

*Riverwalk
Community Development District*

Meeting Agenda

May 21, 2025

AGENDA

Riverwalk

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

May 14, 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, May 21, 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. Organizational Matters
 - A. Acceptance of Resignation(s) and Appointment of Individual(s) to Fulfill the Vacancy(ies)
 - B. Administration of Oath(s) of Office to Newly Appointed Board Member(s)
 - C. Election of Officers
 - D. Consideration of Resolution 2025-07 Electing Officers
4. Approval of Minutes of the March 19, 2025 Meeting
5. Consideration of Resolution 2025-08 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Number of Registered Voters - 272
 - D. Field Manager's Report
 - i. Review and Consideration of Landscape RFP, Notice of RFP and Evaluation Criteria and Authorization to Bid
7. Other Business
8. Supervisor's Requests
9. Adjournment

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

Sincerely,

George S. Flint

George S. Flint

District Manager

CC: Tucker Mackie, District Counsel
John Townsend, District Engineer
Darrin Mossing, GMS

Enclosures

SECTION III

SECTION D

RESOLUTION 2025-07

**A RESOLUTION ELECTING THE OFFICERS OF THE RIVERWALK
COMMUNITY DEVELOPMENT DISTRICT, CITY OF ORLANDO,
FLORIDA.**

WHEREAS, the Riverwalk Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors of the District desires to elect the Officers of the District.

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

SECTION 1. The following persons are elected to the offices shown:

Chairperson	_____
Vice Chairperson	_____
Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Treasurer	_____
Assistant Treasurer	_____
Assistant Treasurer	_____

PASSED AND ADOPTED this 21st day of May 2025.

ATTEST:

**RIVERWALK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

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, March 19, 2025, at 3:30 p.m. at 219 E Livingston St, Orlando, Florida.

Present and constituting a quorum were:

Chris Wrenn	Chairman
Eric Baker	Vice Chairman
Val DeMarco	Assistant Secretary

Also present were:

George Flint	District Manager
Tucker Mackie <i>by phone</i>	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 constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public to provide comment.

THIRD ORDER OF BUSINESS

Approval of Minutes of the February 19, 2025, Meeting

Mr. Flint presented the minutes from the February 19, 2025 meeting and asked the Board for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Wrenn, seconded by Mr. Baker, with all in favor, the Minutes of the February 19, 2025 Meeting, were approved as presented.

FOURTH ORDER OF BUSINESS

Financing Matters

A. Presentation of Final Supplemental Assessment Methodology Report for the Series 2025 Project Area

Mr. Flint stated that when the delegation resolution was approved, a preliminary supplemental assessment methodology was provided to include in the offering memorandum. Mr. Flint added that when the bonds were priced, they finalized the report to reflect the final terms of the financing and the tables in the report have been updated. Mr. Flint noted on Table 1 is the development program which did not change. Mr. Flint added that there were 329 units. In Table 2 the cost estimates were listed and the report totaled approximately \$9.5 million.

Mr. Flint stated that Table 3 was the bond sizing that reflected the average coupon rate of 5.32% based on the pricing. He noted they were supposed to close on March 21st, with a 30-year amortization, 25% max annual debt service reserve, and 2% Underwriter's discount, which resulted in the construction fund totaling \$4,609,732.

B. Consideration of Resolution 2025-06 Supplemental Assessment Resolution

Ms. Mackie stated that this resolution would supplement Resolution 2023-12 which levied the master assessment lien. Approval of Resolution 2025-06 would also approve the Supplemental Notice of Imposition. Mr. Flint noted that he would be happy to answer any questions.

On MOTION by Mr. Wrenn, seconded by Mr. Baker, with all in favor, Resolution 2025-06 Supplemental Assessment Resolution, was approved.

C. Consideration of Supplemental Notice of Imposition

Mr. Flint stated that the supplemental notice of imposition was approved as part of the resolution.

D. Consideration of Form of Series 2025 Requisitions #1 – #2

Mr. Flint stated that there were two requisitions. He noted that the first two would be paid the following Friday after the bonds are closed. Mr. Flint stated that the first requisition was a small legal invoice of \$330. The second requisition, \$4,609,402.84, would draw down the entirety of the construction account at closing.

Ms. Mackie stated that it had been built into the indenture and had been consistent on recent issuances of Pulte projects, there are conditions whereby the debt service reserve would be reduced upon specific metrics being met and funds will flow from the District's debt service into the construction account and be available for additional draws.

Mr. Flint noted that this also documents the required developer contribution as part of truing up the assessment levels to the market assessment rates. He added that part of those developer costs are being recognized as a contribution to address that.

On MOTION by Mr. Wrenn, seconded by Ms. DeMarco, with all in favor, the Form of Series 2025 Requisitions #1 & #2, were approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Mackie stated that she had nothing to report but was happy to answer any questions.

B. Engineer

Mr. Townsend stated they would put together the Phase 2 transfers for the roadways.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint presented the check register from February 6, 2025 through March 7, 2025 totaling \$138,513.66. He offered to answer any questions.

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

ii. Balance Sheet and Income Statement

Mr. Flint stated there was no action required.

D. Field Manager's Report

Mr. Wright stated that all the fountains were operating. He noted that they had a proposal to add rocks to the fountains in front of the monuments. He said that because so many annuals die out yearly, they overspray, but he thinks the stones would be a better option. They could consider adding artificial plants or other things in the future rather than something that would die out every year. Mr. Wright indicated that the rocks would be like river rocks. A lot of signage was installed on Econ, there was a master sign plan and everybody received a copy. There was discussion about using floating maps. Mr. Wright noted they would get the maintenance maps updated and sent out to vendors and landscaping to obtain updated pricing. He will have that at the next meeting.

i. Proposal for Mulch Installation at Fountains

Mr. Wright stated there was a proposal that was originally approved for mulching. When the vendor sent the price, it was over \$50,000. With that amount being too high, they came up with different options. There was a proposal that was adjusted down to \$11,000.

On MOTION by Mr. Baker, seconded by Ms. DeMarco, with all in favor, Proposal for Mulch Installation at Fountains, was approved.

SIXTH ORDER OF BUSINESS**Other Business**

There being no comments, the next item followed.

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

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS**Adjournment**

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERWALK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Riverwalk Community Development District ("**District**") prior to June 15, 2025, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	August 20, 2025
HOUR:	3:30 PM
LOCATION:	Offices of GMS-CF, LLC 219 East Livingston Street, Orlando, Florida 32801

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Orlando and Orange County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 21ST DAY OF MAY 2025.

ATTEST:

**RIVERWALK COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

Riverwalk
Community Development District

Proposed Budget
FY2026



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Riverwalk
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
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Revenues

Assessments - Tax	\$ 253,134	\$ 236,560	\$ 16,574	\$ 253,134	\$ 479,024
Developer Contributions	\$ 243,966	\$ 44,838	\$ 127,445	\$ 172,282	\$ 423,545
Boundary Amendment Contribution	\$ -	\$ 1,936	\$ -	\$ 1,936	\$ -
Stormwater Contributions	\$ -	\$ 593	\$ -	\$ 593	\$ -

Total Revenues	\$ 497,100	\$ 283,928	\$ 144,018	\$ 427,946	\$ 902,569
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Expenditures

General & Administrative

Supervisor Fees	\$ 12,000	\$ -	\$ 6,000	\$ 6,000	\$ 12,000
FICA Expense	\$ 918	\$ -	\$ 459	\$ 459	\$ 918
Engineering	\$ 13,000	\$ 2,318	\$ 6,500	\$ 8,818	\$ 13,000
Attorney	\$ 25,000	\$ 7,649	\$ 12,500	\$ 20,149	\$ 25,000
Annual Audit	\$ 4,000	\$ -	\$ 4,000	\$ 4,000	\$ 4,100
Assessment Administration	\$ 5,250	\$ 5,250	\$ -	\$ 5,250	\$ 5,408
Arbitrage	\$ 450	\$ -	\$ 450	\$ 450	\$ 900
Dissemination	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 6,000
Trustee Fees	\$ 4,042	\$ -	\$ 4,042	\$ 4,042	\$ 8,892
Management Fees	\$ 42,500	\$ 21,250	\$ 21,250	\$ 42,500	\$ 43,775
Information Technology	\$ 1,890	\$ 945	\$ 945	\$ 1,890	\$ 1,947
Website Maintenance	\$ 1,260	\$ 630	\$ 630	\$ 1,260	\$ 1,298
Telephone	\$ 300	\$ -	\$ 50	\$ 50	\$ 150
Postage & Delivery	\$ 1,000	\$ 66	\$ 250	\$ 316	\$ 1,000
Insurance	\$ 5,775	\$ 5,408	\$ -	\$ 5,408	\$ 7,434
Copies	\$ 500	\$ 40	\$ 150	\$ 190	\$ 500
Legal Advertising	\$ 10,000	\$ 692	\$ 3,526	\$ 4,218	\$ 8,000
Contingencies	\$ 2,500	\$ 342	\$ 1,250	\$ 1,592	\$ 2,500
Boundary Amendment Expenses	\$ -	\$ 4,257	\$ -	\$ 4,257	\$ -
Office Supplies	\$ 250	\$ 1	\$ 50	\$ 51	\$ 250
Travel Per Diem	\$ 500	\$ -	\$ 250	\$ 250	\$ 500
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175

Total Administrative Expenditures	\$ 136,310	\$ 54,021	\$ 62,302	\$ 116,324	\$ 143,746
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Riverwalk
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<i><u>Field Operations</u></i>					
Field Management	\$ 15,750	\$ 7,875	\$ 7,875	\$ 15,750	\$ 16,223
Property Insurance	\$ 8,000	\$ 4,930	\$ -	\$ 4,930	\$ 8,000
Electric	\$ 25,000	\$ 9,296	\$ 9,296	\$ 18,593	\$ 25,000
Electric - Fountain	\$ 71,040	\$ 44,824	\$ 44,824	\$ 89,647	\$ 225,600
Streetlights	\$ 54,000	\$ 18,774	\$ 18,774	\$ 37,548	\$ 108,000
Water & Sewer	\$ 9,500	\$ -	\$ 4,750	\$ 4,750	\$ 9,500
Landscape Maintenance	\$ 97,000	\$ 23,440	\$ 52,740	\$ 76,180	\$ 225,000
Landscape Contingencies	\$ 20,000	\$ -	\$ 10,000	\$ 10,000	\$ 50,000
Irrigation Repairs	\$ 5,500	\$ 2,772	\$ 2,728	\$ 5,500	\$ 5,500
Lake Maintenance	\$ 12,500	\$ 10,600	\$ 11,550	\$ 22,150	\$ 25,000
Fountain Maintenance	\$ 25,000	\$ 5,660	\$ 6,160	\$ 11,820	\$ -
Monument Fountain Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Pond Fountain Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 33,500
Repairs & Maintenance	\$ 7,500	\$ -	\$ 3,750	\$ 3,750	\$ 7,500
Contingency	\$ 10,000	\$ 11,004	\$ -	\$ 11,004	\$ 10,000
Total Field Expenditures	\$ 360,790	\$ 139,175	\$ 172,447	\$ 311,622	\$ 758,823
Total Expenditures	\$ 497,100	\$ 193,197	\$ 234,749	\$ 427,946	\$ 902,569
Excess Revenues/(Expenditures)	\$ -	\$ 90,731	\$ (90,731)	\$ -	\$ -

Product Type	ERU	Assessable Units	Total ERU	Net Assessment	Net Per Unit	Gross Per Unit
Townhouse	0.4	126	50.4	\$42,697.36	\$338.87	\$360.50
Bundgalow - 34'	0.68	198	134.64	\$114,062.93	\$576.08	\$612.85
Bundgalow - 40'	0.8	101	80.80	\$68,451.32	\$677.74	\$721.00
Single Family - 50'	1	176	176	\$149,101.87	\$847.17	\$901.24
Single Family - 60'	1.2	103	123.6	\$104,710.18	\$1,016.60	\$1,081.49
		704	565.44	\$479,023.66		

Riverwalk

Community Development District

General Fund Budget

Revenues:

Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District to pay for operating expenditures during the fiscal year.

Developer Contributions

The District will enter into a funding agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering

The District's engineer, Donald W. McIntosh Associates, Inc., provides general engineering services to the District, e.g., attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, Kutak Rock, LLP, provides general legal services to the District, e.g., attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on an anticipated bond issuance.

Riverwalk

Community Development District

General Fund Budget

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon an anticipated bond issuance.

Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. Governmental Management Services – Central Florida, LLC provides these systems.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services – Central Florida, LLC provides these services.

Telephone

Telephone and fax machine.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages.

Copies

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Contingencies

Bank charges and any other miscellaneous expenses incurred during the year.

Riverwalk

Community Development District

General Fund Budget

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Field Expenditures:

Field Management

Represents the estimated costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Property Insurance

The District's estimated property insurance coverages.

Electric

Represents current and estimated electric charges of common areas throughout the District.

Electric - Fountain

Represents 12 current fountains and estimated electric charges throughout the District. Expected increase to a total of 24 fountains in the year.

Streetlights

Encompasses the budgeted amount for the District's decorative light poles and fixtures in various locations.

Water & Sewer

Represents estimated costs for water and refuse services provided for common areas throughout the District.

Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed.

Landscape Contingencies

Represents the estimated cost of replacing landscaping within the common areas of the District.

Riverwalk
Community Development District
General Fund Budget

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

Lake Maintenance

Represents the estimated costs of maintaining the lake for the District.

Monument Fountain Maintenance

Represents the costs for repairs and maintenance of the monument fountain.

Pond Fountain Maintenance

Represents costs for repairs and maintenance of the pond fountain.

Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

Riverwalk
Community Development District
Proposed Budget
Series 2024 Debt Service Fund

Description	Proposed Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Total Thru 9/30/25	Proposed Budget FY2026
Revenues					
Special Assessments	\$ 388,740	\$ 363,287	\$ 25,453	\$ 388,740	\$ 388,740
Interest	\$ -	\$ 6,641	\$ 6,641	\$ 13,282	\$ 8,000
Carry Forward	\$ 149,766	\$ 151,750	\$ -	\$ 151,750	\$ 169,332
Total Revenues	\$ 538,506	\$ 521,678	\$ 32,094	\$ 553,772	\$ 566,072
Expenditures					
Interest Expense - 11/1	\$ 149,252	\$ 149,252	\$ -	\$ 149,252	\$ 153,431
Principal Expense - 5/1	\$ 80,000	\$ -	\$ 80,000	\$ 80,000	\$ 80,000
Interest Expense - 5/1	\$ 155,291	\$ -	\$ 155,291	\$ 155,291	\$ 155,291
Total Expenditures	\$ 384,543	\$ 149,252	\$ 235,291	\$ 384,543	\$ 388,723
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ 103	\$ -	\$ 103	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ 103	\$ -	\$ 103	\$ -
Excess Revenues/(Expenditures)	\$ 153,963	\$ 372,529	\$ (203,197)	\$ 169,332	\$ 177,349

*Carry forward less amount in Reserve funds.

Interest Expense 11/1/26	\$ 153,431
Total	\$ 153,431

Product	Assessable Units	Total Net Assessments	Net Assessment Per Unit	Gross Assessment Per Unit
Townhouse	64	\$ 38,271	\$ 597.98	\$ 636.15
Bundgalow - 34'	140	\$ 111,624	\$ 797.31	\$ 848.21
Bundgalow - 40'	17	\$ 13,554	\$ 797.31	\$ 848.21
Single Family - 50'	102	\$ 139,779	\$ 1,370.38	\$ 1,457.85
Single Family - 60'	52	\$ 85,512	\$ 1,644.46	\$ 1,749.42
	375	\$ 388,740		

Riverwalk
Community Development District
Series 2024 Special Assessment Bonds
Amortization Schedule

Date	Balance	Prinicipal	Interest	Total
11/01/24	\$ 5,585,000.00	\$ -	\$ 149,252.15	\$ 149,252.15
05/01/25	\$ 5,585,000.00	\$ 80,000.00	\$ 155,291.25	
11/01/25	\$ 5,505,000.00	\$ -	\$ 153,431.25	\$ 388,722.50
05/01/26	\$ 5,505,000.00	\$ 80,000.00	\$ 153,431.25	
11/01/26	\$ 5,425,000.00	\$ -	\$ 151,571.25	\$ 385,002.50
05/01/27	\$ 5,425,000.00	\$ 85,000.00	\$ 151,571.25	
11/01/27	\$ 5,340,000.00	\$ -	\$ 149,595.00	\$ 386,166.25
05/01/28	\$ 5,340,000.00	\$ 90,000.00	\$ 149,595.00	
11/01/28	\$ 5,250,000.00	\$ -	\$ 147,502.50	\$ 387,097.50
05/01/29	\$ 5,250,000.00	\$ 95,000.00	\$ 147,502.50	
11/01/29	\$ 5,155,000.00	\$ -	\$ 145,293.75	\$ 387,796.25
05/01/30	\$ 5,155,000.00	\$ 100,000.00	\$ 145,293.75	
11/01/30	\$ 5,055,000.00	\$ -	\$ 142,968.75	\$ 388,262.50
05/01/31	\$ 5,055,000.00	\$ 105,000.00	\$ 142,968.75	
11/01/31	\$ 4,950,000.00	\$ -	\$ 140,527.50	\$ 388,496.25
05/01/32	\$ 4,950,000.00	\$ 110,000.00	\$ 140,527.50	
11/01/32	\$ 4,840,000.00	\$ -	\$ 137,502.50	\$ 388,030.00
05/01/33	\$ 4,840,000.00	\$ 115,000.00	\$ 137,502.50	
11/01/33	\$ 4,725,000.00	\$ -	\$ 134,340.00	\$ 386,842.50
05/01/34	\$ 4,725,000.00	\$ 120,000.00	\$ 134,340.00	
11/01/34	\$ 4,605,000.00	\$ -	\$ 131,040.00	\$ 385,380.00
05/01/35	\$ 4,605,000.00	\$ 130,000.00	\$ 131,040.00	
11/01/35	\$ 4,475,000.00	\$ -	\$ 127,465.00	\$ 388,505.00
05/01/36	\$ 4,475,000.00	\$ 135,000.00	\$ 127,465.00	
11/01/36	\$ 4,340,000.00	\$ -	\$ 123,752.50	\$ 386,217.50
05/01/37	\$ 4,340,000.00	\$ 145,000.00	\$ 123,752.50	
11/01/37	\$ 4,195,000.00	\$ -	\$ 119,765.00	\$ 388,517.50
05/01/38	\$ 4,195,000.00	\$ 150,000.00	\$ 119,765.00	
11/01/38	\$ 4,045,000.00	\$ -	\$ 115,640.00	\$ 385,405.00
05/01/39	\$ 4,045,000.00	\$ 160,000.00	\$ 115,640.00	
11/01/39	\$ 3,885,000.00	\$ -	\$ 111,240.00	\$ 386,880.00
05/01/40	\$ 3,885,000.00	\$ 170,000.00	\$ 111,240.00	
11/01/40	\$ 3,715,000.00	\$ -	\$ 106,565.00	\$ 387,805.00
05/01/41	\$ 3,715,000.00	\$ 180,000.00	\$ 106,565.00	
11/01/41	\$ 3,345,000.00	\$ -	\$ 101,615.00	\$ 388,180.00
05/01/42	\$ 2,935,000.00	\$ 190,000.00	\$ 101,615.00	
11/01/42	\$ 2,935,000.00	\$ -	\$ 96,390.00	\$ 388,005.00
05/01/43	\$ 2,935,000.00	\$ 200,000.00	\$ 96,390.00	
11/01/43	\$ 2,935,000.00	\$ -	\$ 90,890.00	\$ 387,280.00
05/01/44	\$ 2,935,000.00	\$ 210,000.00	\$ 90,890.00	

Riverwalk
Community Development District
Series 2024 Special Assessment Bonds
Amortization Schedule

Date	Balance	Prinicipal	Interest	Total
11/01/44	\$ 2,935,000.00	\$ -	\$ 85,115.00	\$ 386,005.00
05/01/45	\$ 2,935,000.00	\$ 225,000.00	\$ 85,115.00	
11/01/45	\$ 2,710,000.00	\$ -	\$ 78,590.00	\$ 388,705.00
05/01/46	\$ 2,710,000.00	\$ 235,000.00	\$ 78,590.00	
11/01/46	\$ 2,475,000.00	\$ -	\$ 71,775.00	\$ 385,365.00
05/01/47	\$ 2,475,000.00	\$ 250,000.00	\$ 71,775.00	
11/01/47	\$ 2,225,000.00	\$ -	\$ 64,525.00	\$ 386,300.00
05/01/48	\$ 2,225,000.00	\$ 265,000.00	\$ 64,525.00	
11/01/48	\$ 1,960,000.00	\$ -	\$ 56,840.00	\$ 386,365.00
05/01/49	\$ 1,960,000.00	\$ 280,000.00	\$ 56,840.00	
11/01/49	\$ 1,680,000.00	\$ -	\$ 48,720.00	\$ 385,560.00
05/01/50	\$ 1,680,000.00	\$ 300,000.00	\$ 48,720.00	
11/01/50	\$ 1,380,000.00	\$ -	\$ 40,020.00	\$ 388,740.00
05/01/51	\$ 1,380,000.00	\$ 315,000.00	\$ 40,020.00	
11/01/51	\$ 1,065,000.00	\$ -	\$ 30,885.00	\$ 385,905.00
05/01/52	\$ 1,065,000.00	\$ 335,000.00	\$ 30,885.00	
11/01/52	\$ 730,000.00	\$ -	\$ 21,170.00	\$ 387,055.00
05/01/53	\$ 730,000.00	\$ 355,000.00	\$ 21,170.00	\$ -
11/01/53	\$ 375,000.00	\$ -	\$ 10,875.00	\$ 387,045.00
05/01/54	\$ 375,000.00	\$ 375,000.00	\$ 10,875.00	\$ 385,875.00
		\$ 5,585,000.00	\$ 6,026,511.25	\$ 11,611,511.25

Riverwalk
Community Development District
Proposed Budget
Series 2025 Debt Service Fund

Description	Proposed Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Total Thru 9/30/25	Proposed Budget FY2026
Revenues					
Special Assessments	\$ 129,654	\$ -	\$ 129,654	\$ 129,654	\$ 336,633
Carry Forward	\$ -	\$ -	\$ -	\$ -	\$ 129,654
Total Revenues	\$ 129,654	\$ -	\$ 129,654	\$ 129,654	\$ 466,287
Expenditures					
Interest Expense - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 129,654
Principal Expense - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 75,000
Interest Expense - 5/1	\$ 28,812	\$ -	\$ 28,812	\$ 28,812	\$ 129,654
Total Expenditures	\$ 28,812	\$ -	\$ 28,812	\$ 28,812	\$ 334,309
Other Financing Sources/(Uses)					
Bond Proceeds	\$ 112,970	\$ 112,970	\$ -	\$ 112,970	\$ -
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ 112,970	\$ 112,970	\$ -	\$ 112,970	\$ -
Excess Revenues/(Expenditures)	\$ 213,812	\$ 112,970	\$ 100,842	\$ 213,813	\$ 131,979

*Carry forward less amount in Reserve funds.

Interest Expense 11/1/26	\$ 128,098
Total	\$ 128,098

Product	Assessable Units	Total Net Assessments	Net Assessment Per Unit	Gross Assessment Per Unit
Townhouse	62	\$ 37,192.61	\$ 599.88	\$ 638.17
Bundgalow - 34'	58	\$ 46,390.78	\$ 799.84	\$ 850.89
Bundgalow - 40'	84	\$ 67,186.65	\$ 799.84	\$ 850.89
Single Family - 50'	74	\$ 101,729.79	\$ 1,374.73	\$ 1,462.48
Single Family - 60'	51	\$ 84,133.29	\$ 1,649.67	\$ 1,754.97
	329	\$ 336,633.12		

Riverwalk
Community Development District
Series 2025 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
05/01/25	\$ 5,030,000.00	\$ -	\$ 28,812.08	
11/01/25	\$ 4,875,000.00	\$ -	\$ 129,654.38	\$ 158,466.46
05/01/26	\$ 4,615,000.00	\$ 75,000.00	\$ 129,654.38	
11/01/26	\$ 4,615,000.00	\$ -	\$ 128,098.13	\$ 332,752.50
05/01/27	\$ 4,615,000.00	\$ 80,000.00	\$ 128,098.13	
11/01/27	\$ 4,615,000.00	\$ -	\$ 126,438.13	\$ 334,536.25
05/01/28	\$ 4,615,000.00	\$ 85,000.00	\$ 126,438.13	
11/01/28	\$ 4,615,000.00	\$ -	\$ 124,674.38	\$ 336,112.50
05/01/29	\$ 4,615,000.00	\$ 85,000.00	\$ 124,674.38	
11/01/29	\$ 4,615,000.00	\$ -	\$ 122,910.63	\$ 332,585.00
05/01/30	\$ 4,615,000.00	\$ 90,000.00	\$ 122,910.63	
11/01/30	\$ 4,615,000.00	\$ -	\$ 121,043.13	\$ 333,953.75
05/01/31	\$ 4,615,000.00	\$ 95,000.00	\$ 121,043.13	
11/01/31	\$ 4,090,000.00	\$ -	\$ 118,965.00	\$ 335,008.13
05/01/32	\$ 4,090,000.00	\$ 100,000.00	\$ 118,965.00	
11/01/32	\$ 4,090,000.00	\$ -	\$ 116,777.50	\$ 335,742.50
05/01/33	\$ 4,090,000.00	\$ 105,000.00	\$ 116,777.50	
11/01/33	\$ 4,090,000.00	\$ -	\$ 114,480.63	\$ 336,258.13
05/01/34	\$ 4,090,000.00	\$ 110,000.00	\$ 114,480.63	
11/01/34	\$ 4,090,000.00	\$ -	\$ 112,074.38	\$ 336,555.00
05/01/35	\$ 4,090,000.00	\$ 115,000.00	\$ 112,074.38	
11/01/35	\$ 4,090,000.00	\$ -	\$ 109,558.75	\$ 336,633.13
05/01/36	\$ 4,090,000.00	\$ 120,000.00	\$ 109,558.75	
11/01/36	\$ 3,970,000.00	\$ -	\$ 106,438.75	\$ 335,997.50
05/01/37	\$ 3,970,000.00	\$ 125,000.00	\$ 106,438.75	
11/01/37	\$ 3,845,000.00	\$ -	\$ 103,188.75	\$ 334,627.50
05/01/38	\$ 3,845,000.00	\$ 130,000.00	\$ 103,188.75	
11/01/38	\$ 3,715,000.00	\$ -	\$ 99,808.75	\$ 332,997.50
05/01/39	\$ 3,715,000.00	\$ 140,000.00	\$ 99,808.75	
11/01/39	\$ 3,575,000.00	\$ -	\$ 96,168.75	\$ 335,977.50
05/01/40	\$ 3,575,000.00	\$ 145,000.00	\$ 96,168.75	
11/01/40	\$ 3,430,000.00	\$ -	\$ 92,398.75	\$ 333,567.50
05/01/41	\$ 3,430,000.00	\$ 155,000.00	\$ 92,398.75	
11/01/41	\$ 3,115,000.00	\$ -	\$ 88,368.75	\$ 335,767.50
05/01/42	\$ 2,575,000.00	\$ 160,000.00	\$ 88,368.75	
11/01/42	\$ 2,575,000.00	\$ -	\$ 84,208.75	\$ 332,577.50
05/01/43	\$ 2,575,000.00	\$ 170,000.00	\$ 84,208.75	
11/01/43	\$ 2,575,000.00	\$ -	\$ 79,788.75	\$ 333,997.50
05/01/44	\$ 2,575,000.00	\$ 180,000.00	\$ 79,788.75	
11/01/44	\$ 2,575,000.00	\$ -	\$ 75,108.75	\$ 334,897.50
05/01/45	\$ 2,575,000.00	\$ 190,000.00	\$ 75,108.75	
11/01/45	\$ 2,575,000.00	\$ -	\$ 70,168.75	\$ 335,277.50
05/01/46	\$ 2,575,000.00	\$ 200,000.00	\$ 70,168.75	
11/01/46	\$ 2,375,000.00	\$ -	\$ 64,718.75	\$ 334,887.50
05/01/47	\$ 2,375,000.00	\$ 210,000.00	\$ 64,718.75	
11/01/47	\$ 2,165,000.00	\$ -	\$ 58,996.25	\$ 333,715.00
05/01/48	\$ 2,165,000.00	\$ 220,000.00	\$ 58,996.25	
11/01/48	\$ 1,945,000.00	\$ -	\$ 53,001.25	\$ 331,997.50
05/01/49	\$ 1,945,000.00	\$ 235,000.00	\$ 53,001.25	
11/01/49	\$ 1,710,000.00	\$ -	\$ 46,597.50	\$ 334,598.75
05/01/50	\$ 1,710,000.00	\$ 250,000.00	\$ 46,597.50	
11/01/50	\$ 1,460,000.00	\$ -	\$ 39,785.00	\$ 336,382.50
05/01/51	\$ 1,460,000.00	\$ 260,000.00	\$ 39,785.00	
11/01/51	\$ 1,200,000.00	\$ -	\$ 32,700.00	\$ 332,485.00
05/01/52	\$ 1,200,000.00	\$ 275,000.00	\$ 32,700.00	
11/01/52	\$ 925,000.00	\$ -	\$ 25,206.25	\$ 332,906.25
05/01/53	\$ 925,000.00	\$ 290,000.00	\$ 25,206.25	\$ -
11/01/53	\$ 635,000.00	\$ -	\$ 17,303.75	\$ 332,510.00
05/01/54	\$ 635,000.00	\$ 310,000.00	\$ 17,303.75	\$ -
11/01/54	\$ 325,000.00	\$ -	\$ 8,856.25	\$ 336,160.00
05/01/55	\$ 325,000.00	\$ 325,000.00	\$ 8,856.25	\$ 333,856.25
	\$ 5,030,000.00	\$ 5,134,975.00	\$ 10,193,787.08	

SECTION VI

SECTION C

SECTION 1

Riverwalk
Community Development District

Summary of Check Register

April 05, 2025 to May 13, 2025

Fund	Date	Check No.'s	Amount
General Fund	4/9/25	152-153	\$ 3,197.00
	4/17/25	154-155	\$ 7,882.23
	4/23/25	156	\$ 860.00
	5/1/25	157-159	\$ 13,785.29
	5/5/25	160-162	\$ 7,364.32
	Total Amount		\$ 33,088.84

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/09/25	00013	3/28/25 33728	202503 320-53800-47300	IRRIGATION REPRS 03/26/25	*	600.00	
		3/28/25 33729	202503 320-53800-47300	IRRIGATION REPRS 03/24/25	*	1,266.00	
EXCLUSIVE LANDSCAPING GROUP, INC.							1,866.00 000152
4/09/25	00005	4/08/25 3551146	202502 310-51300-31500	GENERAL COUNSEL FEB25	*	1,331.00	
KUTAK ROCK LLP							1,331.00 000153
4/17/25	00001	4/01/25 57	202504 310-51300-34000	MANAGEMENT FEES APR25	*	3,541.67	
		4/01/25 57	202504 310-51300-35200	WEBSITE ADMIN APR25	*	105.00	
		4/01/25 57	202504 310-51300-35100	INFORMATION TECH APR25	*	157.50	
		4/01/25 57	202504 310-51300-31300	DISSEMINATION SVCS APR25	*	416.67	
		4/01/25 57	202504 310-51300-51000	OFFICE SUUPLIES APR25	*	.09	
		4/01/25 57	202504 310-51300-42000	POSTAGE APR25	*	25.55	
		4/01/25 57	202504 310-51300-42500	COPIES APR25	*	2.25	
		4/01/25 58	202504 320-53800-34000	FIELD MANAGEMENT APR25	*	1,312.50	
GOVERNMENTAL MANAGEMENT SERVICES-CF							5,561.23 000154
4/17/25	00005	4/08/25 3551149	202502 310-51300-49100	BOUNDARY AMENDMENT FEB25	*	2,321.00	
KUTAK ROCK LLP							2,321.00 000155
4/23/25	00007	4/18/25 47162	202503 310-51300-31100	GENERAL ENGINEERING MAR25	*	860.00	
DONALD W. MCINTOSH ASSOCIATES, INC.							860.00 000156
5/01/25	00008	2/28/25 19207	202502 320-53800-47000	LAKE MAINTENANCE FEB25	*	1,925.00	
AQUATIC WEED MANAGEMENT, INC							1,925.00 000157
5/01/25	00013	2/28/25 32697	202502 320-53800-47300	IRRIGATION REPRS 02/28/25	*	306.00	
		3/28/25 33690	202503 320-53800-49000	PINE BARK INTL ALONG ECON	*	11,004.29	
EXCLUSIVE LANDSCAPING GROUP, INC.							11,310.29 000158

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/01/25	00011	4/01/25 27056	202504 320-53800-46900	FOUNTAIN MAINT APR25	*	550.00	
				MCDONNELL CORPORATION DBA RESORT			550.00 000159
5/05/25	00014	5/02/25 05022025	202505 300-20700-10000	DEBT SRVCE TRNSFR S2024	*	3,679.32	
				RIVERWALK CDD C/O US BANK			3,679.32 000160
5/05/25	00008	4/29/25 19588	202504 320-53800-47000	LAKE MAINTENANCE APR25	*	1,925.00	
				AQUATIC WEED MANAGEMENT, INC			1,925.00 000161
5/05/25	00005	5/05/25 3564369	202503 310-51300-31500	GENERAL COUNSEL-MAR25	*	1,760.00	
				KUTAK ROCK LLP			1,760.00 000162
TOTAL FOR BANK A						33,088.84	
TOTAL FOR REGISTER						33,088.84	

SECTION 2

Riverwalk
Community Development District

Unaudited Financial Reporting
March 31, 2025



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Riverwalk
Community Development District
Combined Balance Sheet
March 31, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 152,895	\$ -	\$ -	\$ 152,895
Series 2024				
Reserve	\$ -	\$ 194,370	\$ -	\$ 194,370
Interest	\$ -	\$ 103	\$ -	\$ 103
Revenue	\$ -	\$ 368,058	\$ -	\$ 368,058
Construction	\$ -	\$ -	\$ 1,797	\$ 1,797
Series 2025				
Reserve	\$ -	\$ 84,158	\$ -	\$ 84,158
Interest	\$ -	\$ 28,812	\$ -	\$ 28,812
Cost of Issuance	\$ -	\$ -	\$ 100	\$ 100
Total Assets	\$ 152,895	\$ 675,501	\$ 1,897	\$ 830,293
Liabilities:				
Accounts Payable	\$ 23,298	\$ -	\$ -	\$ 23,298
Total Liabilities	\$ 23,298	\$ -	\$ -	\$ 23,298
Fund Balance:				
Assigned:				
Debt Service - Series 2024	\$ -	\$ 562,530	\$ -	\$ 562,530
Debt Service - Series 2025	\$ -	\$ 112,970	\$ -	\$ 112,970
Capital Projects Series - 2024	\$ -	\$ -	\$ 1,797	\$ 1,797
Capital Projects Series - 2025	\$ -	\$ -	\$ 100	\$ 100
Unassigned	\$ 129,596	\$ -	\$ -	\$ 129,596
Total Fund Balances	\$ 129,596	\$ 675,501	\$ 1,897	\$ 806,994
Total Liabilities & Fund Balance	\$ 152,895	\$ 675,501	\$ 1,897	\$ 830,293

Riverwalk
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 253,134	\$ 236,560	\$ 236,560	\$ -
Developer Contributions	\$ 243,966	\$ 44,838	\$ 44,838	\$ -
Boundary Amendment Contribution	\$ -	\$ -	\$ 1,936	\$ 1,936
Stormwater Contributions	\$ -	\$ -	\$ 593	\$ 593
Total Revenues	\$ 497,100	\$ 281,398	\$ 283,928	\$ 2,529
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ -	\$ 6,000
FICA Expense	\$ 918	\$ 459	\$ -	\$ 459
Engineering	\$ 13,000	\$ 6,500	\$ 2,318	\$ 4,183
Attorney	\$ 25,000	\$ 12,500	\$ 7,649	\$ 4,851
Audit	\$ 4,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,250	\$ 5,250	\$ 5,250	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ 5,000	\$ 5,000	\$ (0)
Trustee Fees	\$ 4,042	\$ -	\$ -	\$ -
Management Fees	\$ 42,500	\$ 21,250	\$ 21,250	\$ -
Information Technology	\$ 1,890	\$ 945	\$ 945	\$ 1
Website Maintenance	\$ 1,260	\$ 630	\$ 630	\$ -
Telephone	\$ 300	\$ 150	\$ -	\$ 150
Postage & Delivery	\$ 1,000	\$ 500	\$ 66	\$ 434
Insurance	\$ 5,775	\$ 5,775	\$ 5,408	\$ 367
Copies	\$ 500	\$ 250	\$ 40	\$ 210
Legal Advertising	\$ 10,000	\$ 5,000	\$ 692	\$ 4,308
Contingencies	\$ 2,500	\$ 1,250	\$ 342	\$ 908
Boundary Amendment Expenses	\$ -	\$ -	\$ 4,257	\$ (4,257)
Office Supplies	\$ 250	\$ 125	\$ 1	\$ 124
Travel Per Diem	\$ 500	\$ 250	\$ -	\$ 250
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 136,310	\$ 72,009	\$ 54,021	\$ 17,988

Riverwalk
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<u>Operations & Maintenance</u>				
<u>Field Expenditures</u>				
Field Management	\$ 15,750	\$ 7,875	\$ 7,875	\$ -
Property Insurance	\$ 8,000	\$ 8,000	\$ 4,930	\$ 3,070
Electric	\$ 25,000	\$ 12,500	\$ 9,296	\$ 3,204
Electric -Fountain	\$ 71,040	\$ 35,520	\$ 44,824	\$ (9,304)
Streetlights	\$ 54,000	\$ 27,000	\$ 18,774	\$ 8,226
Water & Sewer	\$ 9,500	\$ 4,750	\$ -	\$ 4,750
Landscape Maintenance	\$ 97,000	\$ 48,500	\$ 23,440	\$ 25,060
Landscape Contingencies	\$ 20,000	\$ 10,000	\$ -	\$ 10,000
Irrigation Repairs	\$ 5,500	\$ 2,750	\$ 2,772	\$ (22)
Lake Maintenance	\$ 12,500	\$ 6,250	\$ 10,600	\$ (4,350)
Fountain Maintenance	\$ 25,000	\$ 12,500	\$ 5,660	\$ 6,840
Repairs & Maintenance	\$ 7,500	\$ 3,750	\$ -	\$ 3,750
Contingency	\$ 10,000	\$ 10,000	\$ 11,004	\$ (1,004)
Total Operations & Maintenance	\$ 360,790	\$ 189,395	\$ 139,175	\$ 50,220
Total Expenditures	\$ 497,100	\$ 261,404	\$ 193,197	\$ 68,207
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 90,731	
Net Change in Fund Balance	\$ -		\$ 90,731	
Fund Balance - Beginning	\$ -		\$ 38,866	
Fund Balance - Ending	\$ -		\$ 129,596	

Riverwalk

Community Development District

Debt Service Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
<u>Revenues:</u>				
Special Assessments	\$ 388,740	\$ 363,287	\$ 363,287	\$ -
Interest	\$ -	\$ -	\$ 6,641	\$ 6,641
Total Revenues	\$ 388,740	\$ 363,287	\$ 369,928	\$ 6,641
<u>Expenditures:</u>				
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		\$ 220,676	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ -	\$ -	\$ (4,266)	\$ (4,266)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (4,266)	\$ (4,266)
Net Change in Fund Balance	\$ 4,197		\$ 216,410	
Fund Balance - Beginning	\$ 149,766		\$ 346,120	
Fund Balance - Ending	\$ 153,963		\$ 562,530	

Riverwalk

Community Development District

Debt Service Fund Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Proposed Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
<u>Revenues:</u>				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
<u>Expenditures:</u>				
Interest Expense - 11/1	\$ -	\$ -	\$ -	\$ -
Principal Expense - 5/1	\$ -	\$ -	\$ -	\$ -
Interest Expense - 5/1	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
<u>Other Financing Sources/(Uses):</u>				
Bond Proceeds	\$ -	\$ -	\$ 112,970	\$ 112,970
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 112,970	\$ 112,970
Net Change in Fund Balance	\$ -		\$ 112,970	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 112,970	

Riverwalk
Community Development District
Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
<u>Revenues:</u>				
Interest	\$ -	\$ -	\$ 84	\$ 84
Total Revenues	\$ -	\$ -	\$ 84	\$ 84
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ 13,735	\$ (13,735)
Total Expenditures	\$ -	\$ -	\$ 13,735	\$ (13,735)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (13,651)	
<u>Other Financing Sources/(Uses):</u>				
Developer Contributions	\$ -	\$ -	\$ 7,828	\$ 7,828
Transfer In/Out	\$ -	\$ -	\$ 4,266	\$ 4,266
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 12,094	\$ 12,094
Net Change in Fund Balance	\$ -		\$ (1,557)	
Fund Balance - Beginning	\$ -		\$ 3,355	
Fund Balance - Ending	\$ -		\$ 1,797	

Riverwalk
Community Development District
Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 4,609,733	\$ (4,609,733)
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 307,197	\$ (307,197)
Total Expenditures	\$ -	\$ -	\$ 4,916,930	\$ (4,916,930)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (4,916,930)	
Other Financing Sources/(Uses):				
Bond Proceeds	\$ -	\$ -	\$ 4,917,030	\$ 4,917,030
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 4,917,030	\$ 4,917,030
Net Change in Fund Balance	\$ -		\$ 100	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 100	

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	\$ 8,448	\$ 131,881	\$ 81,340	\$ 12,342	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 236,560
Developer Contributions	\$ 5,539	\$ 18,512	\$ 20,787	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44,838
Boundary Amendment Contribution	\$ -	\$ -	\$ -	\$ -	\$ 986	\$ 951	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,936
Stormwater Contributions	\$ 593	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 593
Total Revenues	\$ 6,132	\$ 21,062	\$ 29,235	\$ 131,881	\$ 82,325	\$ 13,293	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 283,928
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ 530	\$ -	\$ 530	\$ 398	\$ 860	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,318
Attorney	\$ 1,014	\$ 1,085	\$ 1,067	\$ 1,393	\$ 1,331	\$ 1,760	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,649
Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,250
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 2,917	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,250
Information Technology	\$ 157	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 945
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 630
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 6	\$ 4	\$ 1	\$ 1	\$ 3	\$ 51	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 66
Insurance	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Copies	\$ -	\$ 3	\$ 15	\$ -	\$ 6	\$ 16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40
Legal Advertising	\$ 692	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 692
Contingencies	\$ 41	\$ 41	\$ 62	\$ 112	\$ 43	\$ 43	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 342
Boundary Amendment Expenses	\$ -	\$ -	\$ 986	\$ 951	\$ 2,321	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,257
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 19,306	\$ 5,883	\$ 6,352	\$ 7,207	\$ 8,323	\$ 6,951	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54,021
Operations & Maintenance													
Field Expenditures													
Field Management	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,875
Property Insurance	\$ 4,930	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,930
Electric	\$ 41	\$ 43	\$ 7,687	\$ 1,428	\$ 52	\$ 45	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,296
Electric - Fountain	\$ 8,950	\$ 9,175	\$ 1,552	\$ 8,115	\$ 9,387	\$ 7,644	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44,824
Streetlights	\$ 2,511	\$ 2,511	\$ 2,511	\$ 2,418	\$ 4,348	\$ 4,477	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,774
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ 11,720	\$ 5,860	\$ 5,860	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,440
Landscape Contingencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 306	\$ 2,466	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,772
Lake Maintenance	\$ 975	\$ 1,925	\$ 1,925	\$ 1,925	\$ 1,925	\$ 1,925	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,600
Fountain Maintenance	\$ 550	\$ 550	\$ 1,480	\$ 550	\$ 1,050	\$ 1,480	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,660
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,004	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,004
Total Operations & Maintenance	\$ 30,989	\$ 21,377	\$ 22,327	\$ 15,749	\$ 18,380	\$ 30,354	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 139,175
Total Expenditures	\$ 50,295	\$ 27,260	\$ 28,678	\$ 22,956	\$ 26,703	\$ 37,305	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 193,197
Net Change in Fund Balance	\$ (44,163)	\$ (6,198)	\$ 557	\$ 108,925	\$ 55,622	\$ (24,013)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90,731

Riverwalk
Community Development District
Long Term Debt Report

Series 2024, Special Assessment Bonds

Interest Rates:	4.650%, 5.500%, 5.800%
Maturity Date:	5/1/2054
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	\$194,370
Reserve Fund Balance	\$194,370
Bonds Outstanding - 5/8/2024	\$5,585,000

Current Bonds Outstanding	\$5,585,000
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Series 2025, Special Assessment Bonds

Interest Rates:	4.150%, 4.375%, 5.200%, 5.450%
Maturity Date:	5/1/2055
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	\$84,158
Reserve Fund Balance	\$84,158
Bonds Outstanding - 03/21/25	\$5,030,000

Current Bonds Outstanding	\$5,030,000
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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%
<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Discount/Penalty</i>	<i>Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>General Fund</i>	<i>2024 Debt Service</i>	<i>Total</i>	
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	
12/06/24	11/8-11/15/24	\$7,549.09	(\$301.96)	\$0.00	\$0.00	\$7,247.13	\$2,858.03	\$4,389.10	\$7,247.13	
12/13/24	11/16-11/19/24	\$6,179.24	(\$247.16)	\$0.00	\$360.15	\$6,292.23	\$2,481.45	\$3,810.78	\$6,292.23	
12/20/24	11/20-11/25/24	\$8,210.74	(\$328.43)	\$0.00	\$0.00	\$7,882.31	\$3,108.53	\$4,773.78	\$7,882.31	
01/15/24	11/26-11/28/24	\$348,344.18	(\$13,933.69)	\$0.00	\$0.00	\$334,410.49	\$131,880.66	\$202,529.83	\$334,410.49	
02/14/25	12/1/24	\$214,847.49	(\$8,593.80)	\$0.00	\$0.00	\$206,253.69	\$81,339.77	\$124,913.92	\$206,253.69	
03/14/25	11/29-12/3/24	\$32,600.11	(\$1,303.98)	\$0.00	\$0.00	\$31,296.13	\$12,342.18	\$18,953.95	\$31,296.13	
TOTAL		\$ 624,906.74	\$ (24,996.05)	\$ (423.33)	\$ 360.15	\$ 599,847.51	\$ 236,560.41	\$ 363,287.10	\$ 599,847.51	

93%	Net Percent Collected
\$42,026.86	Balance Remaining to Collect

SECTION 3



April 18, 2025

George Flint, District Manager
Riverwalk CDD
Governmental Management Services
219 East Livingston Street
Orlando, FL 32801

To whom it may concern,

Per the requirements of Chapter 190.006, Florida Statutes, the Orange County Supervisor of Elections Office Mapping Department has determined the number of registered voters in the district as of April 15, 2025. Our research is based on the most recent legal description provided to us by the District Office.

As of **April 15, 2025**, there are **272 registered voter(s)** in the **Riverwalk CDD**.

A map and list of addresses can be provided upon request. Please contact the Mapping Department at 407-254-6554 with any questions.

Sincerely,

Mapping Department
Orange County Supervisor of Elections
Phone: 407-254-6554
119 W. Kaley Street
Orlando, FL 32806
soemapping@ocfelections.gov

SECTION D

Riverwalk CDD

Field Management Report



May 21st, 2025

Jarett Wright

Field Manager

GMS

Site Items

General Maintenance

- ✚ Fountains in ponds 2 and 4 are currently not working. Wiring has burnt out and needs to be replaced.
- ✚ Received proposal for installing rock around the fountain pump housing units to reduce erosion damage in the area.
- ✚ Gathering pricing information for sidewalk repair near pond 4.



Site Items

Landscape Updates

- ✚ Generating Formal RFP packet with maintenance maps for new areas of responsibility.
- ✚ Further cuts of the Pond 1 bank plant material were performed.
- ✚ Increased rainfall is improving overall turf conditions.
- ✚ Conducting an inventory of any dead or declining plants and gathering pricing for replacements.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-750-3599, or by email at jwright@gmscfl.com. Thank you.

Respectfully,
Jarett Wright

SECTION 1

**RIVERWALK COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSAL FOR
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES**

Notice is hereby given that the Riverwalk Community Development District (“District”) will receive proposals for the following District project:

Landscape and Irrigation Maintenance Services

The contract will require contractors to provide for the labor, materials and equipment necessary for the maintenance of certain landscape and irrigation improvements and other associated scopes as more particularly described in the Project Manual which will include, among other materials, contract documents, project scope and any technical specifications.

The Project Manual will be available beginning _____, 2025, at _____ a/p.m. from the offices of the District Manager, Governmental Management Services - Central Florida, LLC., located at 219 East Livingston Street, Orlando, Florida 32801 (“**District Management Office**”) [or by email request sent to jwright@gmscfl.com]. The Project Manual will include, but not be limited to, instructions, evaluation criteria, form contract documents, project scope and any technical specifications. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those proposers who have requested a copy of the Project Manual from the District Manager.

An optional pre-proposal meeting will be held on _____, 2025, at _____ 1:00 a/p.m., at **the District Management Office**. Proposers are encouraged to attend the meeting and/or visit the project site to fully inform itself as to all existing conditions and limitations.

Firms desiring to provide services for this project must submit one (1) original and **one (1) hard copy** and one electronic PDF copy on a flash drive of the required proposal on _____, 2025, no later than _____ a/p.m. (“**Response Deadline**”) at the District Management Office, attention: George Flint. Proposals will be publicly opened shortly after the Response Deadline at the same location; those received after the time and date stipulated above may be returned un-opened to the proposer. Any proposal not completed as specified or missing the required proposal documents may be disqualified. Firms or individuals submit their proposals on a voluntary basis and therefore are not entitled to compensation of any kind. The District shall not be obligated or be liable for any costs incurred by proposers prior to issuance of a contract. All costs to prepare and submit a proposal shall be borne by the proposer.

A special meeting of the District will be held at the District Management Office shortly after the Response Deadline. No official action of the District’s Board will be taken at this meeting, and it is held for the limited purpose of opening and announcing the bids. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record. Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Management Office at least forty-eight (48) hours before the meeting by contacting the District Manager at 407-841-5524 or gflint@gmscfl.com. If you are hearing or speech impaired, please contact the Florida Relay Service at 1(800) 955-8770, who can aid you in contacting the District Management Office.

Ranking of proposals will be made based on qualifications according to the Evaluation Criteria set forth in the Project Manual. The District has the right to reject any and all proposals and waive any informalities or irregularities if it determines in its discretion it is in the best interest to do so.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours after the pre-proposal meeting. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. A protest bond will be required pursuant to the terms of the Project Manual. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the District's Rules of Procedure, which are available from the District Manager, Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801.

Any and all questions relative to this project shall be directed in writing by e-mail only to the District Manager at gflint@gmscfl.com with a copy to the District Field Manager, Jarett Wright at jwright@gmscfl.com, and District Counsel, Tucker F. Mackie at tucker.mackie@kutakrock.com. All questions must be received no later than _____ a/p.m. on _____, 2025, to be considered.

Riverwalk Community Development District
George Flint, District Manager

[end of notice]

RIVERWALK COMMUNITY DEVELOPMENT DISTRICT
EVALUATION CRITERIA
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

1. Personnel (25 points)

(E.g., geographic locations of the firm's headquarters or office in relation to the project; adequacy and capabilities of key personnel, including the project manager and field supervisor; present ability to manage this project; evaluation of existing work load; proposed staffing levels for various seasons, etc.).

2. Experience (35 points)

(E.g., past record and experience of the respondent in similar projects; past record and experience of the respondent with the District, past client satisfaction, volume of work previously awarded to the firm; past performance for other community development districts in other contracts; qualifications, character, integrity, reputation, of respondent, etc.)

3. Understanding of Scope of Work (20 points)

(E.g., Does the proposal demonstrate an understanding of the District's needs for the services requested?) Present an annual detailed calendar of events.

4. Price (20 total points)

Points for price will be allocated as follows:

10 points will be awarded to the Proposer submitting the lowest total bid (sum of initial term and all renewals terms) for completing the work. All other proposals will receive a percentage of this amount based upon the difference between that Proposers bid and the low bid. If a Proposer does not provide pricing for one or more renewal terms, it is assumed that the highest price provided will apply to such terms, as applicable.

10 points are allocated for the reasonableness of unit prices.

Attention Bidder,

Please follow the instructions listed below for the landscape maintenance services bid for Riverwalk CDD. Thank you.

Instructions:

1. Please provide a filled-out fee summary schedule (see below). This is the area for which the plans have been provided.
2. Please refer to provided landscape plans, and the scope for this bid number.
3. The scope of services has the base level of service expected to maintain the property.
4. Please refer to the specs in the scope for turf management, irrigation maintenance and other aspects of landscape maintenance for the property.
5. We understand this number is an estimate, but your best estimate is expected. This number can be adjusted in the future after the areas are completed.

Please Submit bids and questions in accordance with the dates outlined in the project manual. For any questions and to submit bids please contact the below:

Jarett Wright

Field Manager

jwright@gmscfl.com

Cell – 407-750-3599

RIVERWALK CDD

LANDSCAPE SCOPE OF WORK

The work for the landscape maintenance is to include the furnishing of all labor, materials, equipment, accessories, and services necessary or incidental to meet the requirements outlined in this scope below. The intention is to sustain all turf and plant materials in a healthy, vigorous growing condition, free from weeds, diseases, insects, and nutritional deficiencies as well as a completely operational irrigation system. All associated planted areas are to be kept in a continuous healthy, neat, clean and debris free condition for the entire life of the contract. The below scope is divided into “elements” to define the elements involved and required in the maintenance of the property.

General Services- Component “A”

Turf Maintenance

Turf maintenance is defined as all mowing, edging, trimming and cleanup of lawn areas. High traffic and high-profile areas such as the entrances and Amenity/clubhouse areas will be completely mowed, edged, trimmed and cleaned up prior to normal business hours of operation. In the event it becomes necessary to make a change in the mowing schedule for any reason, the CDD Management must be notified prior to adjustment of schedule. Mowing during inclement weather will not alleviate the contractor of responsibility for damage caused by the mowing of wet areas.

Mowing

Prior to mowing, remove and dispose of normal litter and debris from all landscape areas. Contractor will not run over litter with mowers.

St. Augustine, Bahia turf shall be mowed weekly during the growing season from April 1st through September 30th and bi-weekly during the winter season. It is understood that the contractor may be required to periodically add or delete mowing cycles based on weather or other factors with the consent of the CDD Management. Contractor should anticipate 42 mows annually for all common areas. Unirrigated pond areas and banks will be mowed 32 times annually as needed.

St. Augustine, zoysia and Bahia turf shall be cut with rotary mowers to maintain a uniform height. Bahia will be cut between 3.5” and 4.5”. St Augustine will be cut between 4.5” and 5.5”. Mowing heights will be set at 2”–3” for Zoysia turf. Mowing blades shall be kept sufficiently sharp and properly adjusted to provide a cleanly cut grass blade. Variation in the mowing pattern shall carried out when possible so as to not rut or cause paths.

Mowing of all ponds or wetland buffer areas shall be done with a 50” mower or larger discharging clippings away from the water. Any pond edges that cannot be reached with the full size mower will be string trimmed every other mow cycle at minimum or as needed to maintain an intended look as per the discretion of CDD management.

Visible clippings that may be left following mowing operations shall be removed from the site each visit. Discharging grass clippings into beds, tree rings or maintenance strips is prohibited and if it occurs they shall be removed prior to the end of each service day.

Contractor will take special care to prevent damage to plant material as a result of the mowing. Contractor is responsible for damages they cause while mowing.

Edging

Sidewalks, curbs, and concrete slabs, and other paved surfaces will be edged in conjunction with mowing operations each time. Beds, tree rings, and other landscape edges will be edged once during each detail rotation, every three weeks. Edging is defined as removal of unwanted turf and vegetation along the above borders by use of a mechanical edger. String trimmers are not to be used for edging and a proper edger will be used. Care will be taken to maintain bed edges as designed in either straight or curvilinear lines.

String Trimming

String Trimming shall be performed around road signs, guard posts, trees, shrubs, utility poles, and other obstacles where mowers cannot reach. Grass shall be trimmed to the same desired height as determined by the turf height specifications. String trimming shall be completed with each mowing cycle.

Maintaining grass-free areas by use of chemicals may be the preferred method in certain applications. Such use will only be done with prior approval of the CDD management.

Turf around the edge of all waterways shall be mowed or string trimmed to the natural water's edge during every other mowing cycle at minimum.

Blowing

When using mechanical blowers to clean curbs, sidewalks and other paved surfaces, care must be taken to prevent blowing grass clippings into beds, onto vehicles or onto other hardscape surfaces. In addition, care also must be taken to disrupt mulch from beds and any mulch blown out of beds must be placed back and raked smooth.

Damage Prevention/Repair

Special care shall be taken to protect building foundations, fencing, light poles, sign posts, monuments and other hardscape elements from mowing, edging or string trimming equipment damage. Contractor will agree to have repairs made by specialized contractors or reimburse the CDD or homeowners within 30 days for any damage to property caused by their crew members or equipment.

Detailing

Detailing of planted areas will be performed weekly in a sectional method, each section representing one-third of the entire property. Based on three sections, the contractor will completely detail the entire property once every three weeks at least. The exception will be the entrances, clubhouse areas and any other high profile or focal areas which should be tended to each week the crew is onsite. The detailing process will include trimming, pruning and shaping of all shrubbery, ornamental trees and groundcover, removal of tree suckers, structural pruning or cutbacks of select varieties of plant material and ornamental grasses as directed, as well as the defining of bed lines, tree saucers and the removal of all unwanted vegetation. A detail crew will be onsite at least one day per week 42-52 times per year as needed to accomplish the full amount of detail rotations.

Pruning

Prune trees, shrubs and groundcovers to encourage healthy growth and create a natural appearance. Prune to control the new plant growth, maintain the desired plant shape and remove dead, damaged, or diseased portions of the plant.

Use only hand pruners or loppers on trees and shrubs, particularly groundcover Juniper varieties. Hand shears or Topiary shears will be the preferred method of trimming most formal shrubs. Only use power shears on formal hedges where previous practice was to shear, or as directed by the CDD management.

Pruning of trees up to a height of 12 feet is included in the scope of the work. If pruning is required above the height of 12 feet, contractor shall propose an extra service to the CDD representative and acquire approval prior to performing the work. The branching height of trees shall be raised only for the following reasons:

Provide clearance for pedestrians, vehicles, mowers and buildings. Minimum 8ft of clearance is required along all walkways and parking areas. Maintain clearance from shrubs in bed areas. Improve visibility in parking lots and around entries.

Prune trees to remove weak branching patterns and provide corrective pruning for proper development. Cut back to branch collar without leaving stubs. Provide clean and flush cut with no tearing of the tree bark.

Prune to contain perimeter growth within intended bed areas. Established groundcover shall be maintained 4" to 6" away from adjacent hardscape and turf. Bevel or roll leading edges to avoid creating a harsh boxed look. Mature groundcover shall be maintained at a consistent, level height to provide a smooth and even appearance and separation from adjacent plant material.

Structural pruning will be required for several varieties of plants bi-annually, annually or semi- annually to maintain their scale and performance within the landscape. The methodology employed is to structurally prune one plant group throughout the entire property during the sectional detail rotation. All needed structural pruning will be done once per year at minimum. All Ornamental Grasses are to be haystack cut one time per year.

Crepe Myrtles are to be trimmed once per year in the winter months. Trimming should include removal of old blooms, sucker growth and any cross branching. Trimming should be done in such a way that cuts are no less than 12" away from previous year's cuts.

Pruning of all palms less than 15' in height will be included in the sectional rotation. Pruning consists of removal of all dead fronds, seedpods, and any loose boots.

Weed Control

Bed areas are to be left in a weed free condition after each detail service. While pre and post- emergent chemicals are acceptable means of control, weeds in bed areas larger than 3" shall be pulled by hand or string trimmed.

Hardscape cracks and expansion joints are to be sprayed in conjunction with the detail cycle to control weeds. Chemical practices shall not be a substitute for hand weeding where the latter is required.

Trash Removal

Removing trash from all landscape areas will be the responsibility of the contractor. The contractor will remove trash from all focal areas, including medians, around amenity areas, and monuments every visit. Other trash will be removed during normal detail rotations.

Policing

Contractor will police the grounds during each service visit to remove trash, debris and fallen tree litter as needed prior to mowing and edging. Contractor is not responsible for removal of excessive storm debris which would be performed with prior approval with supplemental proposal.

As needed contractor will dedicate supplemental personnel and specialized equipment to the removal of seasonal leaf drop from all landscape and hardscape areas during the months of November through April.

All litter shall be removed from the property and disposed of off-site.

Communication

Daily, the contractor will communicate with the CDD representative for any landscape issues requiring immediate attention.

Communication is of the utmost importance. Contractor will provide a weekly written report in a form approved by the CDD representative which highlights the main aspects of the previous week's maintenance activities. This can just be a checklist sent via email on Fridays or Mondays.

When requested by CDD management contractor will provide a Monthly Service Calendar for the upcoming period. **A copy of the preceding month's Irrigation Maintenance report and Lawn and Ornamental Fertilization report will be provided monthly.** A copy of these documents should be submitted to the CDD representative by the 5th of each month electronically, or in person. This is only necessary should management request, likely due to performance concerns, however the vendor should always have them should management request.

Contractor agrees to take part in regular weekly, bi-weekly or monthly inspections, as decided by CDD management, of the property to ensure their performance is satisfactory. *Contractor also agrees to complete any work that appears on punch lists resulting from inspections or reviews within three weeks of receiving them.* Contractor will have their Account Manager participate on its behalf and have their Lawn and Ornamental and Irrigation Managers or Technicians available for inspection meeting as needed or requested by CDD management.

Staffing

The Contractor shall have a well-experienced Foreman/Supervisor supervising all work onsite. This person should have knowledge of horticultural practices and be capable of properly supervising others. The Foreman/Supervisor should communicate regularly, daily when needed, with CDD management. Further, In order to maintain continuity, the same Foreman/Supervisor shall direct the scheduled maintenance operations throughout the year. Any anticipated changes in supervisory personnel shall be brought to the attention of the CDD representative prior to any such change. The intent is for maintenance personnel to familiarize themselves with the site.

The crew members should be properly trained to carry out their assigned task and should work in a safe professional manner. Each crew member should be in full uniform at all times.

Contractor is expected to staff the property with trained personnel experienced in commercial landscape maintenance. All personnel applying fertilizers, insecticides, herbicides, and fungicides must be certified by the state of FL. These individuals should be Best Management Practices Certified and hold a Limited Certification for Urban Landscape Commercial Fertilizer or a Certified Pest Control Operator or an employee with an ID card working under the supervision of a CPCO.

Contractor agrees to screen all crew members for criminal background. Also, contractor agrees to follow all INS guidelines for hiring and to maintain an I-9 and other required documents on each employee.

Holidays observed that do not require staffing include New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day, and any other day agreed to by CDD Management. Normal working hours are from 7:00 AM until 7:00 PM. No power equipment will be operated near homes before 9:00 AM. Efforts will be made such that ALL work performed around the Amenity Areas and pool area is to be completed prior to busy attendance hours. Saturdays will be made available for makeup work due to inclement weather from 8:00 AM until 5 PM.

Component "B" – Turf Care Program

ST. AUGUSTINE

Application Schedule – Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application schedule – St. Augustine

- January: Winter fertilization, broadleaf weed control and disease control
- March: Spring granular fertilization, broadleaf weed control, insect, and disease control
- May: Late spring heavy, 100% slow-release Nitrogen fertilization with Arena and weed Control
- October: Heavy fall granular fertilization and broadleaf weed/disease control

Application Requirements: Fertilization

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a maximum of 4 lbs. of N/1000 square feet with a minimum of 50% slow release and a high Potassium blend in the fall fertilization to promote root development unless soil samples indicate the presence of sufficient Potassium. The winter liquid fertilization should contain a maximum of .5lbs of N/1000 square feet.

BAHIA – Where Applicable (Irrigated areas only)

Application Schedule - Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application Schedule - Bahia

- March: Complete liquid fertilizer and broadleaf weed control to include blanket pre-emergent herbicide application.
- June: Chelated Iron application and Mole Cricket control.
- October: Complete liquid fertilizer and broadleaf weed control to include blanket pre-emergent.

Application Requirements: Fertilization

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 2 lbs. of N/1000 square feet with a minimum of 30% slow release and a high Potassium blend in the late summer fertilization to promote root development unless soil samples indicate the presence of sufficient potassium.

Zoysia

Application Schedule - Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application Schedule - Zoysia

- January: IPM spot treatment for weeds as necessary and inspect/treat fungal activity. February: Pre-emergent herbicide/spot treatment for weeds and fungal activity.
- March: Fertilization. Spot treat weeds and treat fungal and insect activity as necessary.
- April: Liquid Fertilization with .5lb N, with Iron, post emergent weed control, insect/disease control as necessary.
- May: Fertilization
- June: Insect/weed/disease control as necessary. July: Insect/weed/disease control as necessary.
- August: spot treat weeds as necessary, inspect/treat fungal activity.
- September: Liquid Fertilization with emergent weed control, insect/disease control as necessary. October: Fertilization - Weed/insect/disease control as necessary.
- November: Blanket Pre-emergent herbicide, w/Liquid Iron. Spot treat weeds and inspect/treat fungal activity.
- December: Blanket potash - weeds as necessary, inspect/treat fungal activity.

Application Requirements: Fertilization

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

Insect/Disease Control

The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible to manage settings of irrigation timers.

Supplemental insecticide applications will be provided in addition to the normal preventive programs needed to provide control.

Weed Control

Weed control will be limited to the broadleaf variety and sedge type grasses under this program.

Contractor shall alert management of outbreaks of Crabgrass, Bermuda, Alexander and Dove grasses. Failure to do so will make the contractor liable for resulting turf loss. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.

Warranty

If the grass covered under this turf care program dies due to insect infestation, disease or improper fertilizer application, the affected grass will be replaced at no charge. Contractor will not be held responsible for turf loss due to conditions beyond their control. This includes nematodes, diseases such as Take-All Root Rot and weeds such as Crabgrass which are untreatable with currently available chemicals, high traffic areas, drainage problems, or acts of God. In the event these conditions exist, the contractor is responsible to employ whatever cultural practices can be reasonably performed to extend the life of the affected material.

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining. The irrigation system will be fully operational prior to any fertilizer application.

Soil testing will be carried out when needed at contractors' recommendation. Any changes to the fertilization schedule, products used, or techniques will be discussed with CDD management and agreed to by CDD management.

Component "C" – Tree/Shrub Care Program

Application Schedule – Trees and Shrubs

Monthly Application Schedule -

- March/April: Insect/disease control/fertilization. May/June: Insect/disease control as needed.
- July/August: Minor nutrient blend with insect/disease control.
- October: Disease control as needed December. Insect/disease control/fertilization as needed.

Application Requirements: Fertilization

Contractor will submit a schedule of materials to be used under this program along with application rates. Fertilizers selected must be appropriate for the plant material to be fertilized such as an acid forming fertilizer for Azaleas which require a lower soil pH.

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 50% slow-release Nitrogen and a high Potassium blend in the fall fertilization to promote root development unless soil sample results indicate the presence of sufficient Potassium.

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of plant material are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

This program covers all fertility requirements on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.

There will be a deep root feeding on an as needed basis to establish newly planted trees. Fertilizer will be distributed evenly under the drip zone of each plant. Special care will be taken not to “clump” fertilizer neither at the base nor in the crown of plants.

The irrigation system will be fully operational prior to any fertilizer application.

Soil testing will be carried out when needed at contractors’ recommendation. Any changes to the fertilization schedule, products used, or techniques will be discussed with CDD management and agreed to by CDD management.

Insect/Disease Control

Insect and disease control is intended to mean a thorough inspection of all plantings for the presence of insect or disease activity and the appropriate treatment applied. All insect and disease infestations require follow-up applications for control and are included in this program.

Contractor is responsible for the continuous monitoring for the presence of damaging insects or disease. Any problems noted between regularly scheduled visits will be treated as a service call and responded to within 48 hours. Service calls due to active infestations are included in this program.

This program covers all disease and Insect activity on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35’. All native trees or transplanted trees over 35’ in overall height will require special consideration and are therefore excluded from this program.

Contractor will be required to apply all pesticides in accordance with labeled directions including the use of any Personal Protective Equipment.

Specialty Palms

Considering the investment in Specialty Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date etc.), contractor will include in their proposed Tree/Shrub program, a comprehensive quarterly fertilization and root/bud drench for potential disease and infestation.

When applicable, the contractor will monitor site tubes that have been installed to monitor ground water build up around the root ball of specimen palms to de-water them as necessary.

Warranty

If a plant or tree dies from insect or disease damage while under this Tree/Shrub Care Program, it will be replaced with one that is reasonably available by contractor if it is reasonably decided to be from negligence by the contractor determined by CDD management. Exclusions to this warranty would be Acts of God, along with pre-existing conditions, i.e. soil contamination or poor drainage, nematodes, borers, locusts and insects such as Asian Cycad Scale. Also excluded are diseases such as Verticillium and Fusarium Wilt, TPDD, Lethal Bronzing, Entomosporium Leaf Spot Fungus and Downey Mildew that are untreatable with currently available chemicals. In the event these conditions exist, the contractor is responsible to promptly report any detection to the CDD representative.

Component “D” – Irrigation Maintenance

Frequency of Service

Contractor will perform the following itemized services under “Specifications” on a monthly basis completing 25% of the inspection each week. The irrigation inspection will should be performed during the same week(s) each month. Repairs under \$500 should be carried out each month with just verbal confirmation. Anything over \$500 requires written approval.

Specifications

- Activate each zone of the system.
- Visually check for any damaged heads or heads needing repair.
- Visually check all landscape areas irrigated with Netafim drip lines to ensure proper water flow and pressure.
- Clean filters located at each zone valve monthly if applicable. Clean, straighten or adjust any heads not functioning properly.
- Straighten, re-attach to bracing and touch up paint on riser heads as needed. Report any valve or valve box that may be damaged in any way.
- Leave areas in which repairs or adjustments are made free of debris.
- Adjust controller to the watering needs as dictated by weather conditions, seasonal requirements, and water management district restrictions including adjusting of rain sensors.
- Contractor will provide a written report of the findings by zone. Qualifying Statements
- Repairs
- Repairs that become necessary and that are over and above the routine monthly inspections will be done on a time and material basis. Hourly irrigation repair rates will be defined in overall landscape maintenance contract.
- Request for authorization must be submitted to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work. It is up to CDD management’s discretion to allow contractor to proceed with repairs at an agreed threshold without prior approval.

Service Calls

Service Calls required between scheduled visits will be billed on a time and material basis at the rates extra pricing rates.

When not an emergency, request for authorization must be submitted in written form to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work.

Contractor will pay special attention during irrigation (IMC) maintenance inspections to ensure that sprinkler heads are positioned so that water does not spray directly onto buildings, windows, or parking areas.

Contractor will be held responsible for any accident that arises from the over spray of water on hard surfaces if it is determined that the contractor was negligent in performing monthly irrigation maintenance.

Damage resulting from contractor’s crews working on the property (i.e., mower and edger cuts) will be repaired at no charge to the CDD within 24 hours of being detected.

Contractor shall not be held responsible for any system failure caused by lightning, construction work, pre-existing conditions, freeze or other acts of God.

Contractor shall not be held responsible for damage to the landscape caused by mandatory water restrictions placed on the property by the governing water management district.

Contractor will visually inspect irrigation system weekly while performing routine maintenance.

Contractor will provide a 24 hour "Emergency" number for irrigation repairs.

Contractor shall take all required readings from meters or at pump stations as required and work with the CDD representative to file all quarterly and/or semi-annual reports to the Water Management District.

Component "E" – Additional Services

To be priced separately but as part of the landscape contract. These services are subject to bids at management's discretion at any point.

Note: Additional services work is to be considered as a supplement of the overall Landscape Maintenance contract. All Special Services work is to be performed by supplemental crews. CDD management can bid out these services at their discretion and work is to be completed according to this scope, or as CDD Management agrees. In addition, contractor should and is expected to recommend when they believe these services should be carried out in their bid documents. Additionally, all "Additional Services" will be billed in the month they are performed as a separate line item on that month's invoice. Additional services costs will not be spread out across the full annual contract.

E. 1 - Bedding Plants – Annuals (If Applicable)

The nature and purpose of "Flower Beds" is to draw attention to the display. The highest level of attention should be placed on their on-going care.

Schedule

The most appropriate seasonal annuals will be used. A standard yearly rotation includes but is not limited to: All flower beds on the property will be changed out four (4) times per year during the months of January, April, July, and October. Changes to the amounts of annuals, rotations timing, or date of installation can be made at CDD management discretion.

Contractor recognizes that flower beds are intended to highlight and beautify high profile areas and should be selected for color, profusion, and display.

All newly planted beds will have a minimum of 50% of the plants in bloom at the time of installation and they shall be 4 ½" individual pots.

Contractor will obtain prior approval of plant selection from the CDD representative 2 weeks before installation.

Installation

Plants are to be installed utilizing a triangular spacing of 9" O.C. between plants.

Annually, prior to the Spring change out, existing soil will be removed to a depth of 6" in all annual beds and replaced with clean growing medium composed of 60% peat and 40% fine aged Pine Bark.

All beds will be cleaned, and hand or machine cultivated to a depth of 6" prior to the installation of new plants.

Create a 2" trench where the edge of the bed is adjacent to turf or hardscape.

A granular time-release fertilizer and a granular systemic fungicide will be incorporated into the bedding soil at the time of installation.

All beds should be covered with 1" layer of Pine bark Fines after planting.

Follow-up applications of fertilizer, fungicide and insecticide are provided as needed.

Annuals that require replacement due to over-irrigation or under-irrigation will be replaced immediately by contractor without charge to the CDD.

Maintenance

Flower beds unique to the property will be reviewed daily or at each service visit for the following:

Removal of all litter and debris.

Beds are to remain weed – free at all times.

All declining blooms are to be removed immediately.

Inspect for the presence of insect or disease activity and treat immediately.

Seed heads are to be removed from plants as soon as they appear. "Pinching" of certain varieties weekly is to be a part of the on-going maintenance as well. Frequent "pinching" will result in healthier, more compact plants.

Prolific bloomers such as Salvia require that 10% to 20% of healthy blooms are to be removed weekly. Pre-emergent herbicides are not to be used in annual beds.

Contractor guarantees the survivability and performance of all annual plantings for a period of 90 days. Any plant that fails to perform during this period will be immediately replaced at the contractor's expense.

Warranty

Any bedding plant that dies due to insect damage or disease will be replaced under warranty.

Exclusions to this warranty would be freeze, theft, or vandalism.

E.2 - Bed Dressing

Application of designated mulching to community bed spaces.

Schedule

Mulching will be carried out twice per year. Once in the spring, once in the fall. The most desirable months are May and Early November. Mulch will be priced “per yard”. Application will be completed within a two-week time period.

Installation

Prior to application, areas will be prepared by removing all foreign debris and establishing a defined, uniform edge to all bed and tree rings as well as a 1” to 2” deep trench along all hardscape surfaces to include equipment pads, in order to hold the mulch in place. Bed dressing should be installed in weed free beds that have been properly edged and prepared.

Bed Dressing should be installed to maintain a 2” thickness in all bed areas, including tree rings in lawn areas and maintenance strips unless otherwise directed by the CDD representative. Some areas will require more mulch than others. Focal areas are to be prioritized. If at any point the application does not allow enough yards to maintain 2-inch depth across beds, then an additional proposal will be created by the contractor for the additional needed yards.

E.3 - Palm Trimming Schedule

Specimen Date Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date, etc.) in excess of 12’ will be trimmed up to two times per year in June and/or December as needed. All vegetation will be removed from their trunk and nut and loose or excessive boots will be removed and/or cross cut during this process. Contractor will monitor for disease and recommend treatment if necessary.

All palms less than 15’ will be trimmed as needed by the detail crew during the regular detail rotation as outlined in General Services.

Washingtonia palms in excess of 15’ will be trimmed up to two times per year in the months of February and August as needed.

All palms other than Washingtonia, in excess 15’ will be trimmed up to once per year in the month of August.

Trimming shall include removal of all dead fronds, loose boots and seed stalks.

Trim palms so that the lowest remaining fronds are left at a ten and two o’clock profile or nine and three o’clock at the discretion of management. “Hurricane” cuts are only to be done at the direction of the CDD representative.

When trimming, cut the frond close to the trunk without leaving “stubs”.

It is imperative that the contractor use clean and sanitized tools, sanitizing their tools thoroughly from tree to tree.

Riverwalk CDD Landscape Fee Summary

Contractor:

Address:

Phone:

Fax:

Contact:

Email:

Property: Riverwalk CDD

Address: 219 E. Livingston St.
Orlando,
Florida,
32801

Phone: 407-750-3599

Contact: JWright@gmscf.com

Email:

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
GENERAL SERVICES (Schedule A) - Mowing/Detailing													\$0
TURF CARE (Schedule B) Bahia/St Augustine Fert													\$0
TREE/SHRUB CARE (Schedule C) Tree/Shrub Fert													\$0
BED DRESSING - Estimate mulch yds (Schedule E - B.) <i>Per Yard Pricing:</i>					<i>Mulch Yds</i>						<i>Mulch Yds</i>		\$0
PALM TRIMMING (Schedule E - C.) <i>Per Palm Price:</i>													\$0
ANNUAL CHANGES - <i>None at this time</i> (Schedule E - A.) <i>Per Annual Pricing:</i>													\$0
IRRIGATION MAINT. (Schedule D)													\$0
TOTAL FEE PER MONTH:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Flat Fee Schedule	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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Essential Services Mowing/Detailing/Irrigation/Fert and Pest	\$0
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Extra Services Annual Changes, Palm Pruning, Mulch	\$0
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TOTAL	\$0.00
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Lee Vista Blvd

Lee Vista Blvd

417

Central Florida Greenway

S Econlochatchee Trl

Moorshire Cir

Vickers Ridge Dr

Cobbleshae Ln

Ridgebloom Ave

Stonecove Ln

Chapledale Dr

Waterwood Aly

Reverie Park Ave

Felicity Aly

Vesper Aly

Rising Sun St

Palm Canopy Dr

Reverie Park Ave

Doris Ln

Muse Pl

Apollon Corner Way

