
<td>4,065,327</td>
<td>-</td>
<td>4,065,327</td>
</tr>
<tr>
<td><strong>Governmental activities capital assets - net</strong></td>
<td>$ -</td>
<td>$ 4,065,327</td>
<td>$ -</td>
<td>$ 4,065,327</td>
</tr>
</tbody>
</table>

NOTE F – LONG-TERM LIABILITIES

$4,440,000 Special Assessment Bonds, Series 2022 (Assessment Area One Project) - On February 22, 2022, the District issued $4,440,000 in Special Assessment Bonds, Series 2022 (Assessment Area One Project). The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable June 2052. The Bonds bear interest ranging from 2.50% to 4.00% payable semi-annually on the first day of each June and December. Principal is due serially each June 1, commencing June 2023.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The requirements have been met for the fiscal year ended September 30, 2022.

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2022:

<table>
<thead>
<tr>
<th></th>
<th>Balance 10/1/2021</th>
<th>Additions</th>
<th>Deletions</th>
<th>Balance 9/30/2022</th>
<th>Due Within One Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>Special Assessments Bonds, Series 2022</td>
<td>$ -</td>
<td>$ 4,440,000</td>
<td>$ -</td>
<td>$ 4,440,000</td>
<td>$ 90,000</td>
</tr>
<tr>
<td></td>
<td>-</td>
<td>4,440,000</td>
<td>-</td>
<td>4,440,000</td>
<td>90,000</td>
</tr>
<tr>
<td>Unamortized bond premium</td>
<td>-</td>
<td>95,410</td>
<td>-</td>
<td>95,410</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>$ -</td>
<td>$ 4,535,410</td>
<td>$ -</td>
<td>$ 4,535,410</td>
<td>$ 90,000</td>
</tr>
</tbody>
</table>
NOTE F – LONG-TERM LIABILITIES (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2022 are as follows:

<table>
<thead>
<tr>
<th>September 30,</th>
<th>Principal</th>
<th>Interest</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2023</td>
<td>$ 90,000</td>
<td>$ 154,435</td>
<td>$ 244,435</td>
</tr>
<tr>
<td>2024</td>
<td>95,000</td>
<td>152,188</td>
<td>247,188</td>
</tr>
<tr>
<td>2025</td>
<td>95,000</td>
<td>149,813</td>
<td>244,813</td>
</tr>
<tr>
<td>2026</td>
<td>100,000</td>
<td>147,438</td>
<td>247,438</td>
</tr>
<tr>
<td>2027</td>
<td>100,000</td>
<td>144,938</td>
<td>244,938</td>
</tr>
<tr>
<td>2028-2032</td>
<td>550,000</td>
<td>680,088</td>
<td>1,230,088</td>
</tr>
<tr>
<td>2033-2037</td>
<td>645,000</td>
<td>589,063</td>
<td>1,234,063</td>
</tr>
<tr>
<td>2038-2042</td>
<td>750,000</td>
<td>477,750</td>
<td>1,227,750</td>
</tr>
<tr>
<td>2043-2047</td>
<td>905,000</td>
<td>333,600</td>
<td>1,238,600</td>
</tr>
<tr>
<td>2048-2052</td>
<td>1,110,000</td>
<td>136,600</td>
<td>1,246,600</td>
</tr>
<tr>
<td></td>
<td>$ 4,440,000</td>
<td>$ 2,965,913</td>
<td>$ 7,405,913</td>
</tr>
</tbody>
</table>

NOTE G - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE H - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; natural disasters; and environmental remediation. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

NOTE I – CONCENTRATION

The Districts activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District operations.
<table>
<thead>
<tr>
<th></th>
<th>ORIGINAL BUDGET</th>
<th>FINAL BUDGET</th>
<th>ACTUAL</th>
<th>VARIANCE WITH FINAL BUDGET</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>REVENUES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Developer contributions</td>
<td>$106,918</td>
<td>$164,210</td>
<td>$136,489</td>
<td>$(27,721)</td>
</tr>
<tr>
<td>TOTAL REVENUES</td>
<td>$106,918</td>
<td>$164,210</td>
<td>$136,489</td>
<td>$(27,721)</td>
</tr>
<tr>
<td><strong>EXPENDITURES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Current</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>General government</td>
<td>$106,918</td>
<td>$113,460</td>
<td>$88,774</td>
<td>24,686</td>
</tr>
<tr>
<td>Physical environment</td>
<td>$0</td>
<td>$50,750</td>
<td>$48,261</td>
<td>2,489</td>
</tr>
<tr>
<td>TOTAL EXPENDITURES</td>
<td>$106,918</td>
<td>$164,210</td>
<td>$137,035</td>
<td>27,175</td>
</tr>
<tr>
<td><strong>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</strong></td>
<td>$ -</td>
<td>$ -</td>
<td>$(546)</td>
<td>$(546)</td>
</tr>
<tr>
<td><strong>FUND BALANCES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Beginning of year</td>
<td></td>
<td></td>
<td></td>
<td>5,736</td>
</tr>
<tr>
<td>End of year</td>
<td>$5,190</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District’s budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

The variance between budgeted and actual general fund revenues is considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.
INDEPENDENT AUDITOR’S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Bridgewalk Community Development District
Osceola County, Florida

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, the financial statements of Bridgewalk Community Development District, as of September 30, 2022 and for the year ended September 30, 2022, which collectively comprise Bridgewalk Community Development District’s basic financial statements and have issued our report thereon dated May 15, 2023.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the District’s internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District’s internal control. Accordingly, we do not express an opinion on the effectiveness of the District’s internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity’s financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.
Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District’s financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under Government Auditing Standards.

Purpose of this Report

This report is intended solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity’s internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the entity’s internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

DiBartolomeo, McBee, Hartley & Barnes
DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
May 15, 2023
INDEPENDENT AUDITOR’S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Bridgewalk Community Development District
Osceola County, Florida

We have examined the District's compliance with the requirements of Section 218.415, Florida Statutes with regards to the District's investments during the year ended September 30, 2022. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2022.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Bridgewalk Community Development District, Osceola County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee Hartley & Barnes, P.A.
Fort Pierce, Florida
May 15, 2023
Management Letter

To the Board of Supervisors
Bridgewalk Community Development District
Osceola County, Florida

Report on the Financial Statements

We have audited the financial statements of the Bridgewalk Community Development District (“District”) as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated May 15, 2023.

Auditors’ Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditors’ Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards and Independent Accountants' Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 15, 2023, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. Initial year audit, there were no findings in the prior year.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The information required is disclosed in the notes to the financial statements.
Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management’s responsibility to monitor the District’s financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Bridgewalk Community Development District reported:

a. The total number of district employees compensated in the last pay period of the District’s fiscal year as 5.
b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district’s fiscal year as 7.
c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as $8,681.
d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as $121,864.
e. The District does not have any construction projects with a total cost of at least $65,000 that are scheduled to begin on or after October 1 of the fiscal year being reported..
f. The District amended its final adopted budget under Section 189.016(6), Florida Statutes.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Bridgewalk Community Development District reported:

a. The rate or rates of non-ad valorem special assessments imposed by the District range from $209 to $710 per residential unit.
b. The total amount of special assessments collected by or on behalf of the District as $77,219.
c. The total amount of outstanding bonds issued by the district as $4,440,000.
Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes
DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
May 15, 2023