Riverwalk
Community Development District

Meeting Agenda

January 15, 2025

AGENDA

Riverwalk
Community Development District

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

January 8, 2025

Board of Supervisors
Riverwalk
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of **Riverwalk Community Development District** will be held on **Wednesday, January 15, 2025 at 3:30 PM at the Offices of GMS-CF, 219 E. Livingston Street, Orlando, FL 32801.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the November 20, 2024 Meeting
4. Consideration of Resolution 2025-03 Authorizing Petition to be Filed Amending the Boundaries of the District
5. Staff Reports
    A. Attorney
    B. Engineer
    C. District Manager's Report
        i. Approval of Check Registers
        ii. Balance Sheet and Income Statement
    D. Field Manager's Report
6. Other Business
7. Supervisor's Requests
8. Adjournment

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

Sincerely,

George S. Flint

George S. Flint
District Manager

MINUTES

MINUTES OF MEETING
RIVERWALK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Riverwalk Community Development District was held Wednesday, November 20, 2024, at 3:30 p.m. at 219 E Livingston St, Orlando, Florida.

Present and constituting a quorum were:

Chris Wrenn	Chairman
Justin Grauer	Assistant Secretary
Val Lescano	Assistant Secretary

Also present were:

George Flint	District Manager
Ryan Dugan *by phone*	District Counsel
John Townsend	District Engineer
Jarett Wright	Field Manager

FIRST ORDER OF BUSINESS Roll Call

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

SECOND ORDER OF BUSINESS Public Comment Period

There were no members of the public present for the meeting.

THIRD ORDER OF BUSINESS Organizational Matters

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

Mr. Flint stated there was a landowner election on November 5, 2024. Ms. Mary Burns, Mr. Justin Grauer, and Ms. Val Lescano were re-elected to the Board. Mr. Flint noted that he administered the oath of office to Mr. Grauer and Ms. Lescano before the meeting.

B. Consideration of Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election

Mr. Flint stated that the Board sits as the canvassing Board to certify the results of the landowner election. Ms. Mary Burns received 400 votes, Mr. Justin Grauer received 400 votes, and Ms. Val Lescano received 399 votes. Ms. Burns and Mr. Grauer will serve four-year terms, and Ms. Lescano will serve two-year terms.

> On MOTION by Mr. Wrenn, seconded by Mr. Grauer with all in favor, Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election, was approved.

C. Election of Officers

Mr. Flint stated that each time there are elections, the statutes require the election of officers.

D. Consideration of Resolution 2025-02 Electing Officers

Mr. Flint stated that Mr. Wrenn is the Chairman, Mr. Baker is the Vice Chairman, and the other three Board Members are Assistant Secretaries. Mr. Flint stated that he was the Secretary, Ms. Burns was the Treasurer, and Ms. Costa was the Assistant Treasurer.

Mr. Flint noted they could take each office individually, or if the Board wants, they can make a motion to elect a slate of officers, which could be done in one motion. Mr. Flint added they could make a motion to keep the same officers. There was a motion to keep the same officers.

> On MOTION by Mr. Wrenn, seconded by Mr. Grauer, with all in favor, Resolution 2025-02, Electing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS **Approval of Minutes of the August 21, 2024 Board of Supervisors Meeting and Acceptance of Minutes of the November 5, 2024 Landowners' Meeting**

Mr. Flint presented the minutes from the August 21, 2024, Board of Supervisors meeting and accepted the minutes of the November 5, 2024, landowner's meeting. Mr. Flint asked the Board for any comments, corrections, or questions. The Board had no changes to the minutes.

> On MOTION by Mr. Wrenn, seconded by Ms. Lescano, with all in favor, the Minutes of the August 21, 2024, Board of Supervisors Meeting and the Minutes of the November 5, 2024, Landowners' Meeting were approved.

FIFTH ORDER OF BUSINESS **Consideration of Amendment to Pond Maintenance Contract**

Mr. Wright stated they have two proposals. The first for Pond 5-A, the first pond coming into the community. This will be part of the cost share agreements, which will cost $200.00 monthly for $2,400.00 a year. Mr. Wright stated it would be under cost share.

Mr. Wright stated the second proposal would be for Ponds 57-A through D and the first half of Pond S-12. He added $950.00 a month for $11,400.00 for the year. The total for the new contract, with everything included from the previous contract, would be $23,100.00.

A Board member noted that the original contract given to the owner was $150.00.

Mr. Flint stated that they were locked into that amount the first year. After that, it could be adjusted going forward, and they would adapt it into the new year. H

Mr. Dugan stated that they had sent over their cost share request to the landowner using the $150.00 per month estimate that was negotiated for the first year. He added the amount they would base the cost share on for the District. He said that they're responsible for the difference. Mr. Dugan stated that they let the landowner know this was just a first-year estimate and that the future year may change or increase. He noted that he would be happy to answer any questions.

> On MOTION by Mr. Wrenn, seconded by Ms. Lescano, with all in favor, the Amendment to the Pond Maintenance Contract, was approved.

SIXTH ORDER OF BUSINESS **Ratification of Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2024**

Mr. Flint stated that they had previously bid out auditing services for Fiscal Year 2024 and had selected Grau & Associates. The engagement letter for Fiscal Year 2024 ended on September 30, 2024. He noted that not to hold up the start of the audit he executed a request that a fee be included in it consistent with the bid. He added that the amount was $4,400 and should not exceed that. He asked for the Board to ratify his action.

> On MOTION by Mr. Wrenn, seconded by Mr. Grauer, with all in favor, the Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2024, was ratified.

SEVENTH ORDER OF BUSINESS **Ratification of Non-Ad Valorem Assessment Administration Agreement with the Orange County Property Appraiser**

Mr. Flint stated that the District used the tax bill for its debt assessment collections. He added that the District must have an agreement with the property appraiser to use the tax bill. He noted that the fees don't have to be negotiated as an agreement and they are standard and have been reviewed by Counsel.

> On MOTION by Mr. Wrenn, seconded by Mr. Grauer, with all in favor, the Non-Ad Valorem Assessment Administration Agreement with the Orange County Property Appraiser, was ratified.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Dugan had nothing further to report. He stated they had been working with the District Engineer on potential future acquisitions. He indicated they have a few coming online but will process them according to the acquisition agreement. Once completed, he will bring it to the Board. He noted that he would be happy to answer any questions.

A Board member noted that he had updates for the team. He said they were able to finalize the reimbursement of some fees. He stated they had $5 million last week on a project and had a community meeting to discuss the Community Park. He said the results were very positive and exciting. He noted that the city would own and maintain the park.

B. Engineer

Mr. Townsend presented the Engineer's Report. Mr. Townsend stated they were about to have Phase Two completed. He mentioned transferring them to the CDD and that he would have documents for the updated Phase 1A and 1C costs. He noted that the roads and stormwater for Phase Two will be next year.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint presented the check register for the General Fund, checks 112 through 120 for $42,363.10. He offered to answer any questions on the check register.

On MOTION by Mr. Wrenn, seconded by Mr. Grauer, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials through September 30, 2024. He stated no action was required and then asked if there were any questions. Mr. Flint added that they had zeroed out the Capital Project Fund. He noted $3,000.00, which was interest earnings. He then asked if there were any questions.

D. Field Manager's Report

i. Contract Approval for Landscape Maintenance with Exclusive Landscaping

Mr. Wright stated that the monument fountain pump had been damaged. There was a warranty replacement. He noted they checked all the landscaping lighting. He added they were having issues with the backlighting of the wording signs, some of which were not working.

Mr. Wright noted that he contacted the vendor to get them rewired. He said the winter annuals had been installed. Because of wind spray taking the chlorine into the beds around the fountains, none of the plants would probably survive. They are looking for a change-out. Maybe river rock, or artificial plants. Mr. Wright stated they are still having issues with the pond fountains. He noted the vendor would be there to address the problems. Mr. Wright said the fallen trees from the hurricane had been stood back up.

Mr. Flint stated that they have been trying to change some utility accounts to the CDD, but an authorization letter needs to be signed.

Mr. Wright stated they had previously brought a landscape contract in May seeking ratification, but the maps were incorrect. He said they went back and forth on different prices to agree finally. He said they would charge $5,860.00 monthly and $70,320 for the year, which is cheaper than their original proposal. Mr. Wright added that with the Econlock down to the

roundabout, with the four major pawns, they would need to amend all the new property that the CDD will maintain.

Mr. Wrenn stated there will be the development of more property with more dedication to the CDD. He added that he was aware of Exclusive Landscaping, he wanted to point out seeing a drop off in the quality of care. He noted to be aware of what is best for the residents.

> On MOTION by Ms. Lescano, seconded by Mr. Grauer, with all in favor, the Contract Approval for Landscape Maintenance with Exclusive Landscaping effective 3/1/2024, was approved.

NINTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

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

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS **Adjournment**

> On MOTION by Mr. Wrenn, seconded by Ms. Lescano, with all in favor, the meeting was adjourned.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION IV

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERWALK COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO FILE A PETITION WITH THE CITY OF ORLANDO, FLORIDA, REQUESTING THE PASSAGE OF AN ORDINANCE AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Riverwalk Community Development District ("**District**") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("**Act**"), and City of Orlando, Florida, Ordinance No. 2022-44 (the "**Ordinance**"); and

WHEREAS, pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services including, but not limited to, onsite and offsite roadway improvements, potable water, sanitary sewer, reuse water, stormwater improvements, street lighting and undergrounding of electrical utilities, wetland conservation/mitigation, landscape and irrigation improvements, and other infrastructure; and

WHEREAS, the District presently consists of 404.22 acres, more or less, as more fully described in the Ordinance; and

WHEREAS, the District desires to amend its boundaries to include certain property described in **Exhibit A** attached hereto and incorporated herein by reference ("**Expansion Area**") and upon which the District intends to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the District will obtain written consent to inclusion within the District's boundaries from the owners of the lands within the Expansion Area; and

WHEREAS, the proposed boundary amendment is in the best interests of the District and the area of land within the proposed amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, for the area of land within the amended boundaries of the District, the District is the best alternative available for delivering community development services and facilities; and

WHEREAS, the incorporation of the Expansion Area within the District's boundaries is not inconsistent with either the State or local comprehensive plan; and

WHEREAS, the area of land that will lie within the District's boundaries as amended is amenable to separate special district government; and

WHEREAS, in order to seek a boundary amendment pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the boundary amendment process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board of Supervisors ("**Board**"); and

WHEREAS, the District desires to petition to amend its boundaries in accordance with the procedures and processes described in Chapter 190, *Florida Statutes*, which processes include the preparation of a petition to the City of Orlando, Florida, and such other actions as are necessary in furtherance of the boundary amendment process.

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

SECTION 1. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The Board hereby directs its Chair and District staff to prepare and file a petition and any other materials with the City of Orlando, Florida, as necessary to amend the District's boundaries and incorporate the lands within the Expansion Area pursuant to Chapter 190, *Florida Statutes*, and any other applicable Florida law (the "**Petition**").

SECTION 3. The Board hereby authorizes Tucker F. Mackie and Ryan J. Dugan, of Kutak Rock LLP, to act as the District's agents regarding any and all matters pertaining to the Petition.

SECTION 4. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 15th day of January 2025.

ATTEST:

RIVERWALK COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chair/Vice-Chair, Board of Supervisors

EXHIBIT A: Expansion Area

EXHIBIT A

EVERBE
2024 TAKEDOWN
PART A
(REVISED 12/5/2024)

DESCRIPTION:

Tract OS-A1 and Tract OS-A2, ECONLOCKHATCHEE TRAIL SEGMENT E2 PHASE 2A, according to the plat thereof, as recorded in Plat Book 110, Pages 42 through 44, of the Public Records of Orange County, Florida, and Tract OS-1, ECONLOCKHATCHEE TRAIL SEGMENT E2 PHASE 2B, according to the plat thereof, as recorded in Plat Book 112, Pages 79 through 83, of the Public Records of Orange County, Florida, and that part of Sections 19 and 30, Township 23 South, Range 31 East, Orange County, Florida, described as follows:

BEGIN at the Northwest corner of Tract OS-6A, according to said plat of ECONLOCKHATCHEE TRAIL SEGMENT E2 PHASE 2A; thence run the following courses and distances along the Westerly line of said Tract OS-6A: S01°59'00"E, 65.70 feet; S49°18'20"E, 84.45 feet; S30°51'23"E, 84.45 feet; S12°22'44"E, 70.05 feet; S00°11'45"E, 69.81 feet; S00°07'16"E, 59.77 feet; S02°28'59"W, 48.45 feet; S06°10'45"W, 56.79 feet; S09°52'34"W, 52.79 feet; S13°34'23"W, 60.78 feet; S21°09'07"W, 67.56 feet to the Northerly line of Tract B, according to the aforesaid plat of ECONLOCKHATCHEE TRAIL SEGMENT E2 PHASE 2A; thence departing said Westerly line run the following courses and distances along said Northerly line: N66°56'51"W, 172.38 feet to a non-tangent curve concave Northwesterly having a radius of 704.00 feet, a chord bearing of S27°46'30"W, and a chord distance of 214.05 feet; thence Southwesterly along the arc of said curve through a central angle of 17°29'20" for a distance of 214.89 feet to the point of compound curvature of a curve concave Northerly having a radius of 15.00 feet, a chord bearing of S82°30'58"W, and a chord distance of 21.58 feet; thence Westerly along the arc of said curve through a central angle of 91°59'36" for a distance of 24.08 feet to the point of tangency; N51°29'14"W, 21.48 feet to the point of curvature of a curve concave Southwesterly having a radius of 351.07 feet, a chord bearing of N60°09'38"W, and a chord distance of 105.88 feet; thence Northwesterly along the arc of said curve through a central angle of 17°20'47" for a distance of 106.29 feet to a non-tangent line and the Easterly line of Tract OS-6, according to the aforesaid plat of ECONLOCKHATCHEE TRAIL SEGMENT E2 PHASE 2A; thence departing said Northerly line run the following courses and distances along said Easterly line and the Northerly line and Westerly line of said Tract OS-6: N15°12'38"E, 78.40 feet; N74°55'27"W, 59.00 feet; S15°12'38"W, 77.09 feet to the aforesaid Northerly line of Tract B and a non-tangent curve concave Southerly having a radius of 351.07 feet, a chord bearing of N84°18'45"W, and a chord distance of 71.40 feet; thence departing said Westerly line run the following courses and distances along said Northerly line and the Westerly line and Southerly line of said Tract B: Westerly along the arc of said curve through a central angle of 11°40'22" for a distance of 71.52 feet to the point of tangency; S89°51'04"W, 41.02 feet; S00°08'56"E, 54.00 feet; N89°51'04"E, 41.02 feet to the point of curvature of a curve concave Southerly having a radius of 297.07 feet, a chord bearing of S70°49'05"E, and a chord distance of 196.67 feet; thence Easterly along the arc of said curve through a central angle of 38°39'42" for a distance of 200.45 feet to the point of tangency;

S51°29'14"E, 89.55 feet to a non-tangent curve concave Northwesterly having a radius of 758.00 feet, a chord bearing of N34°31'21"E, and a chord distance of 195.16 feet; thence Northeasterly along the arc of said curve through a central angle of 14°47'33" for a distance of 195.70 feet to the point of reverse curvature of a curve concave Southerly having a radius of 25.00 feet, a chord bearing of N70°05'22"E, and a chord distance of 34.08 feet; thence Easterly along the arc of said curve through a central angle of 85°55'35" for a distance of 37.49 feet to the point of tangency; S66°56'51"E, 114.12 feet to the Westerly line of Tract R, according to the aforesaid plat of ECONLOCKHATCHEE TRAIL SEGMENT E2 PHASE 2A and to the point of curvature of a curve concave Westerly having a radius of 25.00 feet, a chord bearing of S20°20'59"E; thence departing said Southerly line run Southerly along said Westerly line of Tract R and the arc of said curve through a central angle of 93°11'45" for a distance of 40.66 feet to the point of compound curvature of a curve concave Northwesterly having a radius of 1072.00 feet, a chord bearing of S34°42'57"W, and a chord distance of 315.71 feet; thence Southwesterly along said Westerly line of Tract R and the arc of said curve through a central angle of 16°56'07" for a distance of 316.86 feet to the point of tangency; thence S43°11'01"W along said Westerly line of Tract R and the Westerly line of Tract R, according to the aforesaid plat of ECONLOCKHATCHEE TRAIL SEGMENT E2 PHASE 2B for a distance of 598.96 feet to the point of curvature of a curve concave Southeasterly having a radius of 1202.00 feet, a chord bearing of S38°08'04"W, and a chord distance of 211.57 feet; thence Southwesterly along said Westerly line of Tract R, according to the plat of ECONLOCKHATCHEE TRAIL SEGMENT E2 PHASE 2B and the arc of said curve through a central angle of 10°05'52" for a distance of 211.84 feet to a non-tangent line and the Southwesterly line of aforesaid Tract OS-1; thence departing said Westerly line of Tract R, according to the plat of ECONLOCKHATCHEE TRAIL SEGMENT E2 PHASE 2B run N56°54'52"W along said Southwesterly line, 10.00 feet to the Westernmost corner of said Tract OS-1; thence departing said Southwesterly line run the following courses and distances along the Westerly line of the plat of EVERBE PHASE 1A, according to the plat thereof, as recorded in Plat Book 110, Pages 137 through 157, of the Public Records of Orange County, Florida: N56°54'52"W, 41.00 feet to a non-tangent curve concave Southeasterly having a radius of 1253.00 feet, a chord bearing of S24°49'03"W, and a chord distance of 360.37 feet; thence Southwesterly along the arc of said curve through a central angle of 16°32'10" for a distance of 361.63 feet to the point of reverse curvature of a curve concave Northwesterly having a radius of 80.00 feet, a chord bearing of S61°03'25"W, and a chord distance of 112.16 feet; thence Southwesterly along the arc of said curve through a central angle of 89°00'53" for a distance of 124.29 feet to the point of tangency; N74°26'09"W, 311.32 feet; S15°33'51"W, 40.00 feet to a non-tangent curve concave Northerly having a radius of 1007.00 feet, a chord bearing of N68°25'16"W, and a chord distance of 211.03 feet; thence Westerly along the arc of said curve through a central angle of 12°01'44" for a distance of 211.41 feet to a non-tangent line; S27°35'36"W, 126.00 feet to a non-tangent curve concave Northerly having a radius of 1133.00 feet, a chord bearing of S68°25'16"E, and a chord distance of 237.43 feet; thence Easterly along the arc of said curve through a central angle of 12°01'44" for a distance of 237.87 feet to the point of tangency; S74°26'09"E, 57.08 feet; S15°27'47"E, 2326.49 feet; S22°49'34"W, 126.80 feet to the Southerly line of said plat of EVERBE PHASE 1A; thence departing said Westerly line run S67°10'26"E along said Southerly line, 128.00 feet; thence departing said Southerly line run S22°49'34"W, 101.80 feet to the point of curvature of a curve concave Easterly having a radius of 935.00 feet, a chord bearing of S19°03'34"W, and a chord distance of 122.85 feet; thence Southerly along the arc of said curve through a central angle of 07°32'00" for a distance of 122.94 feet to the point of compound

curvature of a curve concave Northeasterly having a radius of 75.00 feet, a chord bearing of S37°25'41"E, and a chord distance of 119.35 feet; thence Southeasterly along the arc of said curve through a central angle of 105°26'30" for a distance of 138.02 feet to the point of tangency; thence N89°51'04"E, 14.44 feet; thence S00°08'56"E, 62.00 feet to a non-tangent curve concave Southeasterly having a radius of 120.00 feet, a chord bearing of S43°51'58"W, and a chord distance of 172.60 feet; thence Southwesterly along the arc of said curve through a central angle of 91°58'12" for a distance of 192.62 feet to the point of compound curvature of a curve concave Easterly having a radius of 935.00 feet, a chord bearing of S06°55'57"E, and a chord distance of 156.91 feet; thence Southerly along the arc of said curve through a central angle of 09°37'36" for a distance of 157.10 feet to the point of tangency; thence S11°44'45"E, 19.42 feet to the point of curvature of a curve concave Northeasterly having a radius of 25.00 feet, a chord bearing of S50°56'50"E, and a chord distance of 31.60 feet; thence Southeasterly along the arc of said curve through a central angle of 78°24'11" for a distance of 34.21 feet to the point of tangency; thence N89°51'04"E, 299.10 feet; thence N00°08'56"W, 10.00 feet; thence N89°51'04"E, 569.19 feet to the aforesaid Southerly line of the plat of EVERBE PHASE 1A; thence S00°08'56"E along said Southerly line, 15.00 feet; thence N89°51'04"E along said Southerly line, 289.88 feet; thence departing said Southerly line run S00°08'56"E, 67.00 feet; thence S89°51'04"W, 10.00 feet to the point of curvature of a curve concave Southeasterly having a radius of 5.00 feet, a chord bearing of S44°51'04"W, and a chord distance of 7.07 feet; thence Southwesterly along the arc of said curve through a central angle of 90°00'00" for a distance of 7.85 feet to the point of tangency; thence S00°08'56"E, 607.00 feet; thence S89°51'04"W, 80.00 feet; thence N00°08'56"W, 10.00 feet to the point of curvature of a curve concave Southwesterly having a radius of 10.00 feet, a chord bearing of N45°08'56"W, and a chord distance of 14.14 feet; thence Northwesterly along the arc of said curve through a central angle of 90°00'00" for a distance of 15.71 feet to the point of tangency; thence S89°51'04"W, 200.90 feet; thence S00°08'56"E, 115.00 feet; thence N89°51'04"E, 95.90 feet; thence S00°08'56"E, 319.83 feet; thence S89°51'04"W, 48.98 feet; thence N76°23'14"W, 49.26 feet; thence N67°36'52"W, 27.94 feet; thence N60°35'34"W, 213.57 feet; thence N16°57'07"E, 58.72 feet; thence N73°02'53"W, 116.20 feet to a non-tangent curve concave Westerly having a radius of 1764.50 feet, a chord bearing of S19°20'42"W, and a chord distance of 113.04 feet; thence Southerly along the arc of said curve through a central angle of 03°40'16" for a distance of 113.05 feet to the point of tangency; thence S21°10'49"W, 32.03 feet to the point of curvature of a curve concave Easterly having a radius of 5.00 feet, a chord bearing of S19°42'22"E, and a chord distance of 6.55 feet; thence Southerly along the arc of said curve through a central angle of 81°46'24" for a distance of 7.14 feet to the point of tangency; thence S60°35'34"E, 30.23 feet; thence S29°24'26"W, 87.59 feet; thence N68°49'11"W, 96.17 feet; thence N21°10'49"E, 23.30 feet to the point of curvature of a curve concave Westerly having a radius of 5.00 feet, a chord bearing of N19°42'22"W, and a chord distance of 6.55 feet; thence Northerly along the arc of said curve through a central angle of 81°46'24" for a distance of 7.14 feet to the point of tangency; thence N60°35'34"W, 386.80 feet; thence S29°24'26"W, 230.97 feet; thence N60°35'34"W, 307.66 feet; thence N21°11'03"E, 216.16 feet; thence N68°48'57"W, 611.76 feet; thence N21°11'03"E, 305.00 feet to the point of curvature of a curve concave Southwesterly having a radius of 5.00 feet, a chord bearing of N23°48'57"W, and a chord distance of 7.07 feet; thence Northwesterly along the arc of said curve through a central angle of 90°00'00" for a distance of 7.85 feet to the point of tangency; thence N68°48'57"W, 1163.25 feet; thence S21°11'03"W, 532.04 feet; thence S00°09'52"E, 1164.02 feet; thence N63°26'46"W, 427.14 feet; thence N00°05'24"E, 250.38 feet; thence N52°22'26"E, 25.61 feet; thence N14°02'10"E, 68.34 feet;

thence N11°18'36"E, 77.53 feet; thence N06°25'08"W, 105.16 feet; thence N09°46'57"E, 33.41 feet; thence N15°56'43"E, 51.72 feet; thence N33°16'30"E, 51.25 feet; thence N09°41'20"E, 48.82 feet; thence N55°06'09"E, 46.20 feet; thence N30°34'45"E, 29.19 feet; thence N69°37'25"E, 41.18 feet; thence N23°39'22"W, 53.74 feet; thence N09°20'02"W, 136.59 feet; thence N47°37'40"W, 86.12 feet; thence N43°59'41"W, 133.22 feet; thence N22°35'04"W, 47.39 feet; thence N17°09'32"E, 62.19 feet; thence N57°27'38"E, 339.61 feet; thence N03°34'35"E, 26.65 feet; thence N12°21'45"E, 112.30 feet; thence N51°05'19"E, 144.66 feet; thence N29°57'44"E, 134.57 feet; thence N71°43'22"E, 95.22 feet; thence N01°41'35"E, 2503.43 feet; thence N23°28'41"W, 86.31 feet; thence N24°26'05"E, 330.89 feet; thence N32°09'01"E, 363.18 feet; thence N40°50'58"W, 159.75 feet to the point of curvature of a curve concave Southwesterly having a radius of 1300.00 feet, a chord bearing of N62°12'10"W, and a chord distance of 946.71 feet; thence Northwesterly along the arc of said curve through a central angle of 42°42'24" for a distance of 968.99 feet to the point of compound curvature of a curve concave Southeasterly having a radius of 15.00 feet, a chord bearing of S48°14'18"W, and a chord distance of 22.37 feet; thence Southwesterly along the arc of said curve through a central angle of 96°24'40" for a distance of 25.24 feet to the point of tangency; thence S00°01'58"W, 10.00 feet; thence N89°58'02"W, 100.00 feet; thence N00°01'58"E, 17.97 feet to the point of curvature of a curve concave Southwesterly having a radius of 15.00 feet, a chord bearing of N44°40'00"W, and a chord distance of 21.10 feet; thence Northwesterly along the arc of said curve through a central angle of 89°23'55" for a distance of 23.40 feet to the point of compound curvature of a curve concave Southerly having a radius of 1300.00 feet, a chord bearing of N89°40'00"W, and a chord distance of 13.64 feet; thence Westerly along the arc of said curve through a central angle of 00°36'05" for a distance of 13.64 feet to the point of tangency; thence N89°58'02"W, 661.06 feet to the point of curvature of a curve concave Northerly having a radius of 1250.00 feet, a chord bearing of N78°09'12"W, and a chord distance of 511.84 feet; thence Westerly along the arc of said curve through a central angle of 23°37'41" for a distance of 515.48 feet to the point of tangency; thence N66°20'22"W, 117.22 feet to the West line of the Southwest 1/4 of aforesaid Section 19; thence N00°01'43"E along said West line, 760.06 feet to the Northwest corner of said Southwest 1/4 of Section 19; thence N89°51'04"E along the North line of the South 1/2 of said Section 19 for a distance of 1505.31 feet; thence departing said North line run S21°07'12"W, 426.56 feet; thence S12°47'09"W, 387.12 feet; thence S00°01'58"W, 38.04 feet; thence S89°58'02"E, 3.12 feet to the point of curvature of a curve concave Southerly having a radius of 1403.00 feet, a chord bearing of S89°12'21"E, and a chord distance of 37.29 feet; thence Easterly along the arc of said curve through a central angle of 01°31'23" for a distance of 37.29 feet to the point of reverse curvature of a curve concave Northwesterly having a radius of 15.00 feet, a chord bearing of N52°10'15"E, and a chord distance of 19.04 feet; thence Northeasterly along the arc of said curve through a central angle of 78°46'11" for a distance of 20.62 feet to the point of tangency; thence N12°47'09"E, 26.17 feet; thence S77°12'51"E, 70.00 feet; thence S12°47'09"W, 10.00 feet to the point of curvature of a curve concave Northeasterly having a radius of 15.00 feet, a chord bearing of S35°46'56"E, and a chord distance of 22.49 feet; thence Southeasterly along the arc of said curve through a central angle of 97°08'11" for a distance of 25.43 feet to the point of reverse curvature of a curve concave Southwesterly having a radius of 1403.00 feet, a chord bearing of S66°49'29"E, and a chord distance of 844.98 feet; thence Easterly along the arc of said curve through a central angle of 35°03'05" for a distance of 858.30 feet to the point of reverse curvature of a curve concave Northerly having a radius of 15.00 feet, a chord bearing of N86°57'18"E, and a chord distance of 20.74 feet; thence Easterly along the arc of said curve through a central angle of 87°29'32" for a

distance of 22.91 feet to the point of compound curvature of a curve concave Northwesterly having a radius of 240.00 feet, a chord bearing of N41°55'43"E, and a chord distance of 10.72 feet; thence Northeasterly along the arc of said curve through a central angle of 02°33'38" for a distance of 10.73 feet to a non-tangent line; thence S46°24'43"E, 60.06 feet to non-tangent curve concave Northwesterly having a radius of 300.00 feet, a chord bearing of N32°24'30"E, and a chord distance of 92.08 feet; thence Northeasterly along the arc of said curve through a central angle of 17°39'24" for a distance of 92.45 feet to the point of tangency; thence N23°34'48"E, 110.69 feet; thence S88°00'52"E, 370.31 feet; thence N13°02'51"W, 1048.40 feet to the aforesaid North line of the South 1/2 of Section 19; thence N89°51'04"E along said North line, 1900.00 feet to the POINT OF BEGINNING. This description is based on Florida State Plane Coordinate System East Zone, NAD 83 Datum (2011 adjustment), average scale factor of 0.99994823, and all distances are Grid Dimensions.

The above described parcel of land contains 268.66 acres more or less when calculated in ground dimensions.

Being subject to any rights-of-way, restrictions and easements of record.

AND ALSO

EVERBE
2024 TAKEDOWN
PART B

DESCRIPTION:

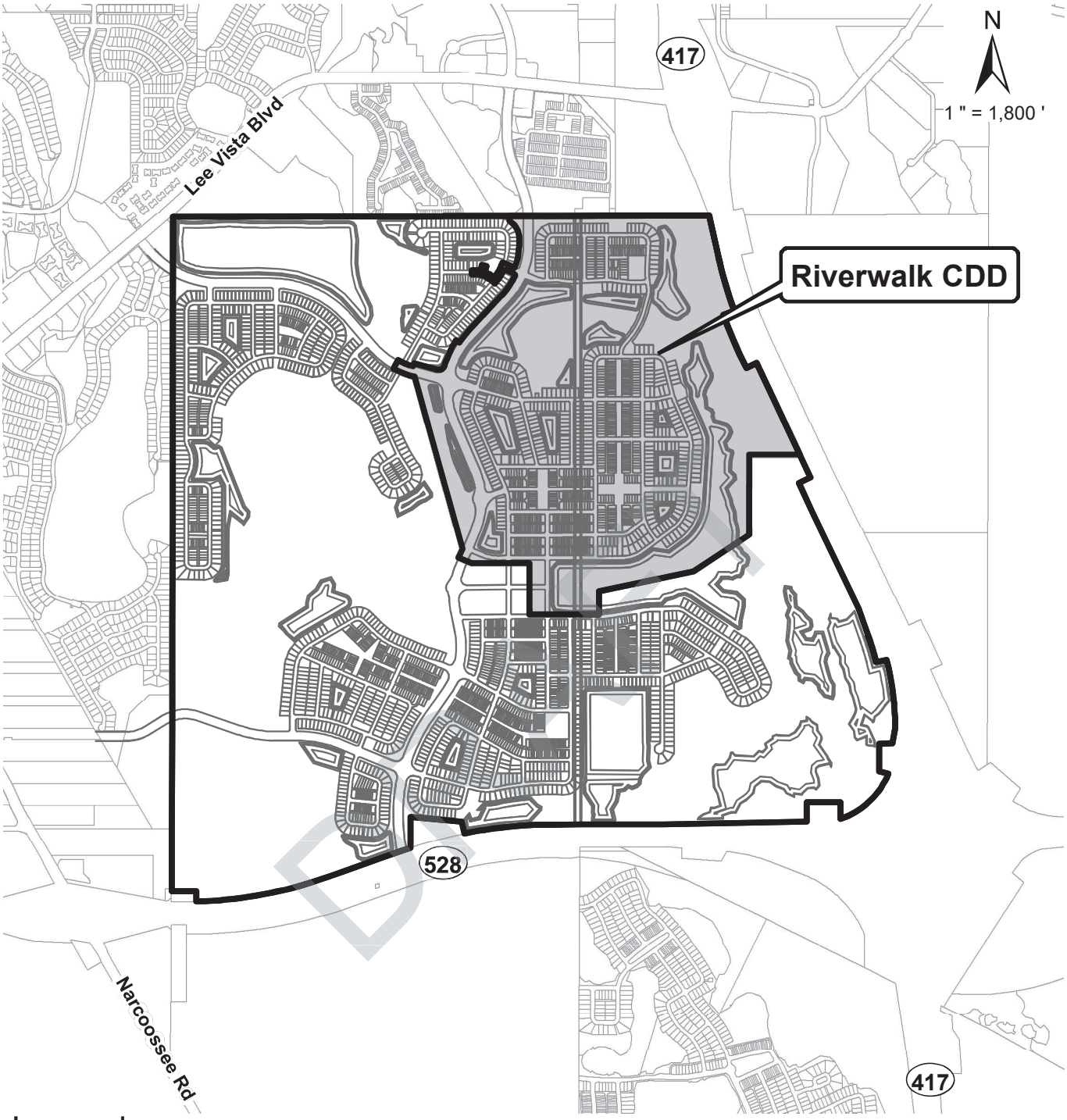
That part of Section 30, Township 23 South, Range 31 East, Orange County, Florida, described as follows:

Commence at the Southeast corner of the Northeast 1/4 of said Section 30; thence N00°01'54"E along the East line of said Northeast 1/4 for a distance of 120.69 feet to the Southerly line of the plat of EVERBE PHASE 1A, according to the plat thereof, as recorded in Plat Book 110, Pages 137 through 157, of the Public Records of Orange County, Florida; thence departing said East line run the following courses and distances along said Southerly line: S89°51'04"W, 658.18 feet; N00°08'56"W, 660.87 feet to the POINT OF BEGINNING; N00°08'56"W, 7.00 feet; S89°51'04"W, 438.62 feet to a non-tangent curve concave Northerly having a radius of 552.00 feet, a chord bearing of S85°34'54"E, and a chord distance of 87.91 feet; thence departing said Southerly line run Easterly along the arc of said curve through a central angle of 09°08'04" for a distance of 88.00 feet to the point of tangency; thence N89°51'04"E, 350.99 feet to the POINT OF BEGINNING. This description is based on Florida State Plane Coordinate System East Zone, NAD 83 Datum (2011 adjustment), average scale factor of 0.99994823, and all distances are Grid Dimensions.

The above described parcel of land contains 0.07 acres more or less when calculated in ground dimensions.

Being subject to any rights-of-way, restrictions and easements of record.

Maps included for reference only



Legend

- Riverwalk CDD
- Planned Development Boundary

EXHIBIT B
VISTA PARK
PLANNED DEVELOPMENT

DONALD W. McINTOSH ASSOCIATES, INC.
CIVIL ENGINEERS - LAND PLANNERS - SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FL 32789
PHONE 407.644.4068 FAX 407.644.8318

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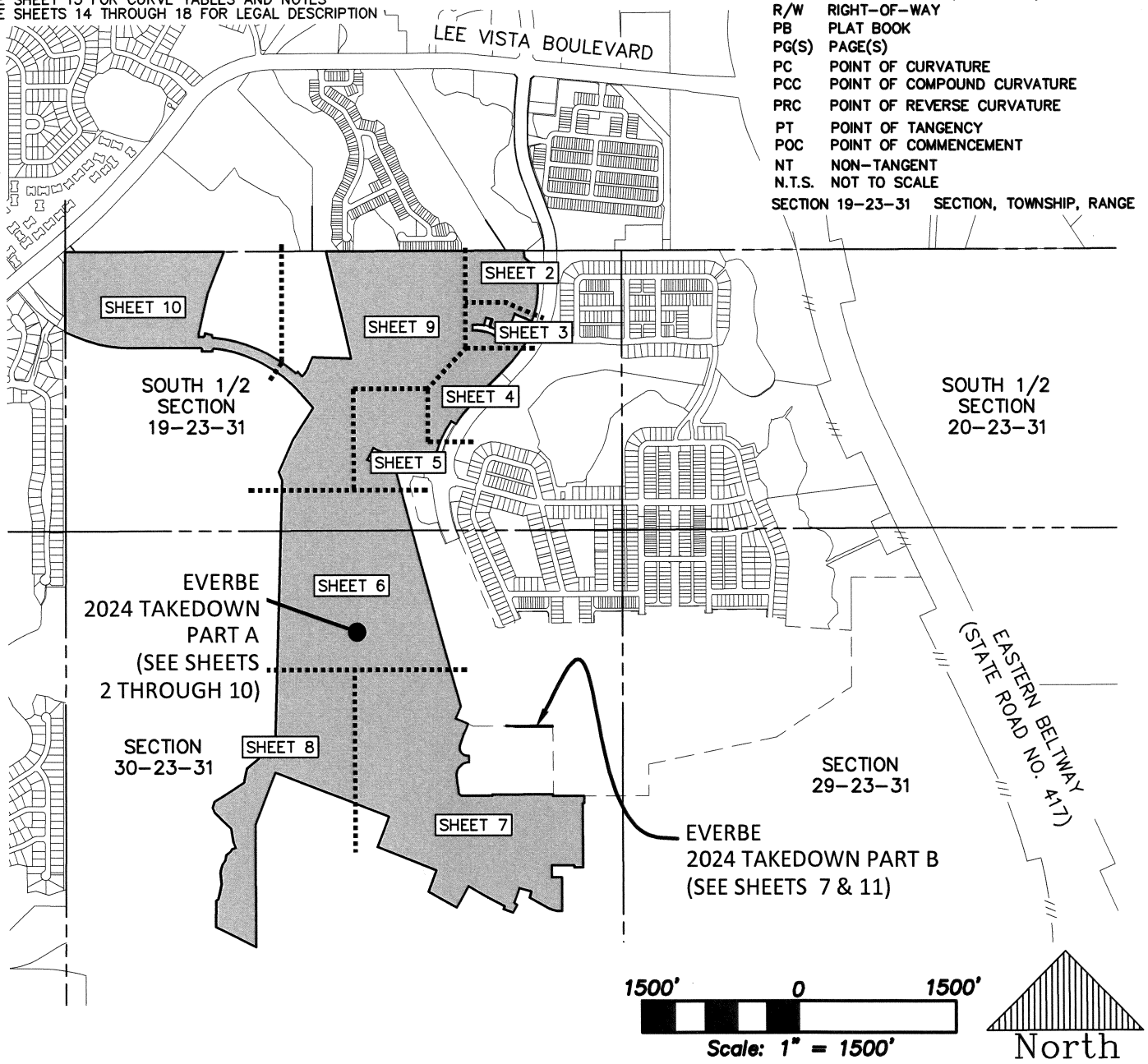
SKETCH OF DESCRIPTION

SEE SHEET 1 FOR KEY MAP & LEGEND
SEE SHEETS 2 THROUGH 11 FOR SKETCH
SEE SHEET 12 FOR LINE TABLES
SEE SHEET 13 FOR CURVE TABLES AND NOTES
SEE SHEETS 14 THROUGH 18 FOR LEGAL DESCRIPTION

KEY MAP

LEGEND

L1	LINE NUMBER (SEE TABLE)
C1	CURVE NUMBER (SEE TABLE)
R/W	RIGHT-OF-WAY
PB	PLAT BOOK
PG(S)	PAGE(S)
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
POC	POINT OF COMMENCEMENT
NT	NON-TANGENT
N.T.S.	NOT TO SCALE
SECTION 19-23-31	SECTION, TOWNSHIP, RANGE



PREPARED FOR:

BEACHLINE NORTH RESIDENTIAL, LLC

EVERBE – 2024 TAKEDOWN

DATE	BY	DESCRIPTION
12/5/24	PH	REVISED SKETCH AND DESCRIPTION

REVISIONS

DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
1950 SUMMIT PARK DRIVE SUITE 600, ORLANDO, FL 32810 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

DONALD W. McINTOSH ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB68

Scott Grossman December 05, 2024
Florida Professional Surveyor and Mapper
Certificate No. 5048
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE (5J-17.062(2) F.A.C.) OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER

DRAWN BY: PH	CHECKED BY: SG	JOB NO.	SCALE	SHEET 1
DATE: 11/2024	DATE: 11/2024	24648.001	1"=1500'	OF 18

Printed: Thu 05-Dec-2024 – 11:46AM
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CS# 14-241(S54)

SECTION V

SECTION C

SECTION 1

Riverwalk
Community Development District

Summary of Check Register

November 8, 2024 to December 6, 2024

Fund	Date	Check No.'s		Amount
General Fund				
	12/2/24	121	$	692.00
		Total Amount	**$**	**692.00**

```
AP300R                                YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER   RUN 12/11/24          PAGE   1
*** CHECK DATES 11/08/2024 - 12/06/2024 ***       RIVERWALK GENERAL FUND
                                                  BANK A GENERAL FUND

  CHECK  VEND#  .....INVOICE..... ...EXPENSED TO...             VENDOR NAME             STATUS             AMOUNT    ....CHECK.....
   DATE           DATE   INVOICE   YRMO  DPT ACCT# SUB  SUBCLASS                                                      AMOUNT     #

12/02/24 00004  10/27/24 10276540 202410 310-51300-48000                                     *              692.00
                          NOT OF LANDOWNERS MEETING
                                                     TRIBUNE PUBLISHING COMPANY LLC DBA                                692.00 000121
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -

                                                                        TOTAL FOR BANK A                    692.00

                                                                        TOTAL FOR REGISTER                  692.00
```

Riverwalk
Community Development District

Summary of Check Register

December 7, 2024 to January 3, 2024

Fund	Date	Check No.'s		Amount
General Fund				
	12/17/24	122-123	$	808.00
		Total Amount	**$**	**808.00**

*** CHECK DATES 12/07/2024 - 01/03/2025 ***
RIVERWALK GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
12/17/24	00007	9/13/24	46193	202412	300-20700-10200	031 FR#10		*	392.50		
							DONALD W. MCINTOSH ASSOCIATES, INC.			392.50	000122
12/17/24	00005	9/27/24	3454358	202412	300-20700-10200	031 FR#11		*	415.50		
							KUTAK ROCK LLP			415.50	000123

TOTAL FOR BANK A 808.00

TOTAL FOR REGISTER 808.00

SECTION 2

Riverwalk

Community Development District

Unaudited Financial Reporting

November 30, 2024

Table of Contents

1	Balance Sheet
2-3	General Fund
4	Series 2024 Debt Service Fund
5	Capital Projects Fund
6	Month to Month
7	Assessment Receipt Schedule

Riverwalk

Community Development District

Combined Balance Sheet

November 30, 2024

	General Fund	*Debt Service Fund*	*Capital Projects Fund*	*Totals Governmental Funds*
Assets:				
Cash:				
Operating Account	$ 15,606	$ -	$ -	$ 15,606
Series 2024				
Reserve	$ -	$ 194,370	$ -	$ 194,370
Interest	$ -	$ 103	$ -	$ 103
Revenue	$ -	$ 3,738	$ -	$ 3,738
Construction	$ -	$ -	$ 4,868	$ 4,868
Due from Developer	$ 23,230	$ -	$ 808	$ 24,038
Due from General Service	$ -	$ 3,916	$ -	$ 3,916
Total Assets	**$ 38,837**	**$ 202,126**	**$ 5,676**	**$ 246,639**
Liabilities:				
Accounts Payable	$ 9,722	$ -	$ -	$ 9,722
Contracts Payable	$ -	$ -	$ 808	$ 808
Due to Debt Service	$ 3,916	$ -	$ -	$ 3,916
Due to Other	$ 15,000	$ -	$ -	$ 15,000
Total Liabilites	**$ 28,638**	**$ -**	**$ 808**	**$ 29,446**
Fund Balance:				
Assigned:				
Debt Service - Series 2024	$ -	$ 202,126	$ -	$ 202,126
Capital Projects Fund	$ -	$ -	$ 4,868	$ 4,868
Unassigned	$ 10,199	$ -	$ -	$ 10,199
Total Fund Balances	**$ 10,199**	**$ 202,126**	**$ 4,868**	**$ 217,193**
Total Liabilities & Fund Balance	$ 38,837	$ 202,126	$ 5,676	$ 246,639

Riverwalk

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Revenues:				
Assessments - Tax Roll	$ 253,134	$ 2,550	$ 2,550	$ -
Developer Contributions	$ 243,966	$ 24,051	$ 24,051	$ -
Stormwater Contributions	$ -	$ -	$ 593	$ 593
Total Revenues	**$ 497,100**	**$ 26,600**	**$ 27,193**	**$ 593**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 2,000	$ -	$ 2,000
FICA Expense	$ 918	$ 153	$ -	$ 153
Engineering	$ 13,000	$ 2,167	$ -	$ 2,167
Attorney	$ 25,000	$ 4,167	$ 1,014	$ 3,153
Audit	$ 4,000	$ -	$ -	$ -
Assessment Administration	$ 5,250	$ 5,250	$ 5,250	$ -
Arbitrage	$ 450	$ -	$ -	$ -
Dissemination	$ 5,000	$ 833	$ 833	$ -
Trustee Fees	$ 4,042	$ -	$ -	$ -
Management Fees	$ 42,500	$ 7,083	$ 7,083	$ -
Information Technology	$ 1,890	$ 315	$ 315	$ -
Website Maintenance	$ 1,260	$ 210	$ 210	$ -
Telephone	$ 300	$ 50	$ -	$ 50
Postage & Delivery	$ 1,000	$ 167	$ 10	$ 157
Insurance	$ 5,775	$ 5,775	$ 5,408	$ 367
Copies	$ 500	$ 83	$ 3	$ 80
Legal Advertising	$ 10,000	$ 1,667	$ 692	$ 975
Contingencies	$ 2,500	$ 417	$ 81	$ 336
Office Supplies	$ 250	$ 42	$ 0	$ 41
Travel Per Diem	$ 500	$ 83	$ -	$ 83
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative	**$ 136,310**	**$ 30,636**	**$ 21,075**	**$ 9,561**

Riverwalk

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Operations & Maintenance				
Field Expenditures				
Field Management	$ 15,750	$ 2,625	$ 2,625	$ -
Property Insurance	$ 8,000	$ 8,000	$ 4,930	$ 3,070
Electric	$ 25,000	$ 18,209	$ 18,209	$ -
Electric -Fountain	$ 71,040	$ 11,840	$ -	$ 11,840
Streetlights	$ 54,000	$ 9,000	$ 5,021	$ 3,979
Water & Sewer	$ 9,500	$ 1,583	$ -	$ 1,583
Landscape Maintenance	$ 97,000	$ 16,167	$ -	$ 16,167
Landscape Contingencies	$ 20,000	$ 3,333	$ -	$ 3,333
Irrigation Repairs	$ 5,500	$ 917	$ -	$ 917
Lake Maintenance	$ 12,500	$ 2,900	$ 2,900	$ -
Fountain Maintenance	$ 25,000	$ 4,167	$ 1,100	$ 3,067
Repairs & Maintenance	$ 7,500	$ 1,250	$ -	$ 1,250
Contingency	$ 10,000	$ 1,667	$ -	$ 1,667
Total Operations & Maintenance	**$ 360,790**	**$ 81,658**	**$ 34,785**	**$ 46,872**
Total Expenditures	**$ 497,100**	**$ 112,294**	**$ 55,860**	**$ 56,434**
Net Change in Fund Balance	**$ -**		**$ (28,667)**	
Fund Balance - Beginning	$ -		$ 38,866	
Fund Balance - Ending	$ -		$ 10,199	

Riverwalk

Community Development District

Debt Service Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Revenues:				
Special Assessments	$ 388,740	$ 3,916	$ 3,916	$ -
Interest	$ -	$ -	$ 2,825	$ 2,825
Total Revenues	**$ 388,740**	**$ 3,916**	**$ 6,741**	**$ 2,825**
Expenditures:				
Interest Expense - 11/1	$ 149,252	$ 149,252	$ 149,252	$ -
Principal Expense - 5/1	$ 80,000	$ -	$ -	$ -
Interest Expense - 5/1	$ 155,291	$ -	$ -	$ -
Total Expenditures	**$ 384,543**	**$ 149,252**	**$ 149,252**	**$ -**
Excess (Deficiency) of Revenues over Expenditur	$ 4,197		$ (142,511)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ (1,483)	$ (1,483)
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ (1,483)**	**$ (1,483)**
Net Change in Fund Balance	**$ 4,197**		**$ (143,994)**	
Fund Balance - Beginning	$ 149,766		$ 346,120	
Fund Balance - Ending	$ 153,963		$ 202,126	

Riverwalk

Community Development District

Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Revenues:				
Interest	$ -	$ -	$ 30	$ 30
Total Revenues	**$ -**	**$ -**	**$ 30**	**$ 30**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 30	
Other Financing Sources/(Uses):				
Transfer In/Out	$ -	$ -	$ 1,483	$ 1,483
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ 1,483**	**$ 1,483**
Fund Balance - Beginning	$ -		$ 3,355	
Fund Balance - Ending	$ -		$ 4,868	

Riverwalk

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	$ -	$ 2,550	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,550
Developer Contributions	$ 5,539	$ 18,512	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 24,051
Stormwater Contributions	$ 593	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 593
Total Revenues	**$ 6,132**	**$ 21,062**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 27,193**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
FICA Expense	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Engineering	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Attorney	$ 1,014	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,014
Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Assessment Administration	$ 5,250	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,250
Arbitage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dissemination	$ 417	$ 417	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 833
Trustee Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Management Fees	$ 3,542	$ 3,542	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,083
Information Technology	$ 157	$ 158	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 315
Website Maintenance	$ 105	$ 105	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 210
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Postage & Delivery	$ 6	$ 4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10
Insurance	$ 5,408	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,408
Copies	$ -	$ 3	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3
Legal Advertising	$ 692	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 692
Contingencies	$ 41	$ 41	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 81
Office Supplies	$ 0	$ 0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 0
Travel Per Diem	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative	**$ 16,806**	**$ 4,269**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 21,075**
Operations & Maintenance													
Field Expenditures													
Field Management	$ 1,313	$ 1,313	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,625
Property Insurance	$ 4,930	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,930
Electric	$ 8,991	$ 9,219	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 18,209
Electric - Fountain	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Streetlights	$ 2,511	$ 2,511	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,021
Water & Sewer	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Landscape Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Landscape Contingencies	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Irrigation Repairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Lake Maintenance	$ 975	$ 1,925	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,900
Fountain Maintenance	$ 550	$ 550	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,100
Repairs & Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Operations & Maintenance	**$ 19,269**	**$ 15,517**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 34,785**
Total Expenditures	**$ 36,075**	**$ 19,785**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 55,860**
Net Change in Fund Balance	**$ (29,943)**	**$ 1,276**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (28,667)**

Riverwalk CDD

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2025

Gross Assessments	$ 269,291.96	$ 413,553.11	$ 682,845.07
Net Assessments	$ 253,134.44	$ 388,739.92	$ 641,874.37

ON ROLL ASSESSMENTS

							39.44%	60.56%	100.00%
Date	*Distribution*	*Gross Amount*	*Discount/Penalty*	*Commission*	*Interest*	*Net Receipts*	*General Fund*	*2024 Debt Service*	*Total*
11/26/24	11/2/24 -11/7/24	$7,175.89	($287.03)	($423.33)	$0.00	$6,465.53	$2,549.80	$3,915.73	$6,465.53
	TOTAL	**$ 7,175.89**	**$ (287.03)**	**$ (423.33)**	**$ -**	**$ 6,465.53**	**$ 2,549.80**	**$ 3,915.73**	**$ 6,465.53**

1%	**Net Percent Collected**
$635,408.84	**Balance Remaining to Collect**