Riverwalk
Community Development District

Meeting Agenda

August 20, 2025

AGENDA

Riverwalk
Community Development District

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

August 13, 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, August 20, 2025 at 3:30 PM at the Offices of GMS-CF, 219 E. Livingston Street, Orlando, FL 32801.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the July 16, 2025 Meeting
4. Public Hearing
    A. Consideration of Resolution 2025-11 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations
    B. Consideration of Resolution 2025-12 Imposing Special Assessments and Certifying an Assessment Roll
5. Consideration of Fiscal Year 2026 Deficit Funding Agreement
6. Ratification of Series 2025 Requisitions #5 - #6
7. Consideration of Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2025
8. District Goals and Objectives
    A. Adoption of Fiscal Year 2026 Goals and Objectives
    B. Presentation of Fiscal Year 2025 Goals and Objectives and Authorization to Chair to Execute
9. Staff Reports
    A. Attorney
    B. Engineer
    C. District Manager's Report
        i. Approval of Check Register
        ii. Balance Sheet and Income Statement
        iii. Approval of Fiscal Year 2026 Meeting Schedule
    D. Field Manager's Report
        i. Review of RFP Responses for Landscape Maintenance and Selection of Vendor
10. Other Business
11. Supervisor's Requests
12. 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

MINUTES

MINUTES OF MEETING
RIVERWALK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Riverwalk Community Development District was held on Wednesday, July 16, 2025, at 3:30 p.m. at 219 E Livingston St, Orlando, Florida.

Present and constituting a quorum were:

Mary Burns	Chair *(Resigned During Meeting)*
Jessa Anderson	Chair *(Appointed During Meeting)*
Justin Grauer	Assistant Secretary
Bernard Sullivan	Appointed as Assistant Secretary

Also present were:

George Flint	District Manager
Ryan Dugan *by phone*	District Counsel
John Townsend	District Engineer
Jarett Wright	Field Manager
Rob Szozda, Jr.	GMS
Keith Nelson	GMS

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 May 21, 2025, Meeting**

Mr. Flint presented the minutes from the May 21, 2025, meeting and requested any comments, corrections, or changes from the Board. The Board had no changes to the minutes.

> On MOTION by Ms. Burns, seconded by Mr. Grauer, with all in favor, the Minutes of the May 21, 2025 Meeting, were approved, as presented.

FOURTH ORDER OF BUSINESS Organizational Matters – Added

A. Acceptance of Resignation of Val DeMarco and Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2026

Mr. Flint stated that he received a resignation from Val DeMarco and asked for a motion to accepting the resignation.

> On MOTION by Ms. Burns, seconded by Ms. Anderson, with all in favor, Accepting the Resignation of Val DeMarco, was approved.

Mr. Flint asked for nominations to fill the Board vacancy with a term ending November 2026. Bernard Sullivan was nominated to fill the vacancy.

> On MOTION by Ms. Burns, seconded by Mr. Grauer, with all in favor, the Appointment of Bernard Sullivan to Fulfill the Vacancy with a Term Ending November 2026, was approved.

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

Mr. Flint administered the oath of office to Mr. Sullivan.

C. Election of Officers

Mr. Flint stated that Mary Burns would like to resign from the Board.

> On MOTION by Ms. Anderson, seconded by Mr. Grauer, with all in favor, Accepting the Resignation of Mary Burns, was approved.

Mr. Flint asked for nominations to fill the vacancy. Amy Steiger was nominated to fill the vacancy.

> On MOTION by Ms. Anderson, seconded by Mr. Grauer, with all in favor, the Appointment of Amy Steiger to Fulfill the Vacancy with a Term Ending November 2026, was approved.

Mr. Flint noted that Amy Steiger will be sworn in at the next Board meeting.

D. Consideration of Resolution 2025-09 Designating Officers

Board consensus was to appoint Ms. Anderson as Chair, Eric Baker as Vice Chair and Amy Steiger, Justin Grauer, and Bernard Sullivan as Assistant Secretaries. Mr. Flint will serve as

Secretary, Jill Burns as Treasurer, Katie Costa as Assistant Treasurer, and Darrin Mossing, Sr. will serve as Assistant Treasurer.

> On MOTION by Ms. Anderson, seconded by Mr. Grauer, with all in favor, Resolution 2025-09 Designating Officers as slated above, was approved.

FIFTH ORDER OF BUSINESS **Review and Acceptance of Fiscal Year 2024 Audit Report**

Mr. Flint stated the District as a government entity is required to have an annual independent audit. He noted the Board selected Grau & Associates as their independent auditor. They completed the audit, and it is included in the agenda package for review. He pointed out that they did transmit it by June 30th. He explained that there are no current or prior year findings or recommendations, and they have complied with all the provisions of the auditor general that they are required to review. It is a clean audit.

> On MOTION by Ms. Anderson, seconded by Mr. Grauer, with all in favor, Accepting the Fiscal Year 2024 Audit Report, was approved.

SIXTH ORDER OF BUSINESS **Ratification of Series 2025 Requisitions #3 – #4**

Mr. Flint stated these requisitions are in the agenda package for review. They were signed by the Engineer and Mr. Flint, himself, and was transmitted to the trustee for payment. He noted these requisitions are on the agenda to be ratified to place them in the record. He explained that Requisition #3 is for legal expenses associated with processing requisitions and conveyances and Requisition #4 is engineering.

> On MOTION by Ms. Anderson, seconded by Mr. Grauer, with all in favor, the Series 2025 Requisitions #3 - #4, were ratified.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2025-10 Recognizing Satisfaction of Contributions for the 2025 Assessments**

Mr. Dugan presented Resolution 2025-10 stating this is related to their Series 2025 bonds that were issued. He explained that in connection with those bonds and the assessments that secure those bonds, the District's methodology report identified a contribution requirement associated with the levels of the debt assessments that would repay those bonds. He further explained that

essentially the assessments are set at a target level, which means there was a gap between what the methodology report would call for and what the actual assessments were. He stated that amount is identified in the resolution as $950,000. With that said, the developer doesn't have to come out of pocket for that. The District can also accept contributions. He pointed out that the developer has contributed public infrastructure that is part of the capital improvement plan and the value of that far exceeds what they were paid in bond proceeds. He noted with that leftover infrastructure value; the District wants to formally recognize that the contribution requirement is satisfied by the public infrastructure that was already contributed to the District.

> On MOTION by Ms. Anderson, seconded by Mr. Grauer, with all in favor, Resolution 2025-10 Recognizing Satisfaction of Contributions for the 2025 Assessments, was approved.

EIGHTH ORDER OF BUSINESS **Ratification of Easement Agreement with Everbe Master POA Related to Maintenance of Certain Hardscape Elements on CDD Property**

Mr. Flint stated this was time sensitive and was executed in advance of the meeting. The Board was asked to ratify the execution of the easement. Mr. Townsend stated this was to show that the CDD is ok with the HOA maintaining their hardscape elements on CDD property.

> On MOTION by Ms. Anderson, seconded by Mr. Grauer, with all in favor, the Easement Agreement with Everbe Master POA Related to Maintenance of Certain Hardscape Elements on CDD Property, was ratified.

NINTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Dugan stated he had nothing to report but was happy to answer any questions.

B. Engineer

Mr. Townsend stated he had nothing to report but was happy to answer any questions.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint presented the check register from May 14th through June 30th for the general fund, which included checks #163 through #178, totaling $39,200.78. He asked if there were any questions.

> On MOTION by Ms. Anderson, seconded by Mr. Grauer, with all in favor, the Check Register, May 14th through June 30th, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financial statements through the end of May. He added that the Board required no action.

D. Field Manager's Report

Mr. Wright introduced their new Field Manager to the Board and staff. He presented his Field Manager Report starting with the general maintenance. This portion of the report addressed dead plant material that was removed from the amenity planter pots and drainage holes were installed and new plant material is being installed, the fountain breakers are being reset on a weekly basis due to the recent storms causing the fountain breakers to continually trip, they are working with the installation vendor to troubleshoot the lights not displaying the correct colors on the Everbe sign, recommending installing 1-2" riprap in front of mitered end to ensure clear flow, 20 palm trees at the southern roundabout were injected to improve overall health, reviewing various tracts in Phase 2 to prepare for maintenance turnover, formal RFP for landscape maintenance is underway, and a pre-bid meeting was held on June 27, 2025, summer annuals were installed at the front entrance and other various areas in the District, and the overgrowth areas adjacent resident homes are currently being cut back to support ongoing maintenance. Mr. Wright concluded his Field Manager's Report presentation.

TENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS Supervisor's Requests

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS Adjournment

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

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION IV

SECTION A

RESOLUTION 2025-11
[FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE RIVERWALK COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Riverwalk Community Development District (**"District"**) prior to June 15, 2025, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

a. The Proposed Budget, attached hereto as **Exhibit A,** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Riverwalk Community Development District for the Fiscal Year Ending September 30, 2026."

c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A.**

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of $15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 20TH DAY OF AUGUST 2025.

ATTEST:

RIVERWALK COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

Riverwalk

Community Development District

Proposed Budget

FY2026

Table of Contents

Riverwalk

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Assessments - Tax	$ 253,134	$ 245,588	$ 7,546	$ 253,134	$ 479,024
Developer Contributions	$ 243,966	$ 44,838	$ 148,827	$ 193,665	$ 426,545
Boundary Amendment Contribution	$ -	$ 4,719	$ -	$ 4,719	$ -
Stormwater Contributions	$ -	$ 593	$ -	$ 593	$ -
Total Revenues	**$ 497,100**	**$ 295,738**	**$ 156,373**	**$ 452,111**	**$ 905,569**
Expenditures					
General & Administrative					
Supervisor Fees	$ 12,000	$ -	$ 3,000	$ 3,000	$ 12,000
FICA Expense	$ 918	$ -	$ 230	$ 230	$ 918
Engineering	$ 13,000	$ 3,840	$ 3,250	$ 7,090	$ 13,000
Attorney	$ 25,000	$ 13,729	$ 6,864	$ 20,593	$ 25,000
Annual Audit	$ 4,000	$ 4,400	$ -	$ 4,400	$ 4,100
Assessment Administration	$ 5,250	$ 5,250	$ -	$ 5,250	$ 5,408
Arbitrage	$ 450	$ -	$ 450	$ 450	$ 900
Dissemination	$ 5,000	$ 3,417	$ 1,500	$ 4,917	$ 6,000
Disclosure Software	$ -	$ -	$ -	$ -	$ 5,000
Trustee Fees	$ 4,042	$ 1,769	$ 2,273	$ 4,042	$ 8,892
Management Fees	$ 42,500	$ 31,875	$ 10,625	$ 42,500	$ 43,775
Information Technology	$ 1,890	$ 1,417	$ 473	$ 1,890	$ 1,947
Website Maintenance	$ 1,260	$ 945	$ 315	$ 1,260	$ 1,298
Telephone	$ 300	$ -	$ 50	$ 50	$ 150
Postage & Delivery	$ 1,000	$ 102	$ 250	$ 352	$ 1,000
Insurance	$ 5,775	$ 5,408	$ -	$ 5,408	$ 6,584
Copies	$ 500	$ 44	$ 50	$ 94	$ 500
Legal Advertising	$ 10,000	$ 1,290	$ 2,076	$ 3,366	$ 6,850
Contingencies	$ 2,500	$ 473	$ 129	$ 602	$ 2,500
Boundary Amendment Expenses	$ -	$ 6,624	$ 2,958	$ 9,582	$ -
Office Supplies	$ 250	$ 1	$ 50	$ 51	$ 250
Travel Per Diem	$ 500	$ -	$ 125	$ 125	$ 500
Dues, Licenses & Subscriptions	$ 175	$ 175	$ -	$ 175	$ 175
Total Administrative Expenditures	**$ 136,310**	**$ 80,760**	**$ 34,667**	**$ 115,426**	**$ 146,746**

Riverwalk

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Field Operations					
Field Management	$ 15,750	$ 11,813	$ 3,938	$ 15,750	$ 16,223
Property Insurance	$ 8,000	$ 4,930	$ -	$ 4,930	$ 8,000
Electric	$ 25,000	$ 9,526	$ 237	$ 9,763	$ 25,000
Electric - Fountain	$ 71,040	$ 71,396	$ 27,000	$ 98,396	$ 225,600
Streetlights	$ 54,000	$ 32,153	$ 13,431	$ 45,584	$ 108,000
Water & Sewer	$ 9,500	$ -	$ 2,375	$ 2,375	$ 9,500
Landscape Maintenance	$ 97,000	$ 58,606	$ 17,583	$ 76,189	$ 225,000
Landscape Contingencies	$ 20,000	$ 9,478	$ 5,000	$ 14,478	$ 50,000
Irrigation Repairs	$ 5,500	$ 11,007	$ 5,504	$ 16,511	$ 5,500
Lake Maintenance	$ 12,500	$ 16,375	$ 5,775	$ 22,150	$ 25,000
Fountain Maintenance	$ 25,000	$ 8,240	$ 4,440	$ 12,680	$ -
Monument Fountain Maintenance	$ -	$ -	$ -	$ -	$ 10,000
Pond Fountain Maintenance	$ -	$ -	$ -	$ -	$ 33,500
Repairs & Maintenance	$ 7,500	$ -	$ 1,875	$ 1,875	$ 7,500
Contingency	$ 10,000	$ 11,004	$ 5,000	$ 16,004	$ 10,000
Total Field Expenditures	**$ 360,790**	**$ 244,528**	**$ 92,157**	**$ 336,685**	**$ 758,823**
Total Expenditures	**$ 497,100**	**$ 325,288**	**$ 126,824**	**$ 452,111**	**$ 905,569**
Excess Revenues/(Expenditures)	$ -	$ (29,550)	$ 29,550	$ -	$ -

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**		

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.

Crown Lakes Stormwater Cost Share

The District has a stormwater cost share agreement with Crown Lakes LLC.

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.

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.

Disclosure Software

The District has contracted with DTS to provide software platform for filing various reports required in accordance with the Continuing Disclosure Agreements for the various bond issue(s).

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.

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.

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.

Crown Lakes Stormwater Expenses

Represents cost associated with maintaining pond per stormwater cost share agreement.

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 6/30/25	Projected Next 3 Months	Total Thru 9/30/25	Proposed Budget FY2026
Revenues					
Special Assessments	$ 388,740	$ 377,151	$ 11,589	$ 388,740	$ 388,740
Interest	$ -	$ 11,787	$ 2,947	$ 14,733	$ 8,000
Carry Forward	$ 149,766	$ 151,750	$ -	$ 151,750	$ 164,334
Total Revenues	**$ 538,506**	**$ 540,688**	**$ 14,535**	**$ 555,223**	**$ 561,074**
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**	**$ 384,543**	**$ -**	**$ 384,543**	**$ 388,723**
Other Financing Sources/(Uses)					
Transfer In/(Out)	$ -	$ (6,346)	$ -	$ (6,346)	$ -
Total Other Financing Sources/(Uses)	**$ -**	**$ (6,346)**	**$ -**	**$ (6,346)**	**$ -**
Excess Revenues/(Expenditures)	$ 153,963	$ 149,798	$ 14,535	$ 164,334	$ 172,351

*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	Prinicpal	Interest	Total
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	
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	

Riverwalk

Community Development District

Series 2024 Special Assessment Bonds

Amortization Schedule

Date	Balance	Prinicpal	Interest	Total
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 6/30/25	Projected Next 3 Months	Total Thru 9/30/25	Proposed Budget FY2026
Revenues					
Special Assessments	$ 129,654	$ -	$ 129,654	$ 129,654	$ 336,633
Interest	$ -	$ 843	$ 211	$ 1,054	$ -
Carry Forward	$ -	$ -	$ -	$ -	$ 130,003
Total Revenues	**$ 129,654**	**$ 843**	**$ 129,865**	**$ 130,708**	**$ 466,636**
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)	$ -	$ (705)	$ -	$ (705)	$ -
Total Other Financing Sources/(Uses)	**$ 112,970**	**$ 112,265**	**$ -**	**$ 112,265**	**$ -**
Excess Revenues/(Expenditures)	$ 213,812	$ 84,296	$ 129,865	$ 214,161	$ 132,328

*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	Prinicpal	Interest	Total
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 B

RESOLUTION 2025-12
[FY 2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERWALK COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Riverwalk Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes,* for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Orange County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (**"FY 2026"**), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget (**"Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B** ("**Assessment Roll**").

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

   a. Benefit Findings. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

b. O&M Assessment Imposition. Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2026 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same**.**

4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes,* the District is authorized to collect and enforce the Assessments as set forth below.

a. Tax Roll Assessments. To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.

b. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B,** is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

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 upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 20th day of August 2025.

ATTEST:

RIVERWALK COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

By:_____

Its:_____

Exhibit A: Budget
Exhibit B: Assessment Roll

Riverwalk CDD
FY 26 Assessment Roll

Parcel Id	Units	O&M	2024 Debt	2025 Debt	Total
192331193100170	1	$901.24	$1,457.85		$2,359.09
192331193100180	1	$901.24	$1,457.85		$2,359.09
192331193101270	1	$360.50	$636.15		$996.65
192331193101280	1	$360.50	$636.15		$996.65
192331193101290	1	$360.50	$636.15		$996.65
192331193101300	1	$360.50	$636.15		$996.65
192331193101310	1	$360.50	$636.15		$996.65
192331193101320	1	$360.50	$636.15		$996.65
192331193101520	1	$721.00	$848.21		$1,569.21
192331193101530	1	$721.00	$848.21		$1,569.21
192331193101620	1	$612.85	$848.21		$1,461.06
192331193101630	1	$612.85	$848.21		$1,461.06
192331193101640	1	$612.85	$848.21		$1,461.06
192331193101650	1	$360.50	$636.15		$996.65
192331193101660	1	$360.50	$636.15		$996.65
192331193101670	1	$360.50	$636.15		$996.65
192331193101680	1	$360.50	$636.15		$996.65
192331193101690	1	$360.50	$636.15		$996.65
192331193101700	1	$360.50	$636.15		$996.65
192331193105160	1	$901.24	$1,457.85		$2,359.09
192331193105170	1	$901.24	$1,457.85		$2,359.09
202331192600010	1	$1,081.49	$1,749.42		$2,830.91
202331192600020	1	$1,081.49	$1,749.42		$2,830.91
202331192600030	1	$901.24	$1,457.85		$2,359.09
202331192600040	1	$901.24	$1,457.85		$2,359.09
202331192600050	1	$901.24	$1,457.85		$2,359.09
202331192600060	1	$901.24	$1,457.85		$2,359.09
202331192600070	1	$1,081.49	$1,749.42		$2,830.91
202331192600080	1	$1,081.49	$1,749.42		$2,830.91
202331192600090	1	$1,081.49	$1,749.42		$2,830.91
202331192600100	1	$901.24	$1,457.85		$2,359.09
202331192600110	1	$901.24	$1,457.85		$2,359.09
202331192600120	1	$901.24	$1,457.85		$2,359.09
202331192600130	1	$901.24	$1,457.85		$2,359.09
202331192600140	1	$901.24	$1,457.85		$2,359.09
202331192600150	1	$901.24	$1,457.85		$2,359.09
202331192600160	1	$901.24	$1,457.85		$2,359.09
202331192600190	1	$901.24	$1,457.85		$2,359.09
202331192600200	1	$901.24	$1,457.85		$2,359.09
202331192600210	1	$901.24	$1,457.85		$2,359.09
202331192600220	1	$901.24	$1,457.85		$2,359.09
202331192600230	1	$901.24	$1,457.85		$2,359.09
202331192600240	1	$901.24	$1,457.85		$2,359.09
202331192600250	1	$901.24	$1,457.85		$2,359.09
202331192600260	1	$901.24	$1,457.85		$2,359.09
202331192600270	1	$901.24	$1,457.85		$2,359.09
202331192600280	1	$901.24	$1,457.85		$2,359.09
202331192600290	1	$901.24	$1,457.85		$2,359.09
202331192600300	1	$901.24	$1,457.85		$2,359.09
202331192600310	1	$901.24	$1,457.85		$2,359.09
202331192600320	1	$901.24	$1,457.85		$2,359.09
202331192600330	1	$901.24	$1,457.85		$2,359.09
202331192600340	1	$1,081.49	$1,749.42		$2,830.91
202331192600350	1	$1,081.49	$1,749.42		$2,830.91
202331192600360	1	$1,081.49	$1,749.42		$2,830.91
202331192600370	1	$1,081.49	$1,749.42		$2,830.91

Parcel Id	Units	O&M	2024 Debt	2025 Debt	Total
202331192600380	1	$1,081.49	$1,749.42		$2,830.91
202331192600390	1	$1,081.49	$1,749.42		$2,830.91
202331192600400	1	$1,081.49	$1,749.42		$2,830.91
202331192600410	1	$1,081.49	$1,749.42		$2,830.91
202331192600420	1	$1,081.49	$1,749.42		$2,830.91
202331192600430	1	$1,081.49	$1,749.42		$2,830.91
202331192600440	1	$1,081.49	$1,749.42		$2,830.91
202331192600450	1	$1,081.49	$1,749.42		$2,830.91
202331192600460	1	$1,081.49	$1,749.42		$2,830.91
202331192600470	1	$1,081.49	$1,749.42		$2,830.91
202331192600480	1	$1,081.49	$1,749.42		$2,830.91
202331192600490	1	$1,081.49	$1,749.42		$2,830.91
202331192600500	1	$1,081.49	$1,749.42		$2,830.91
202331192600510	1	$1,081.49	$1,749.42		$2,830.91
202331192600520	1	$1,081.49	$1,749.42		$2,830.91
202331192600530	1	$1,081.49	$1,749.42		$2,830.91
202331192600540	1	$1,081.49	$1,749.42		$2,830.91
202331192600550	1	$1,081.49	$1,749.42		$2,830.91
202331192600560	1	$1,081.49	$1,749.42		$2,830.91
202331192600570	1	$360.50	$636.15		$996.65
202331192600580	1	$360.50	$636.15		$996.65
202331192600590	1	$360.50	$636.15		$996.65
202331192600600	1	$360.50	$636.15		$996.65
202331192600610	1	$612.85	$848.21		$1,461.06
202331192600620	1	$612.85	$848.21		$1,461.06
202331192600630	1	$612.85	$848.21		$1,461.06
202331192600640	1	$612.85	$848.21		$1,461.06
202331192600650	1	$612.85	$848.21		$1,461.06
202331192600660	1	$612.85	$848.21		$1,461.06
202331192600670	1	$612.85	$848.21		$1,461.06
202331192600680	1	$612.85	$848.21		$1,461.06
202331192600690	1	$612.85	$848.21		$1,461.06
202331192600700	1	$612.85	$848.21		$1,461.06
202331192600710	1	$612.85	$848.21		$1,461.06
202331192600720	1	$612.85	$848.21		$1,461.06
202331192600730	1	$612.85	$848.21		$1,461.06
202331192600740	1	$612.85	$848.21		$1,461.06
202331192600750	1	$612.85	$848.21		$1,461.06
202331192600760	1	$612.85	$848.21		$1,461.06
202331192600770	1	$612.85	$848.21		$1,461.06
202331192600780	1	$612.85	$848.21		$1,461.06
202331192600790	1	$612.85	$848.21		$1,461.06
202331192600800	1	$612.85	$848.21		$1,461.06
202331192600810	1	$612.85	$848.21		$1,461.06
202331192600820	1	$612.85	$848.21		$1,461.06
202331192600830	1	$612.85	$848.21		$1,461.06
202331192600840	1	$612.85	$848.21		$1,461.06
202331192600850	1	$360.50	$636.15		$996.65
202331192600860	1	$360.50	$636.15		$996.65
202331192600870	1	$360.50	$636.15		$996.65
202331192600880	1	$360.50	$636.15		$996.65
202331192600890	1	$360.50	$636.15		$996.65
202331192600900	1	$360.50	$636.15		$996.65
202331192600910	1	$360.50	$636.15		$996.65
202331192600920	1	$360.50	$636.15		$996.65
202331192600930	1	$360.50	$636.15		$996.65
202331192600940	1	$360.50	$636.15		$996.65
202331192600950	1	$360.50	$636.15		$996.65
202331192600960	1	$360.50	$636.15		$996.65

Parcel Id	Units	O&M	2024 Debt	2025 Debt	Total
202331192600970	1	$360.50	$636.15		$996.65
202331192600980	1	$360.50	$636.15		$996.65
202331192600990	1	$360.50	$636.15		$996.65
202331192601000	1	$360.50	$636.15		$996.65
202331192601010	1	$360.50	$636.15		$996.65
202331192601020	1	$360.50	$636.15		$996.65
202331192601030	1	$612.85	$848.21		$1,461.06
202331192601040	1	$612.85	$848.21		$1,461.06
202331192601050	1	$612.85	$848.21		$1,461.06
202331192601060	1	$612.85	$848.21		$1,461.06
202331192601070	1	$612.85	$848.21		$1,461.06
202331192601080	1	$612.85	$848.21		$1,461.06
202331192601090	1	$612.85	$848.21		$1,461.06
202331192601100	1	$612.85	$848.21		$1,461.06
202331192601110	1	$612.85	$848.21		$1,461.06
202331192601120	1	$612.85	$848.21		$1,461.06
202331192601130	1	$612.85	$848.21		$1,461.06
202331192601140	1	$612.85	$848.21		$1,461.06
202331192601150	1	$612.85	$848.21		$1,461.06
202331192601160	1	$612.85	$848.21		$1,461.06
202331192601170	1	$612.85	$848.21		$1,461.06
202331192601180	1	$612.85	$848.21		$1,461.06
202331192601190	1	$612.85	$848.21		$1,461.06
202331192601200	1	$612.85	$848.21		$1,461.06
202331192601210	1	$612.85	$848.21		$1,461.06
202331192601220	1	$612.85	$848.21		$1,461.06
202331192601230	1	$612.85	$848.21		$1,461.06
202331192601240	1	$612.85	$848.21		$1,461.06
202331192601250	1	$612.85	$848.21		$1,461.06
202331192601260	1	$612.85	$848.21		$1,461.06
202331192601330	1	$360.50	$636.15		$996.65
202331192601340	1	$360.50	$636.15		$996.65
202331192601350	1	$360.50	$636.15		$996.65
202331192601360	1	$360.50	$636.15		$996.65
202331192601370	1	$360.50	$636.15		$996.65
202331192601380	1	$360.50	$636.15		$996.65
202331192601390	1	$360.50	$636.15		$996.65
202331192601400	1	$360.50	$636.15		$996.65
202331192601410	1	$360.50	$636.15		$996.65
202331192601420	1	$360.50	$636.15		$996.65
202331192601430	1	$612.85	$848.21		$1,461.06
202331192601440	1	$612.85	$848.21		$1,461.06
202331192601450	1	$612.85	$848.21		$1,461.06
202331192601460	1	$721.00	$848.21		$1,569.21
202331192601470	1	$721.00	$848.21		$1,569.21
202331192601480	1	$721.00	$848.21		$1,569.21
202331192601490	1	$721.00	$848.21		$1,569.21
202331192601500	1	$721.00	$848.21		$1,569.21
202331192601510	1	$721.00	$848.21		$1,569.21
202331192601540	1	$721.00	$848.21		$1,569.21
202331192601550	1	$721.00	$848.21		$1,569.21
202331192601560	1	$721.00	$848.21		$1,569.21
202331192601570	1	$612.85	$848.21		$1,461.06
202331192601580	1	$612.85	$848.21		$1,461.06
202331192601590	1	$612.85	$848.21		$1,461.06
202331192601600	1	$612.85	$848.21		$1,461.06
202331192601610	1	$612.85	$848.21		$1,461.06
202331192601710	1	$360.50	$636.15		$996.65
202331192601720	1	$360.50	$636.15		$996.65

Parcel Id	Units	O&M	2024 Debt	2025 Debt	Total
202331192601730	1	$360.50	$636.15		$996.65
202331192601740	1	$360.50	$636.15		$996.65
202331192601750	1	$360.50	$636.15		$996.65
202331192601760	1	$360.50	$636.15		$996.65
202331192601770	1	$360.50	$636.15		$996.65
202331192601780	1	$360.50	$636.15		$996.65
202331192601790	1	$360.50	$636.15		$996.65
202331192601800	1	$360.50	$636.15		$996.65
202331192601810	1	$360.50	$636.15		$996.65
202331192601820	1	$360.50	$636.15		$996.65
202331192903740	1	$901.24	$1,457.85		$2,359.09
202331192903750	1	$901.24	$1,457.85		$2,359.09
202331192903760	1	$901.24	$1,457.85		$2,359.09
202331192903770	1	$901.24	$1,457.85		$2,359.09
202331192903780	1	$901.24	$1,457.85		$2,359.09
202331192903790	1	$901.24	$1,457.85		$2,359.09
202331192903800	1	$901.24	$1,457.85		$2,359.09
202331192903810	1	$901.24	$1,457.85		$2,359.09
202331192903820	1	$901.24	$1,457.85		$2,359.09
202331192903830	1	$901.24	$1,457.85		$2,359.09
202331192903840	1	$901.24	$1,457.85		$2,359.09
202331192903850	1	$901.24	$1,457.85		$2,359.09
202331192903860	1	$901.24	$1,457.85		$2,359.09
202331192903870	1	$901.24	$1,457.85		$2,359.09
202331192903880	1	$901.24	$1,457.85		$2,359.09
202331192903890	1	$901.24	$1,457.85		$2,359.09
202331192903900	1	$901.24	$1,457.85		$2,359.09
202331192903910	1	$901.24	$1,457.85		$2,359.09
202331192903920	1	$901.24	$1,457.85		$2,359.09
202331192903930	1	$901.24	$1,457.85		$2,359.09
202331192903940	1	$901.24	$1,457.85		$2,359.09
202331192903950	1	$901.24	$1,457.85		$2,359.09
202331192903960	1	$360.50	$636.15		$996.65
202331192903970	1	$360.50	$636.15		$996.65
202331192903980	1	$360.50	$636.15		$996.65
202331192903990	1	$360.50	$636.15		$996.65
202331192904000	1	$721.00	$848.21		$1,569.21
202331192904010	1	$721.00	$848.21		$1,569.21
202331192904020	1	$721.00	$848.21		$1,569.21
202331192904030	1	$612.85	$848.21		$1,461.06
202331192904040	1	$612.85	$848.21		$1,461.06
202331192904050	1	$612.85	$848.21		$1,461.06
202331192904060	1	$612.85	$848.21		$1,461.06
202331192904070	1	$721.00	$848.21		$1,569.21
202331192904080	1	$721.00	$848.21		$1,569.21
202331192904090	1	$721.00	$848.21		$1,569.21
202331192904100	1	$360.50	$636.15		$996.65
202331192904110	1	$360.50	$636.15		$996.65
202331192904120	1	$360.50	$636.15		$996.65
202331192904130	1	$360.50	$636.15		$996.65
202331192904140	1	$1,081.49	$1,749.42		$2,830.91
202331192904150	1	$901.24	$1,457.85		$2,359.09
202331192904160	1	$901.24	$1,457.85		$2,359.09
202331192904170	1	$901.24	$1,457.85		$2,359.09
202331192904180	1	$1,081.49	$1,749.42		$2,830.91
202331192904190	1	$1,081.49	$1,749.42		$2,830.91
202331192904200	1	$901.24	$1,457.85		$2,359.09
202331192904210	1	$901.24	$1,457.85		$2,359.09
202331192904220	1	$901.24	$1,457.85		$2,359.09

Parcel Id	Units	O&M	2024 Debt	2025 Debt	Total
202331192904230	1	$901.24	$1,457.85		$2,359.09
202331192904240	1	$901.24	$1,457.85		$2,359.09
202331192904250	1	$901.24	$1,457.85		$2,359.09
202331192904260	1	$901.24	$1,457.85		$2,359.09
202331192904270	1	$901.24	$1,457.85		$2,359.09
202331192904280	1	$901.24	$1,457.85		$2,359.09
202331192904290	1	$901.24	$1,457.85		$2,359.09
202331192904300	1	$901.24	$1,457.85		$2,359.09
202331192904310	1	$901.24	$1,457.85		$2,359.09
202331192904320	1	$901.24	$1,457.85		$2,359.09
202331192904330	1	$901.24	$1,457.85		$2,359.09
202331192904340	1	$901.24	$1,457.85		$2,359.09
202331192904350	1	$901.24	$1,457.85		$2,359.09
202331192904360	1	$901.24	$1,457.85		$2,359.09
202331192904370	1	$1,081.49	$1,749.42		$2,830.91
202331192904380	1	$1,081.49	$1,749.42		$2,830.91
202331192904390	1	$1,081.49	$1,749.42		$2,830.91
202331192904400	1	$901.24	$1,457.85		$2,359.09
202331192904410	1	$1,081.49	$1,749.42		$2,830.91
202331192904420	1	$1,081.49	$1,749.42		$2,830.91
202331192904430	1	$1,081.49	$1,749.42		$2,830.91
202331192904440	1	$1,081.49	$1,749.42		$2,830.91
202331192904450	1	$1,081.49	$1,749.42		$2,830.91
202331192904460	1	$612.85	$848.21		$1,461.06
202331192904470	1	$612.85	$848.21		$1,461.06
202331192904480	1	$612.85	$848.21		$1,461.06
202331192904490	1	$612.85	$848.21		$1,461.06
202331192904500	1	$612.85	$848.21		$1,461.06
202331192904510	1	$612.85	$848.21		$1,461.06
202331192904520	1	$612.85	$848.21		$1,461.06
202331192904530	1	$612.85	$848.21		$1,461.06
202331192904540	1	$612.85	$848.21		$1,461.06
202331192904550	1	$612.85	$848.21		$1,461.06
202331192904560	1	$612.85	$848.21		$1,461.06
202331192904570	1	$612.85	$848.21		$1,461.06
202331192904580	1	$612.85	$848.21		$1,461.06
202331192904590	1	$612.85	$848.21		$1,461.06
202331192904600	1	$612.85	$848.21		$1,461.06
202331192904610	1	$612.85	$848.21		$1,461.06
202331192904620	1	$612.85	$848.21		$1,461.06
202331192904630	1	$612.85	$848.21		$1,461.06
202331192904640	1	$612.85	$848.21		$1,461.06
202331192904650	1	$612.85	$848.21		$1,461.06
202331192904660	1	$612.85	$848.21		$1,461.06
202331192904670	1	$612.85	$848.21		$1,461.06
202331192904680	1	$612.85	$848.21		$1,461.06
202331192904690	1	$612.85	$848.21		$1,461.06
202331192904700	1	$612.85	$848.21		$1,461.06
202331192904710	1	$612.85	$848.21		$1,461.06
202331192904720	1	$612.85	$848.21		$1,461.06
202331192904730	1	$612.85	$848.21		$1,461.06
202331192904740	1	$612.85	$848.21		$1,461.06
202331192904750	1	$612.85	$848.21		$1,461.06
202331192904760	1	$612.85	$848.21		$1,461.06
202331192904770	1	$612.85	$848.21		$1,461.06
202331192904780	1	$612.85	$848.21		$1,461.06
202331192904790	1	$612.85	$848.21		$1,461.06
202331192904800	1	$612.85	$848.21		$1,461.06
202331192904810	1	$612.85	$848.21		$1,461.06

Parcel Id	Units	O&M	2024 Debt	2025 Debt	Total
202331192904820	1	$612.85	$848.21		$1,461.06
202331192904830	1	$612.85	$848.21		$1,461.06
202331192904840	1	$612.85	$848.21		$1,461.06
202331192904850	1	$612.85	$848.21		$1,461.06
202331192904860	1	$612.85	$848.21		$1,461.06
202331192904870	1	$612.85	$848.21		$1,461.06
202331192904880	1	$612.85	$848.21		$1,461.06
202331192904890	1	$612.85	$848.21		$1,461.06
202331192904900	1	$612.85	$848.21		$1,461.06
202331192904910	1	$612.85	$848.21		$1,461.06
202331192904920	1	$612.85	$848.21		$1,461.06
202331192904930	1	$612.85	$848.21		$1,461.06
202331192904940	1	$612.85	$848.21		$1,461.06
202331192904950	1	$612.85	$848.21		$1,461.06
202331192904960	1	$612.85	$848.21		$1,461.06
202331192904970	1	$612.85	$848.21		$1,461.06
202331192904980	1	$612.85	$848.21		$1,461.06
202331192904990	1	$901.24	$1,457.85		$2,359.09
202331192905000	1	$901.24	$1,457.85		$2,359.09
202331192905010	1	$901.24	$1,457.85		$2,359.09
202331192905020	1	$901.24	$1,457.85		$2,359.09
202331192905030	1	$901.24	$1,457.85		$2,359.09
202331192905040	1	$901.24	$1,457.85		$2,359.09
202331192905050	1	$901.24	$1,457.85		$2,359.09
202331192905060	1	$901.24	$1,457.85		$2,359.09
202331192905070	1	$901.24	$1,457.85		$2,359.09
202331192905080	1	$901.24	$1,457.85		$2,359.09
202331192905090	1	$901.24	$1,457.85		$2,359.09
202331192905100	1	$901.24	$1,457.85		$2,359.09
202331192905110	1	$901.24	$1,457.85		$2,359.09
202331192905120	1	$901.24	$1,457.85		$2,359.09
202331192905130	1	$901.24	$1,457.85		$2,359.09
202331192905140	1	$901.24	$1,457.85		$2,359.09
202331192905150	1	$901.24	$1,457.85		$2,359.09
202331192905180	1	$1,081.49	$1,749.42		$2,830.91
202331192905190	1	$1,081.49	$1,749.42		$2,830.91
202331192905200	1	$1,081.49	$1,749.42		$2,830.91
202331192905210	1	$1,081.49	$1,749.42		$2,830.91
202331192905220	1	$1,081.49	$1,749.42		$2,830.91
202331192905230	1	$1,081.49	$1,749.42		$2,830.91
202331192905240	1	$1,081.49	$1,749.42		$2,830.91
202331192905250	1	$1,081.49	$1,749.42		$2,830.91
202331192905260	1	$1,081.49	$1,749.42		$2,830.91
202331192905270	1	$1,081.49	$1,749.42		$2,830.91
202331192905280	1	$1,081.49	$1,749.42		$2,830.91
202331192905290	1	$1,081.49	$1,749.42		$2,830.91
202331192905300	1	$1,081.49	$1,749.42		$2,830.91
202331192905310	1	$901.24	$1,457.85		$2,359.09
202331192905320	1	$901.24	$1,457.85		$2,359.09
202331192905330	1	$901.24	$1,457.85		$2,359.09
202331192905340	1	$901.24	$1,457.85		$2,359.09
202331192905350	1	$901.24	$1,457.85		$2,359.09
202331192905360	1	$901.24	$1,457.85		$2,359.09
202331192905370	1	$901.24	$1,457.85		$2,359.09
202331192905380	1	$901.24	$1,457.85		$2,359.09
202331192905390	1	$901.24	$1,457.85		$2,359.09
202331192905400	1	$901.24	$1,457.85		$2,359.09
202331192905410	1	$901.24	$1,457.85		$2,359.09
202331192905420	1	$901.24	$1,457.85		$2,359.09

Parcel Id	Units	O&M	2024 Debt	2025 Debt	Total
202331192905430	1	$612.85	$848.21		$1,461.06
202331192905440	1	$612.85	$848.21		$1,461.06
202331192905450	1	$612.85	$848.21		$1,461.06
202331192905460	1	$612.85	$848.21		$1,461.06
202331192905470	1	$612.85	$848.21		$1,461.06
202331192905480	1	$612.85	$848.21		$1,461.06
202331192905490	1	$612.85	$848.21		$1,461.06
202331192905500	1	$612.85	$848.21		$1,461.06
202331192905510	1	$612.85	$848.21		$1,461.06
202331192905520	1	$612.85	$848.21		$1,461.06
202331192905530	1	$612.85	$848.21		$1,461.06
202331192905540	1	$612.85	$848.21		$1,461.06
202331192905550	1	$612.85	$848.21		$1,461.06
202331192905560	1	$612.85	$848.21		$1,461.06
202331192905570	1	$612.85	$848.21		$1,461.06
202331192905580	1	$612.85	$848.21		$1,461.06
202331192905590	1	$612.85	$848.21		$1,461.06
202331192905600	1	$612.85	$848.21		$1,461.06
202331192905610	1	$612.85	$848.21		$1,461.06
202331192905620	1	$612.85	$848.21		$1,461.06
202331192905630	1	$612.85	$848.21		$1,461.06
202331192905640	1	$612.85	$848.21		$1,461.06
202331192905650	1	$612.85	$848.21		$1,461.06
202331192905660	1	$612.85	$848.21		$1,461.06
292331193205670	1	$901.24		$1,462.48	$2,363.72
292331193205680	1	$901.24		$1,462.48	$2,363.72
292331193205690	1	$901.24		$1,462.48	$2,363.72
292331193205700	1	$901.24		$1,462.48	$2,363.72
292331193205710	1	$901.24		$1,462.48	$2,363.72
292331193205720	1	$901.24		$1,462.48	$2,363.72
292331193205730	1	$901.24		$1,462.48	$2,363.72
292331193205740	1	$901.24		$1,462.48	$2,363.72
292331193205750	1	$901.24		$1,462.48	$2,363.72
292331193205760	1	$901.24		$1,462.48	$2,363.72
292331193205770	1	$901.24		$1,462.48	$2,363.72
292331193205780	1	$901.24		$1,462.48	$2,363.72
292331193205790	1	$901.24		$1,462.48	$2,363.72
292331193205800	1	$901.24		$1,462.48	$2,363.72
292331193205810	1	$901.24		$1,462.48	$2,363.72
292331193205820	1	$901.24		$1,462.48	$2,363.72
292331193205830	1	$901.24		$1,462.48	$2,363.72
292331193205840	1	$901.24		$1,462.48	$2,363.72
292331193205850	1	$901.24		$1,462.48	$2,363.72
292331193205860	1	$901.24		$1,462.48	$2,363.72
292331193205870	1	$901.24		$1,462.48	$2,363.72
292331193205880	1	$901.24		$1,462.48	$2,363.72
292331193205890	1	$901.24		$1,462.48	$2,363.72
292331193205900	1	$901.24		$1,462.48	$2,363.72
292331193205910	1	$360.50		$638.17	$998.67
292331193205920	1	$360.50		$638.17	$998.67
292331193205930	1	$360.50		$638.17	$998.67
292331193205940	1	$360.50		$638.17	$998.67
292331193205950	1	$360.50		$638.17	$998.67
292331193205960	1	$360.50		$638.17	$998.67
292331193205970	1	$360.50		$638.17	$998.67
292331193205980	1	$360.50		$638.17	$998.67
292331193205990	1	$360.50		$638.17	$998.67
292331193206000	1	$360.50		$638.17	$998.67
292331193206010	1	$360.50		$638.17	$998.67

Parcel Id	Units	O&M	2024 Debt	2025 Debt	Total
292331193206020	1	$360.50		$638.17	$998.67
292331193206030	1	$721.00		$850.89	$1,571.89
292331193206040	1	$721.00		$850.89	$1,571.89
292331193206050	1	$612.85		$850.89	$1,463.74
292331193206060	1	$721.00		$850.89	$1,571.89
292331193206070	1	$721.00		$850.89	$1,571.89
292331193206080	1	$721.00		$850.89	$1,571.89
292331193206090	1	$721.00		$850.89	$1,571.89
292331193206100	1	$721.00		$850.89	$1,571.89
292331193206110	1	$612.85		$850.89	$1,463.74
292331193206120	1	$721.00		$850.89	$1,571.89
292331193206130	1	$721.00		$850.89	$1,571.89
292331193206140	1	$721.00		$850.89	$1,571.89
292331193206150	1	$360.50		$638.17	$998.67
292331193206160	1	$360.50		$638.17	$998.67
292331193206170	1	$360.50		$638.17	$998.67
292331193206180	1	$360.50		$638.17	$998.67
292331193206190	1	$360.50		$638.17	$998.67
292331193206200	1	$360.50		$638.17	$998.67
292331193206210	1	$360.50		$638.17	$998.67
292331193206220	1	$360.50		$638.17	$998.67
292331193206230	1	$360.50		$638.17	$998.67
292331193206240	1	$360.50		$638.17	$998.67
292331193206250	1	$360.50		$638.17	$998.67
292331193206260	1	$360.50		$638.17	$998.67
292331193206270	1	$360.50		$638.17	$998.67
292331193206280	1	$360.50		$638.17	$998.67
292331193206290	1	$360.50		$638.17	$998.67
292331193206300	1	$360.50		$638.17	$998.67
292331193206310	1	$360.50		$638.17	$998.67
292331193206320	1	$360.50		$638.17	$998.67
292331193206330	1	$612.85		$850.89	$1,463.74
292331193206340	1	$612.85		$850.89	$1,463.74
292331193206350	1	$612.85		$850.89	$1,463.74
292331193206360	1	$612.85		$850.89	$1,463.74
292331193206370	1	$612.85		$850.89	$1,463.74
292331193206380	1	$612.85		$850.89	$1,463.74
292331193206390	1	$612.85		$850.89	$1,463.74
292331193206400	1	$721.00		$850.89	$1,571.89
292331193206410	1	$721.00		$850.89	$1,571.89
292331193206420	1	$721.00		$850.89	$1,571.89
292331193206430	1	$721.00		$850.89	$1,571.89
292331193206440	1	$721.00		$850.89	$1,571.89
292331193206450	1	$721.00		$850.89	$1,571.89
292331193206460	1	$612.85		$850.89	$1,463.74
292331193206470	1	$612.85		$850.89	$1,463.74
292331193206480	1	$612.85		$850.89	$1,463.74
292331193206490	1	$612.85		$850.89	$1,463.74
292331193206500	1	$612.85		$850.89	$1,463.74
292331193206510	1	$612.85		$850.89	$1,463.74
292331193206520	1	$612.85		$850.89	$1,463.74
292331193206530	1	$612.85		$850.89	$1,463.74
292331193206540	1	$612.85		$850.89	$1,463.74
292331193206550	1	$612.85		$850.89	$1,463.74
292331193206560	1	$612.85		$850.89	$1,463.74
292331193206570	1	$612.85		$850.89	$1,463.74
292331193206580	1	$612.85		$850.89	$1,463.74
292331193206590	1	$612.85		$850.89	$1,463.74
292331193206600	1	$721.00		$850.89	$1,571.89

Parcel Id	Units	O&M	2024 Debt	2025 Debt	Total
292331193206610	1	$721.00		$850.89	$1,571.89
292331193206620	1	$721.00		$850.89	$1,571.89
292331193206630	1	$721.00		$850.89	$1,571.89
292331193206640	1	$721.00		$850.89	$1,571.89
292331193206650	1	$721.00		$850.89	$1,571.89
292331193206660	1	$612.85		$850.89	$1,463.74
292331193206670	1	$612.85		$850.89	$1,463.74
292331193206680	1	$612.85		$850.89	$1,463.74
292331193206690	1	$612.85		$850.89	$1,463.74
292331193206700	1	$612.85		$850.89	$1,463.74
292331193206710	1	$612.85		$850.89	$1,463.74
292331193206720	1	$612.85		$850.89	$1,463.74
292331193206730	1	$721.00		$850.89	$1,571.89
292331193206740	1	$721.00		$850.89	$1,571.89
292331193206750	1	$721.00		$850.89	$1,571.89
292331193206760	1	$721.00		$850.89	$1,571.89
292331193206770	1	$721.00		$850.89	$1,571.89
292331193206780	1	$721.00		$850.89	$1,571.89
292331193206790	1	$721.00		$850.89	$1,571.89
292331193206800	1	$721.00		$850.89	$1,571.89
292331193206810	1	$721.00		$850.89	$1,571.89
292331193206820	1	$721.00		$850.89	$1,571.89
292331193206830	1	$721.00		$850.89	$1,571.89
292331193206840	1	$721.00		$850.89	$1,571.89
292331193206850	1	$901.24		$1,462.48	$2,363.72
292331193206860	1	$1,081.49		$1,754.97	$2,836.46
292331193206870	1	$1,081.49		$1,754.97	$2,836.46
292331193206880	1	$1,081.49		$1,754.97	$2,836.46
292331193206890	1	$1,081.49		$1,754.97	$2,836.46
292331193206900	1	$1,081.49		$1,754.97	$2,836.46
292331193206910	1	$901.24		$1,462.48	$2,363.72
292331193206920	1	$1,081.49		$1,754.97	$2,836.46
292331193206930	1	$1,081.49		$1,754.97	$2,836.46
292331193206940	1	$1,081.49		$1,754.97	$2,836.46
292331193206950	1	$1,081.49		$1,754.97	$2,836.46
292331193206960	1	$1,081.49		$1,754.97	$2,836.46
292331193206970	1	$901.24		$1,462.48	$2,363.72
292331193206980	1	$1,081.49		$1,754.97	$2,836.46
292331193206990	1	$1,081.49		$1,754.97	$2,836.46
292331193207000	1	$1,081.49		$1,754.97	$2,836.46
292331193207010	1	$1,081.49		$1,754.97	$2,836.46
292331193207020	1	$1,081.49		$1,754.97	$2,836.46
292331193207030	1	$901.24		$1,462.48	$2,363.72
292331193207040	1	$901.24		$1,462.48	$2,363.72
292331193207050	1	$901.24		$1,462.48	$2,363.72
292331193207060	1	$901.24		$1,462.48	$2,363.72
292331193207070	1	$1,081.49		$1,754.97	$2,836.46
292331193207080	1	$1,081.49		$1,754.97	$2,836.46
292331193207090	1	$1,081.49		$1,754.97	$2,836.46
292331193207100	1	$1,081.49		$1,754.97	$2,836.46
292331193207110	1	$1,081.49		$1,754.97	$2,836.46
292331193207120	1	$1,081.49		$1,754.97	$2,836.46
292331193207130	1	$1,081.49		$1,754.97	$2,836.46
292331193207140	1	$1,081.49		$1,754.97	$2,836.46
292331193207150	1	$901.24		$1,462.48	$2,363.72
292331193207160	1	$901.24		$1,462.48	$2,363.72
292331193207170	1	$901.24		$1,462.48	$2,363.72
292331193207180	1	$1,081.49		$1,754.97	$2,836.46
292331193207190	1	$901.24		$1,462.48	$2,363.72

Parcel Id	Units	O&M	2024 Debt	2025 Debt	Total
292331193207200	1	$901.24		$1,462.48	$2,363.72
292331193207210	1	$612.85		$850.89	$1,463.74
292331193207220	1	$721.00		$850.89	$1,571.89
292331193207230	1	$721.00		$850.89	$1,571.89
292331193207240	1	$612.85		$850.89	$1,463.74
292331193207250	1	$612.85		$850.89	$1,463.74
292331193207260	1	$721.00		$850.89	$1,571.89
292331193207270	1	$721.00		$850.89	$1,571.89
292331193207280	1	$612.85		$850.89	$1,463.74
292331193207290	1	$612.85		$850.89	$1,463.74
292331193207300	1	$721.00		$850.89	$1,571.89
292331193207310	1	$612.85		$850.89	$1,463.74
292331193207320	1	$612.85		$850.89	$1,463.74
292331193207330	1	$612.85		$850.89	$1,463.74
292331193207340	1	$612.85		$850.89	$1,463.74
292331193207350	1	$612.85		$850.89	$1,463.74
292331193207360	1	$612.85		$850.89	$1,463.74
292331193207370	1	$721.00		$850.89	$1,571.89
292331193207380	1	$612.85		$850.89	$1,463.74
292331193207390	1	$612.85		$850.89	$1,463.74
292331193207400	1	$721.00		$850.89	$1,571.89
292331193207410	1	$721.00		$850.89	$1,571.89
292331193207420	1	$612.85		$850.89	$1,463.74
292331193207430	1	$612.85		$850.89	$1,463.74
292331193207440	1	$721.00		$850.89	$1,571.89
292331193207450	1	$721.00		$850.89	$1,571.89
292331193207460	1	$612.85		$850.89	$1,463.74
292331193207470	1	$1,081.49		$1,754.97	$2,836.46
292331193207480	1	$1,081.49		$1,754.97	$2,836.46
292331193207490	1	$1,081.49		$1,754.97	$2,836.46
292331193207500	1	$901.24		$1,462.48	$2,363.72
292331193207510	1	$901.24		$1,462.48	$2,363.72
292331193207520	1	$901.24		$1,462.48	$2,363.72
292331193207530	1	$901.24		$1,462.48	$2,363.72
292331193207540	1	$360.50		$638.17	$998.67
292331193207550	1	$360.50		$638.17	$998.67
292331193207560	1	$360.50		$638.17	$998.67
292331193207570	1	$360.50		$638.17	$998.67
292331193207580	1	$360.50		$638.17	$998.67
292331193207590	1	$360.50		$638.17	$998.67
292331193207600	1	$360.50		$638.17	$998.67
292331193207610	1	$360.50		$638.17	$998.67
292331193207620	1	$360.50		$638.17	$998.67
292331193207630	1	$360.50		$638.17	$998.67
292331193207640	1	$360.50		$638.17	$998.67
292331193207650	1	$360.50		$638.17	$998.67
292331193207660	1	$360.50		$638.17	$998.67
292331193207670	1	$360.50		$638.17	$998.67
292331193207680	1	$360.50		$638.17	$998.67
292331193207690	1	$360.50		$638.17	$998.67
292331193207700	1	$612.85		$850.89	$1,463.74
292331193207710	1	$721.00		$850.89	$1,571.89
292331193207720	1	$721.00		$850.89	$1,571.89
292331193207730	1	$612.85		$850.89	$1,463.74
292331193207740	1	$612.85		$850.89	$1,463.74
292331193207750	1	$612.85		$850.89	$1,463.74
292331193207760	1	$612.85		$850.89	$1,463.74
292331193207770	1	$612.85		$850.89	$1,463.74
292331193207780	1	$612.85		$850.89	$1,463.74

Parcel Id	Units	O&M	2024 Debt	2025 Debt	Total
292331193207790	1	$612.85		$850.89	$1,463.74
292331193207800	1	$612.85		$850.89	$1,463.74
292331193207810	1	$721.00		$850.89	$1,571.89
292331193207820	1	$721.00		$850.89	$1,571.89
292331193207830	1	$612.85		$850.89	$1,463.74
292331193207840	1	$360.50		$638.17	$998.67
292331193207850	1	$360.50		$638.17	$998.67
292331193207860	1	$360.50		$638.17	$998.67
292331193207870	1	$360.50		$638.17	$998.67
292331193207880	1	$360.50		$638.17	$998.67
292331193207890	1	$360.50		$638.17	$998.67
292331193207900	1	$360.50		$638.17	$998.67
292331193207910	1	$360.50		$638.17	$998.67
292331193207920	1	$360.50		$638.17	$998.67
292331193207930	1	$360.50		$638.17	$998.67
292331193207940	1	$360.50		$638.17	$998.67
292331193207950	1	$360.50		$638.17	$998.67
292331193207960	1	$360.50		$638.17	$998.67
292331193207970	1	$360.50		$638.17	$998.67
292331193207980	1	$360.50		$638.17	$998.67
292331193207990	1	$360.50		$638.17	$998.67
292331193208000	1	$721.00		$850.89	$1,571.89
292331193208010	1	$721.00		$850.89	$1,571.89
292331193208020	1	$721.00		$850.89	$1,571.89
292331193208030	1	$721.00		$850.89	$1,571.89
292331193208040	1	$721.00		$850.89	$1,571.89
292331193208050	1	$721.00		$850.89	$1,571.89
292331193208060	1	$721.00		$850.89	$1,571.89
292331193208070	1	$721.00		$850.89	$1,571.89
292331193208080	1	$721.00		$850.89	$1,571.89
292331193208090	1	$721.00		$850.89	$1,571.89
292331193208100	1	$721.00		$850.89	$1,571.89
292331193208110	1	$721.00		$850.89	$1,571.89
292331193208120	1	$721.00		$850.89	$1,571.89
292331193208130	1	$721.00		$850.89	$1,571.89
292331193208140	1	$721.00		$850.89	$1,571.89
292331193208150	1	$721.00		$850.89	$1,571.89
292331193208160	1	$721.00		$850.89	$1,571.89
292331193208170	1	$721.00		$850.89	$1,571.89
292331193208180	1	$612.85		$850.89	$1,463.74
292331193208190	1	$612.85		$850.89	$1,463.74
292331193208200	1	$721.00		$850.89	$1,571.89
292331193208210	1	$721.00		$850.89	$1,571.89
292331193208220	1	$721.00		$850.89	$1,571.89
292331193208230	1	$721.00		$850.89	$1,571.89
292331193208240	1	$721.00		$850.89	$1,571.89
292331193208250	1	$721.00		$850.89	$1,571.89
292331193208260	1	$721.00		$850.89	$1,571.89
292331193208270	1	$721.00		$850.89	$1,571.89
292331193208280	1	$721.00		$850.89	$1,571.89
292331193208290	1	$721.00		$850.89	$1,571.89
292331193208300	1	$721.00		$850.89	$1,571.89
292331193208310	1	$721.00		$850.89	$1,571.89
292331193208320	1	$721.00		$850.89	$1,571.89
292331193208330	1	$721.00		$850.89	$1,571.89
292331193208340	1	$721.00		$850.89	$1,571.89
292331193208350	1	$721.00		$850.89	$1,571.89
292331193208360	1	$721.00		$850.89	$1,571.89
292331193208370	1	$721.00		$850.89	$1,571.89

Parcel Id	Units	O&M	2024 Debt	2025 Debt	Total
292331193208380	1	$1,081.49		$1,754.97	$2,836.46
292331193208390	1	$1,081.49		$1,754.97	$2,836.46
292331193208400	1	$1,081.49		$1,754.97	$2,836.46
292331193208410	1	$1,081.49		$1,754.97	$2,836.46
292331193208420	1	$1,081.49		$1,754.97	$2,836.46
292331193208430	1	$1,081.49		$1,754.97	$2,836.46
292331193208440	1	$901.24		$1,462.48	$2,363.72
292331193208450	1	$901.24		$1,462.48	$2,363.72
292331193208460	1	$901.24		$1,462.48	$2,363.72
292331193208470	1	$901.24		$1,462.48	$2,363.72
292331193208480	1	$901.24		$1,462.48	$2,363.72
292331193208490	1	$901.24		$1,462.48	$2,363.72
292331193208500	1	$901.24		$1,462.48	$2,363.72
292331193208510	1	$901.24		$1,462.48	$2,363.72
292331193208520	1	$901.24		$1,462.48	$2,363.72
292331193208530	1	$901.24		$1,462.48	$2,363.72
292331193208540	1	$901.24		$1,462.48	$2,363.72
292331193208550	1	$901.24		$1,462.48	$2,363.72
292331193208560	1	$901.24		$1,462.48	$2,363.72
292331193208570	1	$901.24		$1,462.48	$2,363.72
292331193208580	1	$901.24		$1,462.48	$2,363.72
292331193208590	1	$1,081.49		$1,754.97	$2,836.46
292331193208600	1	$1,081.49		$1,754.97	$2,836.46
292331193208610	1	$1,081.49		$1,754.97	$2,836.46
292331193208620	1	$1,081.49		$1,754.97	$2,836.46
292331193208630	1	$1,081.49		$1,754.97	$2,836.46
292331193208640	1	$901.24		$1,462.48	$2,363.72
292331193208650	1	$901.24		$1,462.48	$2,363.72
292331193208660	1	$901.24		$1,462.48	$2,363.72
292331193208670	1	$1,081.49		$1,754.97	$2,836.46
292331193208680	1	$1,081.49		$1,754.97	$2,836.46
292331193208690	1	$1,081.49		$1,754.97	$2,836.46
292331193208700	1	$1,081.49		$1,754.97	$2,836.46
292331193208710	1	$1,081.49		$1,754.97	$2,836.46
292331193208720	1	$901.24		$1,462.48	$2,363.72
292331193208730	1	$901.24		$1,462.48	$2,363.72
292331193208740	1	$901.24		$1,462.48	$2,363.72
292331193208750	1	$901.24		$1,462.48	$2,363.72
292331193208760	1	$901.24		$1,462.48	$2,363.72
292331193208770	1	$1,081.49		$1,754.97	$2,836.46
292331193208780	1	$1,081.49		$1,754.97	$2,836.46
292331193208790	1	$1,081.49		$1,754.97	$2,836.46
292331193208800	1	$901.24		$1,462.48	$2,363.72
292331193208810	1	$901.24		$1,462.48	$2,363.72
292331193208820	1	$901.24		$1,462.48	$2,363.72
292331193208830	1	$901.24		$1,462.48	$2,363.72
292331193208840	1	$901.24		$1,462.48	$2,363.72
292331193208850	1	$901.24		$1,462.48	$2,363.72
292331193208860	1	$901.24		$1,462.48	$2,363.72
292331193208870	1	$901.24		$1,462.48	$2,363.72
292331193208880	1	$1,081.49		$1,754.97	$2,836.46
292331193208890	1	$1,081.49		$1,754.97	$2,836.46
292331193208900	1	$1,081.49		$1,754.97	$2,836.46
292331193208910	1	$901.24		$1,462.48	$2,363.72
292331193208920	1	$901.24		$1,462.48	$2,363.72
292331193208930	1	$901.24		$1,462.48	$2,363.72
292331193208940	1	$1,081.49		$1,754.97	$2,836.46
292331193208950	1	$1,081.49		$1,754.97	$2,836.46
Total Gross Assessments	704	$509,600.01	$413,553.11	$358,119.91	$1,281,273.03

Parcel Id	Units	O&M	2024 Debt	2025 Debt	Total
Total Net Assessments		$479,024.01	$388,739.92	$336,632.72	$1,204,396.65

SECTION V

FISCAL YEAR 2026 DEFICIT FUNDING AGREEMENT

This Agreement ("**Agreement**") is made and entered into this ___ day of _____ 2025, by and between:

Riverwalk Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the City or Orlando, Florida ("**District**"), and

Beachline North Residential, LLC, a Florida limited liability company, the primary developer of lands within the District, and whose mailing address is 3350 Peachtree Road Northeast, Suite 1500, Atlanta, Georgia 30326 ("**Developer**").

Recitals

WHEREAS, the District was established by ordinance of the City Council of the City of Orlando, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the Board of Supervisors ("**Board**") of the District has adopted the District's operations and maintenance budget ("**O&M Budget**") for the fiscal year ending September 30, 2026 ("**FY 2026**") in the amount of $_____attached hereto as **Exhibit A,** and levied special assessments ("**O&M Assessments**") in the amount of $_____ within the District to fund a portion of the O&M Budget; and

WHEREAS, in connection with the adoption of the O&M Budget and the levy of the O&M Assessments, the Developer has agreed to fund the difference, on an as-needed basis between the amount levied and the amount of the actual O&M Budget ("**O&M Deficit**"); and

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

1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. FUNDING OBLIGATION. The Developer agrees to make available to the District any monies necessary to fund the any O&M Deficit for FY 2026, within thirty (30) days of written request by the District. The funds shall be placed in the District's general checking account and used to fund the actual administrative and operations expenses of the District's O&M Budget.

The Developer agrees to fund any O&M Deficit for actual expenses of the District and up to the total amount of the O&M Budget; provided, however, that the Developer shall not be responsible for any O&M Deficit resulting from amendments to the O&M Budget, unless the Developer approves of such amendments. The Developer's payment of funds pursuant to this Agreement in no way affects Developer's obligation to pay O&M Assessments levied on lands it owns within the District.

3. AMENDMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

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

5. ASSIGNMENT. This Agreement may not be assigned, in whole or in part, by either party except upon the written consent of the other. Any purported assignment without such consent shall be void.

6. DEFAULT. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

7. ATTORNEY'S FEES. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the substantially prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees, paralegal fees and expert witness fees, and costs for trial, alternative dispute resolution, or appellate proceedings.

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

9. APPLICABLE LAW; VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue for any action under this Agreement shall be in a state circuit court of competent jurisdiction in and for Orange County, Florida.

10. ARM'S LENGTH. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

Attest:

RIVERWALK COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

_____
By: _____
Its: _____

BEACHLINE NORTH RESIDENTIAL, LLC,
a Florida limited liability company

_____
Witness

_____
By:_____
Its:_____

EXHIBIT A: O&M Budget with Assessment Schedule

EXHIBIT A

O&M Budget with Assessment Schedule

SECTION VI

REQUISITION

RIVERWALK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2025
(2025 PROJECT AREA)

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Riverwalk Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of April 1, 2024, as supplemented by that certain Second Supplemental Trust Indenture dated as of March 1, 2025 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 5

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee: Donald W McIntosh Associates Inc

(D) Amount Payable: $477.50

(E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 47470 - Capital Infrastructure for June 2025

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

Series 2025 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

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

2. each disbursement set forth above is a proper charge against the Series 2025 Acquisition and Construction Account;

3. each disbursement set forth above was incurred in connection with the Cost of the 2025 Project; and

4. each disbursement represents a Cost of 2025 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive

payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

RIVERWALK COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: 8/12/25

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

The undersigned Consulting Engineer hereby certifies that (A) this disbursement is for the Cost of the 2025 Project and is consistent with (i) the Acquisition Agreement; (ii) the report of the District Engineer, as such report shall have been amended or modified; and (iii) the plans and specifications for the corresponding portion of the 2025 Project with respect to which such disbursement is being made; and, further certifies that: (B) the purchase price to be paid by the District for the 2025 Project improvements to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements; and (C) the plans and specifications for the 2025 Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained; (D) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and equipping of the portion of the 2025 Project for which disbursement is made have been obtained from all applicable regulatory bodies; and (E) subject to permitted retainage under the applicable contracts, the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portions of the 2025 Project for which disbursement is made hereby, if an acquisition is being made pursuant to the Acquisition Agreement.

_____
Consulting Engineer
John T. Townsend, PE

Donald W McIntosh Associates Inc.
1950 Summit Park Drive
6th Floor
Orlando, FL 32810
(407) 644-4068

Riverwalk Community Development District
Email: Invoices@gmscfl.com
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Invoice number 47470
Date 07/11/2025

Project **22618 Riverwalk CDD**

For Period Through June 27, 2025

Invoice Summary

Description	Current Billed
Capital infrastructure consultation	477.50
Reimbursable Expenses - Capital infrastructure	0.00
Total	477.50

Professional Fee Detail

	Hours	Rate	Billed Amount
Engineering Director	1.00	265.00	265.00
Project Manager Assistant	2.50	85.00	212.50
Professional Fee Detail subtotal	3.50		477.50
		Invoice total	**477.50**

Invoice Supporting Detail

22618 Riverwalk CDD

002 Capital infrastructure consultation

Phase Status: Active

Billing Cutoff: 06/27/2025

	Date	Units	Rate	Amount
Labor WIP Status: Billable				
Engineering Director				
John T. Townsend				
Time Per Contract	06/18/2025	1.00	265.00	265.00
Econ Trail E3 Phase 1 Utility turnover documentation				
	Subtotal	**1.00**		**265.00**
Project Manager Assistant				
Barbra M. Demmer				
Time Per Contract	06/02/2025	0.50	85.00	42.50
Riverwalk Ph3 acquisition documents drafted.				
Time Per Contract	06/16/2025	0.50	85.00	42.50
Econ E3 Ph1 utility acquisition docs finalized and sent to Kutak Rock for review prior to circulating for signature.				
Time Per Contract	06/17/2025	1.00	85.00	85.00
Acquisition docs finalized after attorney review and circulated for signatures.				
Time Per Contract	06/23/2025	0.50	85.00	42.50
Processed req #4 for signature.				
	Subtotal	**2.50**		**212.50**
	Labor total	**3.50**		**477.50**

999 Reimbursable Expenses - Capital infrastructure

Phase Status: Active

Billing Cutoff: 06/27/2025

	Date	Units	Rate	Amount
WIP Status:				
	Subtotal			**0.00**
	total			**0.00**

REQUISITION

RIVERWALK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2025
(2025 PROJECT AREA)

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Riverwalk Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of April 1, 2024, as supplemented by that certain Second Supplemental Trust Indenture dated as of March 1, 2025 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 6

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee: Kutak Rock LLP

(D) Amount Payable: $360.00

(E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 3583133 - 2025 Project Construction for May 2025

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

Series 2025 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

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

2. each disbursement set forth above is a proper charge against the Series 2025 Acquisition and Construction Account;

3. each disbursement set forth above was incurred in connection with the Cost of the 2025 Project; and

4. each disbursement represents a Cost of 2025 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive

payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

RIVERWALK COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: 8/12/25

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

The undersigned Consulting Engineer hereby certifies that (A) this disbursement is for the Cost of the 2025 Project and is consistent with (i) the Acquisition Agreement; (ii) the report of the District Engineer, as such report shall have been amended or modified; and (iii) the plans and specifications for the corresponding portion of the 2025 Project with respect to which such disbursement is being made; and, further certifies that: (B) the purchase price to be paid by the District for the 2025 Project improvements to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements; and (C) the plans and specifications for the 2025 Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained; (D) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and equipping of the portion of the 2025 Project for which disbursement is made have been obtained from all applicable regulatory bodies; and (E) subject to permitted retainage under the applicable contracts, the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portions of the 2025 Project for which disbursement is made hereby, if an acquisition is being made pursuant to the Acquisition Agreement.

_____
Consulting Engineer
John T. Townsend, PE

K U T A K R O C K L L P

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

June 24, 2025

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3583133
Client Matter No. 28723-7
Notification Email: eftgroup@kutakrock.com

Riverwalk CDD
c/o Governmental Management Services-Central Florida, LLC
219 East Livingston Street
Orlando, FL 32801

Invoice No. 3583133
28723-7

Re: 2025 Project Construction

For Professional Legal Services Rendered

05/12/25	R. Dugan	0.60	180.00	Review Orange County property records and plats; correspondence regarding phase 2 and Econ E2 Phase 2B
05/14/25	R. Dugan	0.60	180.00	Review phase 2 road and storm acquisition package; correspondence regarding real property conveyances in phase 2

TOTAL HOURS 1.20

TOTAL FOR SERVICES RENDERED $360.00

TOTAL CURRENT AMOUNT DUE $360.00

SECTION VII

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road ▪ Suite 301
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

August 7, 2025

Board of Supervisors
Riverwalk Community Development District
219 East Livingston Street
Orlando, FL 32801

We are pleased to confirm our understanding of the services we are to provide Riverwalk Community Development District, City of Orlando, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Riverwalk Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis

2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards.*

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSCFL.COM, PH: (407) 841-5524.

Our fee for these services will not exceed $6,000 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. This agreement is automatically renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

All accounting records (including, but not limited to, trial balances, general ledger detail, vendor files, bank and trust statements, minutes, and confirmations) for the fiscal year ended September 30, 2025 must be provided to us no later than March 1, 2026, in order for us to complete the engagement by June 1, 2026.

Subject to timely receipt of the necessary information, we will submit a preliminary draft audit report by May 15, 2026 for the District's review, and a final draft audit report by June 1, 2026 for the District's review and approval.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Riverwalk Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates

_____
Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Riverwalk Community Development District.

By: _____

Title: _____

Date: _____

Florida Institute of Certified Public Accountants

FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs

AICPA Peer Review Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114 Review Number: 594791

SECTION VIII

SECTION A

Riverwalk Community Development District
Performance Measures/Standards &
Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____ Date:_____
Print Name:_____
Riverwalk Community Development District

District Manager:_____ Date:_____
Print Name:_____
Riverwalk Community Development District

SECTION B

Riverwalk Community Development District
Performance Measures/Standards &
Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____ Date:_____
Print Name:_____
Riverwalk Community Development District

District Manager:_____ Date:_____
Print Name:_____
Riverwalk Community Development District

SECTION IX

SECTION C

SECTION 1

Riverwalk
Community Development District

Summary of Check Register

July 1, 2025 to August 5, 2025

Fund	Date	Check No.'s		Amount
General Fund				
	7/18/25	179-182	$	13,352.32
	7/31/25	182	$	912.50
		Total Amount	**$**	**14,264.82**

*** CHECK DATES 07/01/2025 - 08/05/2025 ***
RIVERWALK GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
7/18/25	00007	6/13/25	47334-B	202504	310-51300-31100		*	795.00		
			GENERAL COUNSEL-APR25							
						DONALD W. MCINTOSH ASSOCIATES, INC.			795.00	000179
7/18/25	00005	6/06/25	3579969	202504	310-51300-49100		*	992.50		
			BOUNDARY AMENDMENT APR25							
						KUTAK ROCK LLP			992.50	000180
7/18/25	00014	7/18/25	07182025	202507	300-20700-10000		*	10,966.56		
			DEBT SRVICE TRNSFR S2024							
						RIVERWALK CDD C/O US BANK			10,966.56	000181
7/18/25	00004	6/29/25	11941741	202506	310-51300-48000		*	598.26		
			NOT OF MTG-06/23/25							
						TRIBUNE PUBLISHING COMPANY LLC DBA			598.26	000182
7/31/25	00005	6/24/25	3583130	202505	310-51300-49100		*	912.50		
			BOUNDARY AMENDMENT MAY25							
						KUTAK ROCK LLP			912.50	000183

TOTAL FOR BANK A 14,264.82

TOTAL FOR REGISTER 14,264.82

SECTION 2

Riverwalk

Community Development District

Unaudited Financial Reporting

June 30, 2025

Table of Contents

Riverwalk

Community Development District

Combined Balance Sheet

June 30, 2025

	General Fund	*Debt Service Fund*	*Capital Projects Fund*	*Totals Governmental Funds*
Assets:				
Cash:				
Operating Account	$ 61,976	$ -	$ -	$ 61,976
Series 2024				
Reserve	$ -	$ 194,370	$ -	$ 194,370
Revenue	$ -	$ 149,798	$ -	$ 149,798
Construction	$ -	$ -	$ 3,904	$ 3,904
Series 2025				
Reserve	$ -	$ 84,158	$ -	$ 84,158
Revenue	$ -	$ 138	$ -	$ 138
Construction	$ -	$ -	$ 407	$ 407
Cost of Issuance	$ -	$ -	$ 105	$ 105
Due from Developer	$ -	$ -	$ 7,163	$ 7,163
Prepaid Expenses	$ 2,477	$ -	$ -	$ 2,477
Total Assets	**$ 64,453**	**$ 428,465**	**$ 11,578**	**$ 504,496**
Liabilities:				
Accounts Payable	$ 58,137	$ -	$ -	$ 58,137
Total Liabilites	**$ 58,137**	**$ -**	**$ -**	**$ 58,137**
Fund Balance:				
Assigned:				
Debt Service - Series 2024	$ -	$ 344,168	$ -	$ 344,168
Debt Service - Series 2025	$ -	$ 84,296	$ -	$ 84,296
Capital Projects Series - 2024	$ -	$ -	$ 3,904	$ 3,904
Capital Projects Series - 2025	$ -	$ -	$ 7,674	$ 7,674
Unassigned	$ 6,316	$ -	$ -	$ 6,316
Total Fund Balances	**$ 6,316**	**$ 428,465**	**$ 11,578**	**$ 446,359**
Total Liabilities & Fund Balance	$ 64,453	$ 428,465	$ 11,578	$ 504,496

Riverwalk

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted Budget	Prorated Budget Thru 06/30/25	Actual Thru 06/30/25	Variance
Revenues:				
Assessments - Tax Roll	$ 253,134	$ 253,134	$ 245,588	$ (7,546)
Developer Contributions	$ 243,966	$ 44,838	$ 44,838	$ -
Boundary Amendment Contribution	$ -	$ -	$ 4,719	$ 4,719
Stormwater Contributions	$ -	$ -	$ 593	$ 593
Total Revenues	**$ 497,100**	**$ 297,972**	**$ 295,738**	**$ (2,234)**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 9,000	$ -	$ 9,000
FICA Expense	$ 918	$ 689	$ -	$ 689
Engineering	$ 13,000	$ 9,750	$ 3,840	$ 5,910
Attorney	$ 25,000	$ 18,750	$ 13,729	$ 5,021
Audit	$ 4,000	$ 4,000	$ 4,400	$ (400)
Assessment Administration	$ 5,250	$ 5,250	$ 5,250	$ -
Arbitrage	$ 450	$ -	$ -	$ -
Dissemination	$ 5,000	$ 5,000	$ 6,417	$ (1,417)
Trustee Fees	$ 4,042	$ 1,769	$ 1,769	$ -
Management Fees	$ 42,500	$ 31,875	$ 31,875	$ -
Information Technology	$ 1,890	$ 1,418	$ 1,417	$ 1
Website Maintenance	$ 1,260	$ 945	$ 945	$ -
Telephone	$ 300	$ 225	$ -	$ 225
Postage & Delivery	$ 1,000	$ 750	$ 102	$ 648
Insurance	$ 5,775	$ 5,775	$ 5,408	$ 367
Copies	$ 500	$ 375	$ 44	$ 331
Legal Advertising	$ 10,000	$ 7,500	$ 1,290	$ 6,210
Contingencies	$ 2,500	$ 1,875	$ 473	$ 1,402
Boundary Amendment Expenses	$ -	$ -	$ 6,624	$ (6,624)
Office Supplies	$ 250	$ 188	$ 1	$ 186
Travel Per Diem	$ 500	$ 375	$ -	$ 375
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative	**$ 136,310**	**$ 105,683**	**$ 83,760**	**$ 21,923**

Riverwalk

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted Budget	Prorated Budget Thru 06/30/25	Actual Thru 06/30/25	Variance
Operations & Maintenance				
Field Expenditures				
Field Management	$ 15,750	$ 11,813	$ 11,813	$ -
Property Insurance	$ 8,000	$ 8,000	$ 4,930	$ 3,070
Electric	$ 25,000	$ 18,750	$ 9,526	$ 9,224
Electric -Fountain	$ 71,040	$ 71,040	$ 71,396	$ (356)
Streetlights	$ 54,000	$ 40,500	$ 32,153	$ 8,347
Water & Sewer	$ 9,500	$ 7,125	$ -	$ 7,125
Landscape Maintenance	$ 97,000	$ 72,750	$ 58,606	$ 14,144
Landscape Contingencies	$ 20,000	$ 15,000	$ 9,478	$ 5,523
Irrigation Repairs	$ 5,500	$ 5,500	$ 11,007	$ (5,507)
Lake Maintenance	$ 12,500	$ 12,500	$ 16,375	$ (3,875)
Fountain Maintenance	$ 25,000	$ 18,750	$ 8,240	$ 10,510
Repairs & Maintenance	$ 7,500	$ 5,625	$ -	$ 5,625
Contingency	$ 10,000	$ 10,000	$ 11,004	$ (1,004)
Total Operations & Maintenance	**$ 360,790**	**$ 297,353**	**$ 244,528**	**$ 52,825**
Total Expenditures	**$ 497,100**	**$ 403,035**	**$ 328,288**	**$ 74,748**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ (32,550)	
Net Change in Fund Balance	**$ -**		**$ (32,550)**	
Fund Balance - Beginning	$ -		$ 38,866	
Fund Balance - Ending	$ -		$ 6,316	

Riverwalk

Community Development District

Debt Service Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted Budget	Prorated Budget Thru 06/30/25	Actual Thru 06/30/25	Variance
Revenues:				
Special Assessments	$ 388,740	$ 388,740	$ 377,151	$ (11,589)
Interest	$ -	$ -	$ 11,787	$ 11,787
Total Revenues	**$ 388,740**	**$ 388,740**	**$ 388,938**	**$ 198**
Expenditures:				
Interest Expense - 11/1	$ 149,252	$ 149,252	$ 149,252	$ -
Principal Expense - 5/1	$ 80,000	$ 80,000	$ 80,000	$ -
Interest Expense - 5/1	$ 155,291	$ 155,291	$ 155,291	$ -
Total Expenditures	**$ 384,543**	**$ 384,543**	**$ 384,543**	**$ -**
Excess (Deficiency) of Revenues over Expenditur	$ 4,197		$ 4,394	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ (6,346)	$ (6,346)
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ (6,346)**	**$ (6,346)**
Net Change in Fund Balance	**$ 4,197**		**$ (1,952)**	
Fund Balance - Beginning	$ 149,766		$ 346,120	
Fund Balance - Ending	$ 153,963		$ 344,168	

Riverwalk

Community Development District

Debt Service Fund Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Proposed Budget	Prorated Budget Thru 06/30/25	Actual Thru 06/30/25	Variance
Revenues:				
Interest	$ -	$ -	$ 843	$ 843
Total Revenues	**$ -**	**$ -**	**$ 843**	**$ 843**
Expenditures:				
Interest Expense - 5/1	$ -	$ -	$ 28,812	$ (28,812)
Total Expenditures	**$ -**	**$ -**	**$ 28,812**	**$ (28,812)**
Other Financing Sources/(Uses):				
Bond Proceeds	$ -	$ -	$ 112,970	$ 112,970
Transfer In/(Out)	$ -	$ -	$ (705)	$ (705)
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ 112,265**	**$ 112,265**
Net Change in Fund Balance	**$ -**		**$ 84,296**	
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	$ -		$ 84,296	

Riverwalk

Community Development District

Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted Budget	Prorated Budget Thru 06/30/25	Actual Thru 06/30/25	Variance
Revenues:				
Interest	$ -	$ -	$ 110	$ 110
Total Revenues	**$ -**	**$ -**	**$ 110**	**$ 110**
Expenditures:				
Capital Outlay	$ -	$ -	$ 13,735	$ (13,735)
Total Expenditures	**$ -**	**$ -**	**$ 13,735**	**$ (13,735)**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ (13,625)	
Other Financing Sources/(Uses):				
Developer Contributions	$ -	$ -	$ 7,828	$ 7,828
Transfer In/Out	$ -	$ -	$ 6,346	$ 6,346
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ 14,174**	**$ 14,174**
Net Change in Fund Balance	**$ -**		**$ 549**	
Fund Balance - Beginning	$ -		$ 3,355	
Fund Balance - Ending	$ -		$ 3,904	

Riverwalk

Community Development District

Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted Budget	Prorated Budget Thru 06/30/25	Actual Thru 06/30/25	Variance
Revenues:				
Interest	$ -	$ -	$ 7	$ 7
Total Revenues	**$ -**	**$ -**	**$ 7**	**$ 7**
Expenditures:				
Capital Outlay	$ -	$ -	$ 4,612,366	$ (4,612,366)
Capital Outlay - Cost of Issuance	$ -	$ -	$ 307,197	$ (307,197)
Total Expenditures	**$ -**	**$ -**	**$ 4,919,563**	**$ (4,919,563)**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ (4,919,556)	
Other Financing Sources/(Uses):				
Bond Proceeds	$ -	$ -	$ 4,917,030	$ 4,917,030
Developer Contributions	$ -	$ -	$ 9,496	$ 9,496
Transfer In/Out	$ -	$ -	$ 705	$ 705
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ 4,927,230**	**$ 4,927,230**
Net Change in Fund Balance	**$ -**		**$ 7,674**	
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	$ -		$ 7,674	

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	$ 2,396	$ 5,519	$ 1,113	$ -	$ -	$ -	$ 245,588
Developer Contributions	$ 5,539	$ 18,512	$ 20,787	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 44,838
Boundary Amendment Contribution	$ -	$ -	$ -	$ -	$ 986	$ 951	$ 2,321	$ 462	$ -	$ -	$ -	$ -	$ 4,719
Stormwater Contributions	$ 593	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 593
Total Revenues	**$ 6,132**	**$ 21,062**	**$ 29,235**	**$ 131,881**	**$ 82,325**	**$ 13,293**	**$ 4,717**	**$ 5,980**	**$ 1,113**	**$ -**	**$ -**	**$ -**	**$ 295,738**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
FICA Expense	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Engineering	$ -	$ 530	$ -	$ 530	$ 398	$ 860	$ 795	$ 463	$ 265	$ -	$ -	$ -	$ 3,840
Attorney	$ 1,014	$ 1,085	$ 1,067	$ 1,393	$ 1,331	$ 1,760	$ 3,412	$ 2,669	$ -	$ -	$ -	$ -	$ 13,729
Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,400	$ -	$ -	$ -	$ -	$ -	$ 4,400
Assessment Administration	$ 5,250	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,250
Arbitage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dissemination	$ 2,917	$ 417	$ 417	$ 417	$ 417	$ 417	$ 417	$ 500	$ 500	$ -	$ -	$ -	$ 6,417
Trustee Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,769	$ -	$ -	$ -	$ -	$ 1,769
Management Fees	$ 3,542	$ 3,542	$ 3,542	$ 3,542	$ 3,542	$ 3,542	$ 3,542	$ 3,542	$ 3,542	$ -	$ -	$ -	$ 31,875
Information Technology	$ 157	$ 158	$ 158	$ 158	$ 158	$ 158	$ 158	$ 158	$ 158	$ -	$ -	$ -	$ 1,417
Website Maintenance	$ 105	$ 105	$ 105	$ 105	$ 105	$ 105	$ 105	$ 105	$ 105	$ -	$ -	$ -	$ 945
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Postage & Delivery	$ 6	$ 4	$ 1	$ 1	$ 3	$ 51	$ 26	$ 3	$ 8	$ -	$ -	$ -	$ 102
Insurance	$ 5,408	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,408
Copies	$ -	$ 3	$ 15	$ -	$ 6	$ 16	$ 2	$ -	$ 2	$ -	$ -	$ -	$ 44
Legal Advertising	$ 692	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 598	$ -	$ -	$ -	$ 1,290
Contingencies	$ 41	$ 41	$ 62	$ 112	$ 43	$ 43	$ 44	$ 43	$ 43	$ -	$ -	$ -	$ 473
Boundary Amendment Expenses	$ -	$ -	$ 986	$ 951	$ 2,321	$ 462	$ 993	$ 913	$ -	$ -	$ -	$ -	$ 6,624
Office Supplies	$ 0	$ 0	$ 0	$ 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**	**$ 7,413**	**$ 13,892**	**$ 10,164**	**$ 5,221**	**$ -**	**$ -**	**$ -**	**$ 83,760**
Operations & Maintenance													
Field Expenditures													
Field Management	$ 1,313	$ 1,313	$ 1,313	$ 1,313	$ 1,313	$ 1,313	$ 1,313	$ 1,313	$ 1,313	$ -	$ -	$ -	$ 11,813
Property Insurance	$ 4,930	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,930
Electric	$ 41	$ 43	$ 7,687	$ 1,428	$ 52	$ 45	$ 79	$ 76	$ 75	$ -	$ -	$ -	$ 9,526
Electric - Fountain	$ 8,950	$ 9,175	$ 1,552	$ 8,115	$ 9,387	$ 7,644	$ 8,599	$ 9,580	$ 8,394	$ -	$ -	$ -	$ 71,396
Streetlights	$ 2,511	$ 2,511	$ 2,511	$ 2,418	$ 4,348	$ 4,477	$ 4,426	$ 4,477	$ 4,477	$ -	$ -	$ -	$ 32,153
Water & Sewer	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Landscape Maintenance	$ 11,720	$ 5,860	$ 5,860	$ 5,861	$ 5,861	$ 5,861	$ 5,861	$ 5,861	$ 5,861	$ -	$ -	$ -	$ 58,606
Landscape Contingencies	$ -	$ -	$ -	$ -	$ 330	$ 5,245	$ -	$ -	$ 3,903	$ -	$ -	$ -	$ 9,478
Irrigation Repairs	$ -	$ -	$ 1,775	$ 668	$ 306	$ 3,341	$ 1,119	$ 960	$ 2,839	$ -	$ -	$ -	$ 11,007
Lake Maintenance	$ 975	$ 1,925	$ 1,925	$ 1,925	$ 1,925	$ 1,925	$ 1,925	$ 1,925	$ 1,925	$ -	$ -	$ -	$ 16,375
Fountain Maintenance	$ 550	$ 550	$ 1,480	$ 550	$ 1,050	$ 1,480	$ 550	$ 550	$ 1,480	$ -	$ -	$ -	$ 8,240
Repairs & Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contingency	$ -	$ -	$ -	$ -	$ -	$ 11,004	$ -	$ -	$ -	$ -	$ -	$ -	$ 11,004
Total Operations & Maintenance	**$ 30,989**	**$ 21,377**	**$ 24,102**	**$ 22,278**	**$ 24,571**	**$ 42,335**	**$ 23,871**	**$ 24,741**	**$ 30,265**	**$ -**	**$ -**	**$ -**	**$ 244,528**
Total Expenditures	**$ 50,295**	**$ 27,260**	**$ 30,453**	**$ 29,485**	**$ 32,894**	**$ 49,748**	**$ 37,763**	**$ 34,905**	**$ 35,486**	**$ -**	**$ -**	**$ -**	**$ 328,288**
Net Change in Fund Balance	**$ (44,163)**	**$ (6,198)**	**$ (1,218)**	**$ 102,396**	**$ 49,431**	**$ (36,455)**	**$ (33,046)**	**$ (28,925)**	**$ (34,372)**	**$ -**	**$ -**	**$ -**	**$ (32,550)**

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
Less: Principal Payment 5/1/25		($80,000)
Current Bonds Outstanding		**$5,505,000**

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**

Riverwalk CDD

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2025

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

ON ROLL ASSESSMENTS

							39.44%	60.56%	100.00%
Date	*Distribution*	*Gross Amount*	*Discount/Penalty*	*Commission*	*Interest*	*Net Receipts*	*General Fund*	*2024 Debt Service*	*Total*
11/26/24	11/2/24 -11/7/24	$7,175.89	($287.03)	($423.33)	$0.00	$6,465.53	$2,549.80	$3,915.73	$6,465.53
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
04/15/25	12/4-12/8/25	$6,287.39	($212.21)	$0.00	$0.00	$6,075.18	$2,395.85	$3,679.33	$6,075.18
05/09/25	12/9-12/31/24	$14,483.34	($489.47)	$0.00	$0.00	$13,993.87	$5,518.73	$8,475.14	$13,993.87
06/12/25	Interest	$0.00	$0.00	$0.00	$1,846.39	$1,846.39	$728.16	$1,118.23	$1,846.39
06/13/25	1/1-1/17/25	$996.65	($19.93)	$0.00	$0.00	$976.72	$385.19	$591.53	$976.72
	TOTAL	**$ 646,674.12**	**$ (25,717.66)**	**$ (423.33)**	**$ 2,206.54**	**$ 622,739.67**	**$ 245,588.34**	**$ 377,151.33**	**$ 622,739.67**

97%	**Net Percent Collected**
$19,134.70	**Balance Remaining to Collect**

SECTION 3

BOARD OF SUPERVISORS MEETING DATES
RIVERWALK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026

The Board of Supervisors of the Riverwalk Community Development District will hold their regular meetings for Fiscal Year 2025/2026 at 219 E. Livingston Street, Orlando, Florida 32801, at 3:30 p.m. unless otherwise indicated as follows:

October 15, 2025
November 19, 2025
December 17, 2025
January 21, 2026
February 18, 2026
March 18, 2026
April 15, 2026
May 20, 2026
June 17, 2026
July 15, 2026
August 19, 2026
September 16, 2026

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts.

The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the District Manager, Governmental Management Services – Central Florida, LLC or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George S. Flint
District Manager
Governmental Management Services – Central Florida, LLC

SECTION D

Riverwalk CDD

Field Management Report

July 20th, 2025

Jarett Wright

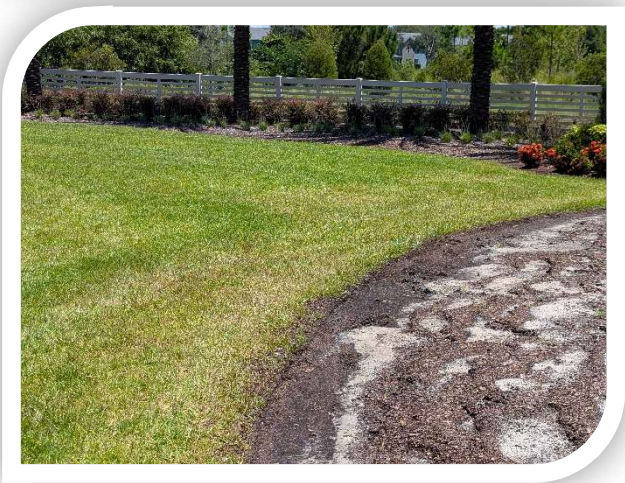
Senior Field Manager

GMS

Site Items

Landscaping Update

- Due to excessive rain the monument fountains overflowed, and damaged sections of the sod. Coordinating replacements with the landscaper and will look to add a French drain in front of the fountain to prevent this from happening in the future.
- The formal landscape maintenance bid opening was completed on 8/11/2025, and the proposals are included



Site Items

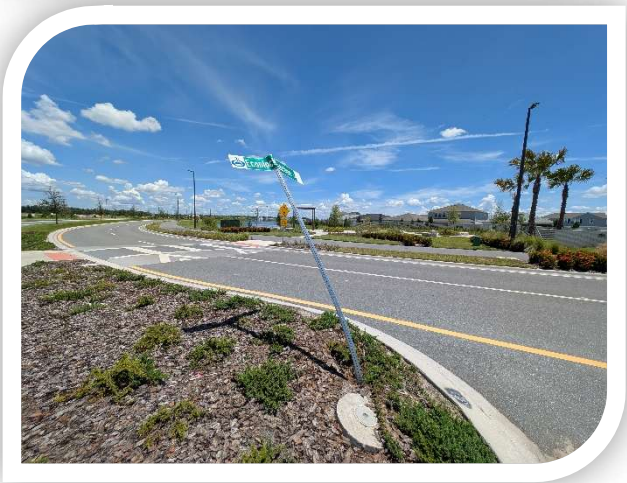
Landscaping Update Continued

- The palm trees at the southern roundabout were pruned and their health appears to be improving.
- The 2-wire irrigation line that powers Econlockhatchee was accidently cut in the new construction areas resulting in a loss of water. Areas of sod that have died as a result are being replaced.

Site Items

General Maintenance

- The damaged sections of sidewalk in Tract S-2 have been repaired.
- A bee swarm was found on Mossy Wood Ave. The bees were removed and relocated by a vendor.
- New signage and post were ordered to replace the broken ones at the southern roundabout. Installation will be scheduled when the order is received.



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 CDD FORMAL LANDSCAPE MAINTENANCE BID OPENING 2025-001						
Exclusive	**Brightview**	**Blade Runners**	**Pelor**	**Prince and Sons**	**Omegascapes**	**Yellowstone**
$ 185,086.46	$ 223,171.80	$ 216,989.00	$ 221,473.00	$ 238,988.00	$ 325,624.00	$ 384,416.00
$ 194,340.78	$ 223,171.80	$ 223,499.00	$ 225,902.00	$ 238,988.00	$ 335,393.00	$ 395,952.00
$ 204,057.82	$ 223,171.80	$ 230,204.00	$ 232,679.00	$ 244,968.00	$ 345,454.00	$ 407,832.00
$ 214,260.71	$ 223,171.80	$ 237,110.00	$ 241,986.00	$ 244,968.00	$ 355,818.00	$ 420,060.00
$ 224,973.75	$ 223,171.80	$ 244,224.00	$ 251,665.00	$ 251,088.00	$ 366,492.00	$ 432,660.00
$ 204,543.90	**$ 223,171.80**	**$ 230,405.20**	**$ 234,741.00**	**$ 243,800.00**	**$ 345,756.20**	**$ 408,184.00**