Riverwalk
Community Development District

Meeting Agenda

December 17, 2025

AGENDA

Riverwalk
Community Development District

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

December 10, 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, December 17, 2025 at 3:30 PM at the Offices of GMS-CF, 219 E. Livingston Street, Orlando, FL 32801.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the November 19, 2025 Meeting
4. Financing Matters – Series 2025A Bonds
    A. Presentation of Final Supplemental Assessment Methodology for the 2025A Project Area
    B. Consideration of Resolution 2026-05 Supplemental Assessment Resolution
    C. Approval of Supplemental Notice of Imposition of Special Assessments
    D. Consideration of Amended and Restated Disclosure of Public Finance
    E. Consideration of Series 2025A Requisitions #1 - #4
5. Staff Reports
    A. Attorney
    B. Engineer
    C. District Manager's Report
        i. Approval of Check Register
        ii. Balance Sheet and Income Statement
    D. Field Manager's Report
6. Other Business
7. Supervisor's Requests
8. Adjournment

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

Sincerely,

George S. Flint

George S. Flint
District Manager

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, November 19, 2025 at 3:30 p.m. at 219 E. Livingston Street, Orlando, Florida.

Present and constituting a quorum were:

Jessa Anderson	Chairperson
Eric Baker	Vice Chairman
Bernard Sullivan	Assistant Secretary
Amy Steiger	Assistant Secretary

Also present were:

George Flint	District Manager
Tucker Mackie *by phone*	District Counsel
John Townsend	District Engineer
Jarett Wright	Field Manager

FIRST ORDER OF BUSINESS **Roll Call**

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

SECOND ORDER OF BUSINESS **Public Comment Period**

There were no members of the public present to provide comment.

THIRD ORDER OF BUSINESS **Approval of Minutes of the October 15, 2025 Meeting**

Mr. Flint presented the minutes from the October 15, 2025 meeting and asked for any comments, corrections, or changes from the Board. The Board had no changes to the minutes and there was a motion of approval.

On MOTION by Mr. Baker, seconded by Ms. Anderson, with all in favor, the Minutes of the October 15, 2025 Meeting, were approved, as presented.

FOURTH ORDER OF BUSINESS Public Hearing

Mr. Flint asked the Board for a motion to open the public hearing.

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

A. Consideration of First Amendment to the Engineer's Report for Capital Improvement Plan – Expansion Area

Mr. Flint stated that the District recently expanded the boundaries so the area that has been annexed into the District needs to have the assessment lien attached to it. He noted that the Board had previously reviewed the amended Engineer's Report and Amended and Restated Master Assessment Methodology. He added that they did the required mailed noticing and legal noticing.

Mr. Townsend explained to the Board that the bungalows switched from 34's to 40's. He noted that this is for the expansion area of 206 acres. He added that there are 408 residential units in this phase and community amenities and recreation facilities. Mr. Townsend stated that neighborhood 41B, Enclave, neighborhood 4S and Passaic Parkway are being expanded. He noted that it is straightforward and that water, sewer, storm, subdivision, electrical and streetlights will be done, but they will be paying for just the difference between the overhead and underground. He added that the cost estimates are in the back for the cost, all in at $70,866.00.

B. Consideration of Amended & Restated Master Assessment Methodology Report – Expansion Area

Mr. Flint presented the report for the expansion area to the Board. He stated that they took the original Master Assessment Methodology that overlaid the prior boundaries. He noted that they had amended it for the expansion area and it was presented to the Board at the last meeting when the hearing was set. He stated that the only change that was mentioned with the Engineer's report is the expansion area.

C. Public Comment and Testimony

Mr. Flint stated that there were no members of the public present.

D. Consideration of Resolution 2026-04 Levying Assessments

Mr. Flint asked Ms. Mackie to present Resolution 2026-04 Levying Assessments to the Board. Ms. Mackie stated that Resolution 2026-04 is to approve of a master assessment lien over the areas that were recently added to the District boundaries in accordance with the expansion CIP

and the Amended and Restated Master Assessment Methodology that was just presented. He noted that Resolution 2026-04 walked through certain findings and actions taken by the Board to get to this point today. He added that it would approve the expansion CIP and would approve for the cost of the project to be paid for by special assessments. Ms. Mackie stated that Resolution 2026-04 equalizes, approves, and confirms the levy of the master assessment lien and allocates the process by which those assessments will be collected and provides for certain payments and pre-payment rights in the resolution as well. He noted that it provides for the application of certain true up payments that they are due and provides that certain property may be exempt from special assessment by the District. He added that following the approval of Resolution 2026-04, they will also be recording, as directed by the assessment resolution, a notice in the property records indicating the evidence of the master lien over the property.

> On MOTION by Mr. Baker, seconded by Ms. Anderson, with all in favor, Resolution 2026-04 Levying Assessments, was approved.

Mr. Flint asked the Board for a motion to close the public hearing.

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

FIFTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Mackie stated she had nothing additional to report.

B. Engineer

Mr. Townsend stated he had nothing further to report.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint presented the check register to the Board. He stated that for the general fund, checks 208 through 214, the total was $12,174.09. There were no Board questions on the check register and there was a motion of approval.

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

ii. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financial statements through the end of September. He added there was no action required from the Board on this item.

D. Field Manager's Report

Mr. Wright stated that they were finally able to get the enhancements for both fountains. He noted that they installed the French drain first and then installed some river rock off of the fountain area, so they won't get as much overspray there. He added that they also replaced the sod that has been damaged and there have not been any issues since it was replaced. Mr. Wright stated that winter annuals for the rest of the property is being scheduled to replace what they currently have. He noted that annuals and the mulching are going to be done in phases going down the Boulevard, starting with the entrance of the community all the way down to the sales center intersection. He added that palm tree pruning has already begun and most of that should be completed in the front area where they are being installed. Mr. Wright briefly discussed issues with the front entrance monument sign with the Board. He explained there was an issue with the power supply unit outpouring power to the controller. He noted that he had reached out to the installer to get them to schedule a technician to come out and repair that. He added that the pump jet on the entrance fountain is not working and repairs are underway.

SIXTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

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

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS **Adjournment**

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

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION IV

SECTION A

SUPPLEMENTAL

ASSESSMENT METHODOLOGY

FOR THE

2025A PROJECT AREA

FOR

RIVERWALK

COMMUNITY DEVELOPMENT DISTRICT

Date: December 9, 2025

Prepared by

Governmental Management Services – Central Florida, LLC
219 E. Livingston Street
Orlando, FL 32801

Volume 9 – Final

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GMS-CF, LLC does not represent the Riverwalk Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the Riverwalk Community Development District with financial advisory services or offer investment advice in any form.

1.0 Introduction

The Riverwalk Community Development District is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes (the "District"), as amended. The District will issue on December 23, 2025, $7,645,000 of tax exempt bonds (the "Series 2025A Bonds") for the purpose of financing certain infrastructure improvements within the District for the benefit of a designated assessment area (herein referred to as, the "2025A Project Area") more specifically described in the Third Supplemental Engineer's Report for the Capital Improvement Program dated October 15, 2025, Revised November 11, 2025, prepared by Donald W. McIntosh Associates, Inc. as may be amended and supplemented from time to time (the "Engineer's Report"). The District anticipates the construction and/or acquisition of public infrastructure improvements consisting of improvements that directly benefit property owners within the 2025A Project Area.

1.1 Purpose

This Supplemental Assessment Methodology Report for the 2025A Project Area (the "Assessment Report") supplements the Amended & Restated Master Assessment Methodology dated October 15, 2025 (the "Master Report"), and provides for an assessment methodology for allocating the debt to be incurred by the District to benefiting properties within the 2025A Project Area. This Assessment Report allocates the debt to properties based on the special benefits each receives from the capital improvement plan ("CIP") as described in the Engineer's Report (herein the "2025A Project"). This Assessment Report is designed to conform to the requirements of Chapters 170, 190, & 197, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District has imposed non ad valorem special assessments on the benefited lands within the 2025A Project Area based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Section 197.3632, Florida Statutes or any other legal means of collection available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

1.2 Background

The District currently includes approximately 610.94 acres located in the City of Orlando, Orange County, Florida. The 2025A Project Area is currently planned for 560 residential units (herein the "2025A Project Area Development Program"). The 2025A Project Area Development Program, consisting of 560 planned residential units, has been fully platted as of the date of this Assessment Report. The proposed 2025A Project Area Development Program is depicted in Table 1. It is recognized that such land use plan may change, and this Assessment Report will be modified accordingly.

The improvements contemplated by the District for the 2025A Project will provide facilities that directly benefit the assessable property within the 2025A Project Area. The 2025A Project is delineated in the Engineer's Report. Specifically, the District may construct and/or acquire certain roadway construction (onsite), potable water systems, sanitary sewer systems, reclaimed water systems, drainage works (stormwater), differential cost of undergrounding of electric utilities, landscape & irrigation, and soft costs. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that may be provided by the District and the costs to implement the 2025A Project.
2. The District Engineer determines the assessable acres within the 2025A Project Area that benefit from the District's 2025A Project.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the 2025A Project.
4. This amount is initially divided equally among the benefited properties within the 2025A Project Area on a prorated gross acreage basis within District. Ultimately, as land is platted, site planned, or subjected to a declaration of condominiums, this amount will be assigned to each of the benefited properties based on an ERU basis.

1.3 Special Benefits and General Benefits

Improvements undertaken by the District create special and peculiar benefits to the assessable property within the 2025A Project Area, different in kind and degree than general benefits, for lands within its boundaries but outside of the 2025A Project Area as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to the assessable property within the 2025A Project Area. The implementation of the 2025A Project enables properties within the 2025A Project Area to be developed. Without the District's 2025A Project, there would be no infrastructure to support development of land within the 2025A Project Area. Without these improvements, development of the property within the 2025A Project Area would be prohibited by law.

There is no doubt that the general public will benefit from the provision of the District's 2025A Project. However, these benefits will be incidental to the District's 2025A Project, which is designed solely to meet the needs of property within the 2025A

Project Area. Properties outside of the 2025A Project Area and outside of the District boundaries do not depend upon the District's 2025A Project. The property owners within the District are therefore receiving special benefits not received by those outside the District's boundaries.

1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

1) The properties must receive a special benefit from the improvements being paid for.
2) The assessments must be fairly and reasonably allocated to the properties being assessed.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within the 2025A Project Area are greater than the costs associated with providing these benefits. The District Engineer estimates that the District's 2025A Project will cost approximately $22,339,600. The District's Underwriter has determined that financing costs required to fund a portion of the 2025A Project, including the cost of issuance of the Bonds, and the funding of the debt service reserve account, will total $7,645,000. Additionally, funding required to complete the 2025A Project not funded with the proceeds of the Bonds is anticipated to be funded by developer or through the issuance of an additional series of bonds. Without the 2025A Project, the property within the 2025A Project Area would not be able to be developed and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

The District will issue on December 23, 2025, $7,645,000 in Bonds to fund a portion of the District's 2025A Project, fund a debt service reserve account and cost of issuance. It is the purpose of this Assessment Report to allocate the $7,645,000 in debt to the lands within the 2025A Project Area benefiting from the 2025A Project.

Table 1 identifies the land uses as identified by the Developer of the land within the 2025A Project Area of the District which will secure the Series 2025A Bonds. The construction costs identified in the Engineer's Report for the 2025A Project are outlined in Table 2. The public improvements comprising the 2025A Project are

described in detail in the Engineer's Report and are estimated to cost $22,339,600. Based on the estimated costs, the size of the Series 2025A Bonds under current market conditions needed to generate funds to pay for a portion of the 2025A Project and related costs has been determined by the District's Underwriter to total $7,645,000. Table 3 shows the breakdown of the bond sizing.

2.2 Allocation of Debt

Allocation of debt is a continuous process until development is completed. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. The 2025A Project funded by the District's Series 2025A Bonds will benefit all assessable property within the 2025A Project Area. The assessments will be levied to the platted 560 residential lots within the 2025A Project Area, as depicted in Table 5 and Table 6. If there are changes to the 2025A Project Area Development Program which reduce the number of platted units, a true up of the assessments will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0

In order for debt service assessment levels to be consistent with market conditions, developer contributions are recognized. This is reflected on Table 5. Based on the product type and number of units anticipated to absorb expected Series 2025A Bond principal, it is estimated that the CDD will recognize a developer contribution equal to $1,700,000 in eligible infrastructure.

Until the requisite ERUs (as defined in the Master Report) needed to secure the Series 2025A Bonds have been platted and sold, the assessments on the portion of the land that has not been platted and sold are not fixed and determinable. The reasons for this are (1) until the lands are platted, the number of developable acres within each tract against which the assessments are levied is not determined; and (2) the lands are subject to re-plat, which may result in changes in development density and product type. Only after the property has been platted and sold will the developable acreage be determined, the final plat be certain, the developable density known, the product types be confirmed, and the timing of the sales solidified.

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report may be supplemented from time to time.

2.3 Allocation of Benefit

The 2025A Project consists of certain roadway construction (onsite), potable water systems, sanitary sewer systems, reclaimed water systems, drainage works (stormwater), landscape & irrigation, differential cost of undergrounding electric utilities, and soft costs. There are ***five*** residential product types within the 2025A

Project Area Development Program as reflected in Table 1. The single family 50′ home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). The 2025A Project is reflected in Table 2. There may be other improvements constructed in the 2025A Project Area, but not funded by the Series 2025A Bonds. It is contemplated that the developer will fund these costs or may be reimbursed from a future bond issue. Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the 2025A Project on the particular units exceeds the cost that the units will be paying for such benefits.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed 2025A Project will provide several types of systems, facilities and services for its residents. These include roadway construction (onsite), potable water systems, sanitary sewer systems, reclaimed water systems, drainage works (stormwater), landscape & irrigation, differential cost of undergrounding electric utilities, and soft costs. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

For the provision of 2025A Project, the special and peculiar benefits are:

1) the added use of the property,
2) added enjoyment of the property, and
3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property within the 2025 Project Area derived from the acquisition and/or construction of the District's 2025A Project have been apportioned to such property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, each assessable parcel of property within the 2025A Project Area will have a lien for the payment of any non-ad valorem special assessment at least equal to the special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed 2025A Project is developed and acquired and financed by the District.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site re-plat plans or revisions thereto for the Developer, it does have an important role to play during the course of platting or re-platting and site planning. Whenever a plat, re-plat, declaration of condominium or site plan is processed (herein "Assigned Property"), the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Property. Unassigned Property means property within the 2025A Project Area where a plat, re-plat or a revised declaration of condominium has not been recorded. Otherwise, the land could be fully conveyed and/or platted or re-platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat, re-plat, site plan, or revised site plan approval. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service, then no debt reduction or true-up payment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required. As of the date of this Assessment Report all planned 560 lots have been platted.

4.0 Assessment Roll

The District will initially allocate Series 2025A Assessments to the 560 platted lots within the 2025A Project Area. If the land use plan changes, then the District will update Tables 1, 4, 5, 6 & 7 to reflect the changes. As a result, the liens are neither fixed nor are they determinable with certainty on any acre of land or platted lot in the District prior to the time all Assigned Properties become known. The current assessment roll is depicted in Table 7.

TABLE 1
RIVERWALK COMMUNITY DEVELOPMENT DISTRICT
THE 2025A PROJECT AREA DEVELOPMENT PROGRAM
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR THE 2025A PROJECT AREA

Product Types	No. of Units*	ERUs per Unit (1)	Total ERUs	ERU %
Attached Townhome 20'	110	0.40	44.00	10.48%
Detached Bungalow 34'	152	0.68	103.36	24.62%
Detached Bungalow 40'	156	0.80	124.80	29.73%
Detached Single Family 50'	114	1.00	114.00	27.16%
Detached Single Family 60'	28	1.20	33.60	8.00%
Total Units	560		419.76	100.00%

(1) Benefit is allocated on an ERU basis; based on density of planned development, with a Single Family 50' Unit equal to 1 ERU

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 2
RIVERWALK COMMUNITY DEVELOPMENT DISTRICT
INFRASTRUCTURE COST ESTIMATES
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR THE 2025A PROJECT AREA

2025A Project (1)	Total Cost Estimate
Roadway Construction (onsite)	$6,283,600
Potable Water	$1,654,100
Sanitary Sewer	$3,658,800
Reclaimed Water	$1,480,100
Drainage Works (Stormwater System)	$6,151,900
Landscape & Irrigation	$2,361,300
Differential Cost of Undergrounding of Electric Utilities	$150,800
Soft Costs	$599,000
Total	$22,339,600

(1) A detailed description of these improvements is provided in the Third Supplemental Engineer's Report for Capital Improvement Program dated October 15, 2025, Revised November 11, 2025.

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 3
RIVERWALK COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR THE 2025A PROJECT AREA

Description	**Total**
Construction Funds	$7,166,719
Debt Service Reserve	$128,731
Underwriters Discount	$152,900
Cost of Issuance	$196,650
Par Amount	**$7,645,000**

Bond Assumptions:

Average Coupon	5.47%
Amortization	30 years
Capitalized Interest	None
Debt Service Reserve	25% Max Annual D/S
Underwriters Discount	2%

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 4
RIVERWALK COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF BENEFIT
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR THE 2025A PROJECT AREA

Product Types	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
Attached Townhome 20'	110	0.40	44.00	10.48%	$2,341,677	$21,288
Detached Bungalow 34'	152	0.68	103.36	24.62%	$5,500,813	$36,190
Detached Bungalow 40'	156	0.80	124.80	29.73%	$6,641,848	$42,576
Detached Single Family 50'	114	1.00	114.00	27.16%	$6,067,073	$53,220
Detached Single Family 60'	28	1.20	33.60	8.00%	$1,788,190	$63,864
Totals	560		419.76	100.00%	$22,339,600	

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 5
RIVERWALK COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL BENEFIT/PAR DEBT TO EACH PRODUCT TYPE
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR THE 2025A PROJECT AREA

Product Types	No. of Units *	Total Improvements Costs Per Product Type	Potential Allocation of Par Debt Per Product Type	Developer Contributions**	Allocation of Par Debt Per Product Type	Par Debt Per Unit
Attached Townhome 20'	110	$2,341,677	$979,560	($478)	$979,082	$8,901
Detached Bungalow 34'	152	$5,500,813	$2,301,075	($497,190)	$1,803,885	$11,868
Detached Bungalow 40'	156	$6,641,848	$2,778,388	($927,032)	$1,851,355	$11,868
Detached Single Family 50'	114	$6,067,073	$2,537,950	($212,630)	$2,325,320	$20,398
Detached Single Family 60'	28	$1,788,190	$748,027	($62,670)	$685,358	$24,477
Totals	560	$22,339,600	$9,345,000	($1,700,000)	$7,645,000	

* Unit mix is subject to change based on marketing and other factors

** In order for debt service assessment levels to be consistent with market conditions, developer contributions are recognized. Based on the product type and number of units anticipated to absorb the Bond Principal, it is estimated that the CDD will recognize a developer contribution equal to $1,700,000 in eligible infrastructure.

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 6
RIVERWALK COMMUNITY DEVELOPMENT DISTRICT
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR THE 2025A PROJECT AREA

Product Types	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Attached Townhome 20'	110	$979,082.18	$8,900.75	$65,945.25	$599.50	$637.77
Detached Bungalow 34'	152	$1,803,884.74	$11,867.66	$121,499.13	$799.34	$850.36
Detached Bungalow 40'	156	$1,851,355.39	$11,867.66	$124,696.47	$799.34	$850.36
Detached Single Family 50'	114	$2,325,320.17	$20,397.55	$156,619.97	$1,373.86	$1,461.55
Detached Single Family 60'	28	$685,357.52	$24,477.05	$46,161.68	$1,648.63	$1,753.86
Totals	560	$7,645,000.00		$514,922.50		

(1) This amount includes 6% for collection fees and early payment discounts when collected on the County Tax Bill

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 7
RIVERWALK COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT ROLL
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR THE 2025A PROJECT AREA

Phase 3

Owner	Property*	Units	Lot Type	Total Par Debt Allocation	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation
PULTE HOME COMPANY LLC	29-23-31-1933-08-960	1	50'	$20,397.55	$1,373.86	$1,461.55
PULTE HOME COMPANY LLC	29-23-31-1933-08-970	1	50'	$20,397.55	$1,373.86	$1,461.55
PULTE HOME COMPANY LLC	29-23-31-1933-08-980	1	50'	$20,397.55	$1,373.86	$1,461.55
PULTE HOME COMPANY LLC	29-23-31-1933-08-990	1	50'	$20,397.55	$1,373.86	$1,461.55
PULTE HOME COMPANY LLC	29-23-31-1933-09-000	1	50'	$20,397.55	$1,373.86	$1,461.55
PULTE HOME COMPANY LLC	29-23-31-1933-09-010	1	50'	$20,397.55	$1,373.86	$1,461.55
PULTE HOME COMPANY LLC	29-23-31-1933-09-020	1	50'	$20,397.55	$1,373.86	$1,461.55
PULTE HOME COMPANY LLC	29-23-31-1933-09-030	1	50'	$20,397.55	$1,373.86	$1,461.55
PULTE HOME COMPANY LLC	29-23-31-1933-09-040	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-050	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-060	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-070	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-080	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-090	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-100	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-110	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-120	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-130	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-140	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-150	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-160	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-170	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-180	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-190	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-200	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-210	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-220	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-230	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-240	1	TH	$8,900.75	$599.50	$637.77

Owner	Property*	Units	Lot Type	Total Par Debt Allocation	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation
PULTE HOME COMPANY LLC	29-23-31-1933-09-250	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-260	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-270	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-280	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-290	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-300	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-310	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-320	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-330	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-340	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-350	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-360	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-370	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-380	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-390	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-400	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-410	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-420	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-430	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-440	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-450	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-460	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-470	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-480	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-490	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-500	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-510	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-520	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-530	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-540	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-550	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-560	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-570	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-580	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-590	1	TH	$8,900.75	$599.50	$637.77

Owner	Property*	Units	Lot Type	Total Par Debt Allocation	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation
PULTE HOME COMPANY LLC	29-23-31-1933-09-600	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-610	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-620	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-630	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-640	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-650	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-660	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-670	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-680	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-690	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-700	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-710	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-720	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-730	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-740	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-750	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-760	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-770	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-780	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-790	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-800	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-810	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-820	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-830	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-840	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-850	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-860	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-870	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-09-880	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-09-890	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-09-900	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-09-910	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-09-920	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-09-930	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-09-940	1	34'	$11,867.66	$799.34	$850.36

Owner	Property*	Units	Lot Type	Total Par Debt Allocation	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation
PULTE HOME COMPANY LLC	29-23-31-1933-09-950	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-09-960	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-09-970	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-09-980	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-09-990	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-000	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-010	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-020	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-030	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-040	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-050	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-060	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-070	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-080	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-090	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-100	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-110	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-120	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-130	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-140	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-150	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-160	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-170	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-180	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-190	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-200	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-210	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-220	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-230	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-240	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-250	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-260	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-270	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-280	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-290	1	34'	$11,867.66	$799.34	$850.36

Owner	Property*	Units	Lot Type	Total Par Debt Allocation	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation
PULTE HOME COMPANY LLC	29-23-31-1933-10-300	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-310	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-320	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-330	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-340	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-350	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-360	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-370	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-380	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-390	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-400	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-410	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-420	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-430	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-440	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-450	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-460	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-470	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-480	1	50'	$20,397.55	$1,373.86	$1,461.55
PULTE HOME COMPANY LLC	29-23-31-1933-10-490	1	60'	$24,477.05	$1,648.63	$1,753.86
PULTE HOME COMPANY LLC	29-23-31-1933-10-500	1	60'	$24,477.05	$1,648.63	$1,753.86
PULTE HOME COMPANY LLC	29-23-31-1933-10-510	1	60'	$24,477.05	$1,648.63	$1,753.86
PULTE HOME COMPANY LLC	29-23-31-1933-10-520	1	60'	$24,477.05	$1,648.63	$1,753.86
PULTE HOME COMPANY LLC	29-23-31-1933-10-530	1	60'	$24,477.05	$1,648.63	$1,753.86
PULTE HOME COMPANY LLC	29-23-31-1933-10-540	1	50'	$20,397.55	$1,373.86	$1,461.55
PULTE HOME COMPANY LLC	29-23-31-1933-10-550	1	60'	$24,477.05	$1,648.63	$1,753.86
PULTE HOME COMPANY LLC	29-23-31-1933-10-560	1	60'	$24,477.05	$1,648.63	$1,753.86
PULTE HOME COMPANY LLC	29-23-31-1933-10-570	1	60'	$24,477.05	$1,648.63	$1,753.86
PULTE HOME COMPANY LLC	29-23-31-1933-10-580	1	60'	$24,477.05	$1,648.63	$1,753.86
PULTE HOME COMPANY LLC	29-23-31-1933-10-590	1	60'	$24,477.05	$1,648.63	$1,753.86
PULTE HOME COMPANY LLC	29-23-31-1933-10-600	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-610	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-620	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-630	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-640	1	34'	$11,867.66	$799.34	$850.36

Owner	Property*	Units	Lot Type	Total Par Debt Allocation	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation
PULTE HOME COMPANY LLC	29-23-31-1933-10-650	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-660	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-670	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-680	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-690	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-700	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-710	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-720	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-730	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-740	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-750	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-760	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-770	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-780	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-790	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-800	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-810	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-820	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-830	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-840	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-850	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-860	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-870	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-880	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-890	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-900	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-910	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-920	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-930	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-940	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-950	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-960	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-970	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-980	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-10-990	1	40'	$11,867.66	$799.34	$850.36

Owner	Property*	Units	Lot Type	Total Par Debt Allocation	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation
PULTE HOME COMPANY LLC	29-23-31-1933-11-000	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-010	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-020	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-030	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-040	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-050	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-060	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-070	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-080	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-090	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-100	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-110	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-120	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-130	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-140	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-150	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-160	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-170	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-180	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-190	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-200	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-210	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-220	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-230	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-240	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-250	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-260	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-270	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-280	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-290	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-300	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-310	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-320	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-330	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-340	1	34'	$11,867.66	$799.34	$850.36

Owner	Property*	Units	Lot Type	Total Par Debt Allocation	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation
PULTE HOME COMPANY LLC	29-23-31-1933-11-350	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-360	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-370	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-380	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-390	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-400	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-410	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-420	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-430	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-440	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-450	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-460	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-470	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-480	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-490	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-500	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-510	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-520	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-530	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-540	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-550	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-560	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-570	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-580	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-590	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-600	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-610	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-620	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-630	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-640	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-650	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-660	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-670	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-680	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-690	1	40'	$11,867.66	$799.34	$850.36

Owner	Property*	Units	Lot Type	Total Par Debt Allocation	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation
PULTE HOME COMPANY LLC	29-23-31-1933-11-700	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-710	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-720	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-730	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-740	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-750	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-760	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-770	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-780	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-790	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-800	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-810	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-820	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-830	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-840	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-850	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-860	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-870	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-880	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-890	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-11-900	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-11-910	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-11-920	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-11-930	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-11-940	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-11-950	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-11-960	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-11-970	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-11-980	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-11-990	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-12-000	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-12-010	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-12-020	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-12-030	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-12-040	1	TH	$8,900.75	$599.50	$637.77

Owner	Property*	Units	Lot Type	Total Par Debt Allocation	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation
PULTE HOME COMPANY LLC	29-23-31-1933-12-050	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-12-060	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-12-070	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-12-080	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-090	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-100	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-110	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-120	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-130	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-140	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-150	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-160	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-170	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-180	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-190	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-200	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-210	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-220	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-230	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-240	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-250	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-260	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-270	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-280	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-290	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-300	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-310	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-320	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-330	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-340	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-350	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-360	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-370	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-380	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-390	1	34'	$11,867.66	$799.34	$850.36

Owner	Property*	Units	Lot Type	Total Par Debt Allocation	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation
PULTE HOME COMPANY LLC	29-23-31-1933-12-400	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-410	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-420	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-430	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-440	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-450	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-460	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-470	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-480	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-490	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-500	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-510	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-520	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-530	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-540	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-550	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-560	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-570	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-580	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-590	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-600	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-610	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-620	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-630	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-640	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-650	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-660	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-670	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-680	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-690	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-700	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-12-710	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-12-720	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-12-730	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-12-740	1	TH	$8,900.75	$599.50	$637.77

Owner	Property*	Units	Lot Type	Total Par Debt Allocation	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation
PULTE HOME COMPANY LLC	29-23-31-1933-12-750	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-12-760	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-12-770	1	TH	$8,900.75	$599.50	$637.77
PULTE HOME COMPANY LLC	29-23-31-1933-12-780	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-790	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-800	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-810	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-820	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-830	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-840	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-850	1	34'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-860	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-870	1	40'	$11,867.66	$799.34	$850.36
PULTE HOME COMPANY LLC	29-23-31-1933-12-880	1	40'	$11,867.66	$799.34	$850.36
Total Phase 3		393		$4,549,023.48	$306,395.62	$325,952.79

Phase 1B	**Property****	**Units**	**Type**			
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 183	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 184	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 185	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 186	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 187	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 188	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 189	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 190	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 191	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 192	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 193	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 194	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 195	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 196	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 197	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 198	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 199	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 200	1	50'	$20,397.55	$1,373.86	$1,461.55

Owner	Property*	Units	Lot Type	Total Par Debt Allocation	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 201	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 202	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 203	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 204	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 205	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 206	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 207	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 208	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 209	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 210	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 211	1	40'	$11,867.66	$799.34	$850.36
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 212	1	40'	$11,867.66	$799.34	$850.36
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 213	1	40'	$11,867.66	$799.34	$850.36
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 214	1	40'	$11,867.66	$799.34	$850.36
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 215	1	40'	$11,867.66	$799.34	$850.36
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 216	1	40'	$11,867.66	$799.34	$850.36
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 217	1	40'	$11,867.66	$799.34	$850.36
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 218	1	40'	$11,867.66	$799.34	$850.36
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 219	1	40'	$11,867.66	$799.34	$850.36
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 220	1	40'	$11,867.66	$799.34	$850.36
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 221	1	40'	$11,867.66	$799.34	$850.36
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 222	1	40'	$11,867.66	$799.34	$850.36
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 223	1	40'	$11,867.66	$799.34	$850.36
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 224	1	40'	$11,867.66	$799.34	$850.36
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 225	1	40'	$11,867.66	$799.34	$850.36
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 226	1	40'	$11,867.66	$799.34	$850.36
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 227	1	40'	$11,867.66	$799.34	$850.36
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 228	1	40'	$11,867.66	$799.34	$850.36
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 229	1	40'	$11,867.66	$799.34	$850.36
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 230	1	40'	$11,867.66	$799.34	$850.36
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 231	1	40'	$11,867.66	$799.34	$850.36
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 232	1	40'	$11,867.66	$799.34	$850.36
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 233	1	40'	$11,867.66	$799.34	$850.36
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 234	1	40'	$11,867.66	$799.34	$850.36
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 235	1	40'	$11,867.66	$799.34	$850.36

Owner	Property*	Units	Lot Type	Total Par Debt Allocation	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 236	1	40'	$11,867.66	$799.34	$850.36
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 237	1	40'	$11,867.66	$799.34	$850.36
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 238	1	40'	$11,867.66	$799.34	$850.36
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 239	1	40'	$11,867.66	$799.34	$850.36
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 240	1	40'	$11,867.66	$799.34	$850.36
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 241	1	40'	$11,867.66	$799.34	$850.36
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 242	1	40'	$11,867.66	$799.34	$850.36
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 243	1	40'	$11,867.66	$799.34	$850.36
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 244	1	40'	$11,867.66	$799.34	$850.36
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 245	1	40'	$11,867.66	$799.34	$850.36
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 246	1	40'	$11,867.66	$799.34	$850.36
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 247	1	40'	$11,867.66	$799.34	$850.36
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 248	1	40'	$11,867.66	$799.34	$850.36
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 249	1	40'	$11,867.66	$799.34	$850.36
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 250	1	40'	$11,867.66	$799.34	$850.36
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 251	1	40'	$11,867.66	$799.34	$850.36
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 252	1	40'	$11,867.66	$799.34	$850.36
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 253	1	40'	$11,867.66	$799.34	$850.36
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 254	1	40'	$11,867.66	$799.34	$850.36
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 255	1	40'	$11,867.66	$799.34	$850.36
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 256	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 257	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 258	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 259	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 260	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 261	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 262	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 263	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 264	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 265	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 266	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 267	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 268	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 269	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 270	1	50'	$20,397.55	$1,373.86	$1,461.55

Owner	Property*	Units	Lot Type	Total Par Debt Allocation	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 271	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 272	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 273	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 274	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 275	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 276	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 277	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 278	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 279	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 280	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 281	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 282	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 283	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 284	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 285	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 286	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 287	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 288	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 289	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 290	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 291	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 292	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 293	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 294	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 295	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 296	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 297	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 298	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 299	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 300	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 301	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 302	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 303	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 304	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 305	1	50'	$20,397.55	$1,373.86	$1,461.55

Owner	Property*	Units	Lot Type	Total Par Debt Allocation	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 306	1	60'	$24,477.05	$1,648.63	$1,753.86
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 307	1	60'	$24,477.05	$1,648.63	$1,753.86
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 308	1	60'	$24,477.05	$1,648.63	$1,753.86
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 309	1	60'	$24,477.05	$1,648.63	$1,753.86
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 310	1	60'	$24,477.05	$1,648.63	$1,753.86
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 311	1	60'	$24,477.05	$1,648.63	$1,753.86
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 312	1	60'	$24,477.05	$1,648.63	$1,753.86
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 313	1	60'	$24,477.05	$1,648.63	$1,753.86
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 314	1	60'	$24,477.05	$1,648.63	$1,753.86
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 315	1	60'	$24,477.05	$1,648.63	$1,753.86
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 316	1	60'	$24,477.05	$1,648.63	$1,753.86
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 317	1	60'	$24,477.05	$1,648.63	$1,753.86
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 318	1	60'	$24,477.05	$1,648.63	$1,753.86
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 319	1	60'	$24,477.05	$1,648.63	$1,753.86
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 320	1	60'	$24,477.05	$1,648.63	$1,753.86
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 321	1	60'	$24,477.05	$1,648.63	$1,753.86
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 322	1	60'	$24,477.05	$1,648.63	$1,753.86
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 323	1	60'	$24,477.05	$1,648.63	$1,753.86
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 324	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 325	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 326	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 327	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 328	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 329	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 330	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 331	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 332	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 333	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 334	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 335	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 336	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 337	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 338	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 339	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 340	1	50'	$20,397.55	$1,373.86	$1,461.55

Owner	Property*	Units	Lot Type	Total Par Debt Allocation	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 341	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 342	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 343	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 344	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 345	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 346	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 347	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 348	1	50'	$20,397.55	$1,373.86	$1,461.55
BEACHLINE NORTH RESIDENTIAL LLC	Phase 1B, Lot 349	1	50'	$20,397.55	$1,373.86	$1,461.55
Total Phase 1B		167		$3,095,976.52	$208,526.88	$221,837.10
Combined Total		560		$7,645,000.00	$514,922.50	$547,789.89

(1) This amount includes 6% to cover collection fees and early payment discounts when collected utilizing the uniform method.

Annual Assessment Periods	30
Average Coupon Rate (%)	5.47%
Maximum Annual Debt Service	$514,922.50

*LOTS 896 THROUGH 1288, INCLUSIVE, AS SHOWN ON THE PLAT KNOWN AS EVERBE PHASE 3, RECORDED IN THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA AT PLAT BOOK 118, PAGES 66 THROUGH 89, INCLUSIVE.

**LOTS 183 THROUGH 349, INCLUSIVE, AS SHOWN ON THE PLAT KNOWN AS EVERBE PHASE 1B, RECORDED IN THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA AT PLAT BOOK 119, PAGES 29 THROUGH 48, INCLUSIVE.

Prepared by: Governmental Management Services - Central Florida, LLC

SECTION B

RESOLUTION 2026-05

A RESOLUTION MAKING CERTAIN FINDINGS; APPROVING THE SUPPLEMENTAL ENGINEER'S REPORT AND SUPPLEMENTAL ASSESSMENT REPORT; SETTING FORTH THE TERMS OF THE SERIES 2025A BONDS; CONFIRMING THE MAXIMUM ASSESSMENT LIEN SECURING THE SERIES 2025A BONDS; LEVYING AND ALLOCATING ASSESSMENTS SECURING SERIES 2025A BONDS; ADDRESSING COLLECTION OF THE SAME; PROVIDING FOR THE APPLICATION OF TRUE-UP PAYMENTS; PROVIDING FOR A SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF SPECIAL ASSESSMENTS; AND PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the Riverwalk Community Development District ("**District**") has previously indicated its intention to undertake, install, establish, construct, or acquire certain public infrastructure improvements and to finance such public infrastructure improvements through the imposition of special assessments on benefitted property within the District and the issuance of bonds; and

WHEREAS, the District's Board of Supervisors ("**Board**") has previously adopted, after notice and public hearing, Resolutions 2023-12 and 2026-04, relating to the imposition, levy, collection, and enforcement of such special assessments; and

WHEREAS, pursuant to and consistent with the terms of Resolutions 2023-12 and 2026-04, this Resolution shall set forth the terms of bonds to be issued by the District and apply the adopted special assessment methodology to the actual scope of the project to be completed with such series of bonds and the terms of the bond issue; and

WHEREAS, on December 9, 2025, the District entered into a Bond Purchase Agreement whereby it agreed to sell its $7,645,000 Riverwalk Community Development District Special Assessment Bonds, Series 2025A (2025A Project Area) (the "**Series 2025A Bonds**"); and

WHEREAS, pursuant to and consistent with Resolutions 2023-12 and 2026-04, the District desires to set forth the particular terms of the sale of the Series 2025A Bonds and confirm the levy of special assessments securing the Series 2025A Bonds (the "**Series 2025A Assessments**").

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

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190, and 197, *Florida Statutes*, and Resolutions 2023-12 and 2026-04.

SECTION 2. MAKING CERTAIN FINDINGS; APPROVING THE SUPPLEMENTAL ENGINEER'S REPORT AND SUPPLEMENTAL ASSESSMENT REPORT. The Board of Supervisors of the Riverwalk Community Development District hereby finds and determines as follows:

(a) On March 15, 2023, and November 19, 2025, the District, after due notice and public hearing, adopted Resolutions 2023-12 and 2026-04, respectively, which, among other things, equalized, approved, confirmed, and levied special assessments on property benefitting from the infrastructure improvements authorized by the District. Those Resolutions provided that as each series of bonds were issued to fund all or any portion of the District's infrastructure improvements a supplemental resolution would be adopted to set forth the specific terms of the bonds and to certify the amount of the lien of the special assessments securing any portion of the bonds, including interest, costs of issuance, the number of payments due, the true-up amounts, and the application of receipt of true-up proceeds.

(b) The *Third Supplemental Engineer's Report for Capital Improvement Program* dated October 15, 2025, as revised November 11, 2025, which supplements the *First Amendment to Engineer's Report for Capital Improvement Plan* dated October 15, 2025, prepared by the District Engineer, Donald W. McIntosh Associates, Inc., and attached to this Resolution as **Exhibit A** (together, the "**Engineer's Report**"), identifies and describes the presently expected components of the infrastructure improvements to be financed in part with the Series 2025A Bonds (the "**2025A Project**"), and sets forth the estimated costs of the 2025A Project as $22,339,600. The District hereby confirms that the 2025A Project serves a proper, essential, and valid public purpose. The use of the Engineer's Report in connection with the sale of the Series 2025A Bonds is hereby ratified.

(c) The *Supplemental Assessment Methodology for the 2025A Project Area,* dated December 9, 2025, attached to this Resolution as **Exhibit B** (the "**Supplemental Assessment Report**"), applies the adopted *Amended and Restated Master Assessment Methodology,* dated October 15, 2025, and approved by Resolution 2026-04 on November 19, 2025 (the "**Master Assessment Report**"), to the 2025A Project and the actual terms of the Series 2025A Bonds. The Supplemental Assessment Report is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the Series 2025A Bonds.

(d) The 2025A Project will specially benefit all of the developable lands within the District, as set forth in the Supplemental Assessment Report. It is reasonable, proper, just, and right to assess the portion of the costs of the 2025A Project financed with the Series 2025A Bonds to the specially benefitted properties within the District as set forth in Resolutions 2023-12 and 2026-04 and this Resolution.

SECTION 3. SETTING FORTH THE TERMS OF THE SERIES 2025A BONDS; CONFIRMING THE MAXIMUM ASSESSMENT LIEN SECURING THE SERIES 2025A BONDS. As provided in Resolutions 2023-12 and 2026-04, this Resolution is intended to set forth the terms of the Series 2025A Bonds and the final amount of the lien of the Series 2025A Assessments securing those bonds. The Series 2025A Bonds, in an aggregate par amount of

$7,645,000, shall bear such rates of interest and mature on such dates as shown on **Exhibit C** attached hereto. The sources and uses of funds of the Series 2025A Bonds shall be as set forth in **Exhibit D**. The debt service due on the Series 2025A Bonds is set forth on **Exhibit E** attached hereto. The lien of the Series 2025A Assessments securing the Series 2025A Bonds, as such land is described in **Exhibit B**, shall be the principal amount due on the Series 2025A Bonds, together with accrued but unpaid interest thereon, and together with the amount by which the annual assessments shall be grossed up to include early payment discounts required by law and costs of collection.

SECTION 4. LEVYING AND ALLOCATING THE SERIES 2025A ASSESSMENTS SECURING THE SERIES 2025A BONDS; ADDRESSING COLLECTION OF THE SAME.

(a) The Series 2025A Assessments securing the Series 2025A Bonds shall be levied and allocated in accordance with **Exhibit B**. The Supplemental Assessment Report is consistent with the District's Master Assessment Report. The Supplemental Assessment Report, considered herein, reflects the actual terms of the issuance of the Series 2025A Bonds. The estimated costs of collection of the Series 2025A Assessments for the Series 2025A Bonds are as set forth in the Supplemental Assessment Report.

(b) To the extent that land is added to the District and made subject to the lien of the Series 2025A Assessments described in the Supplemental Assessment Report, the District may, by supplemental resolution at a regularly noticed meeting and without the need for a public hearing on reallocation, determine such land to be benefitted by the 2025A Project and reallocate the Series 2025A Assessments securing the Series 2025A Bonds in order to impose Series 2025A Assessments on the newly added and benefitted property.

(c) Taking into account earnings on certain funds and accounts as set forth in the Master Trust Indenture, dated April 1, 2024, and Third Supplemental Trust Indenture, dated December 1, 2025, the District shall begin annual collection of Series 2025A Assessments for the Series 2025A Bonds debt service payments using the methods available to it by law. Beginning with the first debt service payment on May 1, 2026, there shall be thirty (30) years of installments of principal and interest, as reflected on **Exhibit E**.

(d) The District hereby certifies the Series 2025A Assessments for collection and directs staff to take all actions necessary to meet the time and other deadlines imposed for collection by Orange County and other Florida law. The District's Board each year shall adopt a resolution addressing the manner in which the Series 2025A Assessments shall be collected for the upcoming fiscal year. The decision to collect Series 2025A 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 Series 2025A Assessments in future years, and, subject to the terms of the indenture relating to the Series 2025A Bonds, the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 5. CALCULATION AND APPLICATION OF TRUE-UP PAYMENTS. The terms of Resolutions 2023-12 and 2026-04 addressing True-Up Payments, as defined therein, shall continue to apply in full force and effect.

SECTION 6. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution, the Series 2025A Assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's Improvement Lien Book. The Series 2025A Assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal, or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 7. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a Notice of Series 2025A Assessments securing the Series 2025A Bonds in the Official Records of Orange County, Florida, or such other instrument evidencing the actions taken by the District.

SECTION 8. CONFLICTS. This Resolution is intended to supplement Resolutions 2023-12 and 2026-04, which remain in full force and effect. This Resolution and Resolutions 2023-12 and 2026-04 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 9. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

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SECTION 10. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

APPROVED and **ADOPTED**, this 17th day of December 2025.

ATTEST:	**RIVERWALK COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chairperson, Board of Supervisors

Exhibit A: Engineer's Report
Exhibit B: Supplemental Assessment Report
Exhibit C: Maturities and Coupon of Series 2025A Bonds
Exhibit D: Sources and Uses of Funds for Series 2025A Bonds
Exhibit E: Annual Debt Service Payment Due on Series 2025A Bonds

EXHIBIT A

Engineer's Report

THIRD SUPPLEMENTAL ENGINEER'S REPORT FOR CAPITAL IMPROVEMENT PROGRAM

RIVERWALK COMMUNITY DEVELOPMENT DISTRICT

October 15, 2025
Revised November 11, 2025

FOR

RIVERWALK COMMUNITY DEVELOPMENT DISTRICT

ORLANDO, FLORIDA

BY:

McINTOSH ASSOCIATES an LJA Company
1950 SUMMIT PARK DRIVE, SUITE 600
ORLANDO, FL 32810

THIRD SUPPLEMENTAL ENGINEER'S REPORT FOR
CAPITAL IMPROVEMENT PROGRAM

RIVERWALK COMMUNITY DEVELOPMENT DISTRICT

1. PURPOSE

This report supplements the *Engineer's Report for Capital Improvement Program*, dated January 17, 2023, as amended by the *First Amendment to the Engineer's Report for Capital Improvement Program*, dated October 15, 2025 (together, the "**Master Report**"), in order to address the third phase of the District's CIP to be known as the "**2025A Project.**" All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Master Report.

2. 2025A Project

The District's 2025A Project includes the portion of the CIP that is necessary for the development of what is known as "Phases 1B and 3" ("**2025A Project Area**") of the District as well as certain master improvements necessary for the development of the CIP.

Product Mix

The table below shows the product types that will be part of the 2025A Project:

Product Types

Product Type	Units
Townhomes	110
SF 34'	*152*
SF 40'	*156*
SF 50'	114
SF 60'	28
TOTAL	**560**

List of 2025A Project Improvements

The various improvements that are part of the overall CIP – including those that are part of the 2025A Project – are described in detail in the Master Report, and those descriptions are incorporated herein. The 2025A Project includes, generally stated, the following items relating to the 2025A Project Area: on-site public roadways and alleys, stormwater management, drainage works, and utilities.

Costs / Benefits

The table below shows the costs of the 2025A Project.

2025A PROJECT COSTS[1]

Improvement	2025A Project Costs[2]
Roadway Construction (on-site)	$6,283,600
Roadway Construction (off-site)	$0
Potable Water	$1,654,100
Sanitary Sewer	$3,658,800
Reclaimed Water	$1,480,100
Drainage Works (Stormwater System)	$6,151,900
Landscape and Irrigation	$2,361,300
Power Conduit	$150,800
Soft Costs	$599,000
TOTAL	**$22,339,600**

This opinion of probable costs represents the Engineer's judgment as a design professional and is supplied for the general guidance of the District. The Engineer has no control over the cost of labor and material, competitive bidding or market conditions. While it is the Engineer's opinion that the costs identified herein are reasonable and sufficient for the design, construction and/or installation of the 2025A Project, the Engineer does not guarantee the accuracy of such opinions as compared to contractor bids or actual cost to the District.

3. CONCLUSION

The 2025A Project will be designed in accordance with current governmental regulations and requirements. The 2025A Project will serve its intended function so long as the construction is in substantial compliance with the design. It is further our opinion that:

- the cost of the 2025A Project as set forth herein is reasonable based on prices currently being experienced in the jurisdiction in which the District is located, and is not greater than the lesser of the actual cost of construction or the fair market value of such infrastructure;

- all of the improvements comprising the 2025A Project are required by applicable development approvals issued pursuant to Section 380.06, Florida Statutes;

- all necessary regulatory approvals for the 2025A Project were obtained; and

- the assessable property within the 2025A Project Area within the District will receive a special benefit from the 2025A Project that is at least equal to the costs of the 2025A Project.

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[1] The costs herein do not include anticipated carrying cost, interest reserves or other anticipated CDD expenditures that may be incurred.
[2] Estimated and rounded to nearest hundred.

As described above, this report identifies the benefits from the 2025A Project to the lands within the 2025A Project Area. The general public, property owners other governmental units, and property outside the 2025A Project Area and outside of the District will benefit from the provisions of the 2025A Project; however, these are incidental to the 2025A Project, which is designed solely to provide special benefits peculiar to property within the 2025A Project Area within the District. Special and peculiar benefits accrue to property within the 2025A Project Area within the District and enable properties within its boundaries to be developed.

The 2025A Project will be owned by the District or other governmental units and such 2025A Project is intended to be available and will reasonably be available for use by the general public (either by being part of a system of improvements that is available to the general public or is otherwise available to the general public) including nonresidents of the District. All of the 2025A Project is or will be located on lands owned or to be owned by the District or another governmental entity or on perpetual easements in favor of the District or other governmental entity. The 2025A Project, and any cost set forth herein, do not include any earthwork, grading or other improvements on private lots or property. The District will pay the lesser of the cost of the components of the 2025A Project or the fair market value.

Please note that the 2025A Project as presented herein is based on current plans and market conditions which are subject to change. Accordingly, the 2025A Project, as used herein, refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units in the District, which (subject to true-up determinations) number and type of units may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

McIntosh Associates
an LJA company

John T. Townsend, PE
District Engineer

11/11/25
Date

FIRST AMENDMENT TO THE ENGINEER'S REPORT FOR

CAPITAL IMPROVEMENT PROGRAM

RIVERWALK COMMUNITY DEVELOPMENT DISTRICT

October 15, 2025

FOR

RIVERWALK COMMUNITY DEVELOPMENT DISTRICT

ORLANDO, FLORIDA

BY:

McINTOSH ASSOCIATES an LJA COMPANY
1950 SUMMIT PARK DRIVE, SUITE 600
ORLANDO, FL 32810

FIRST AMENDMENT TO THE ENGINEER'S REPORT FOR
CAPITAL IMPROVEMENT PROGRAM

RIVERWALK COMMUNITY DEVELOPMENT DISTRICT

I. BACKGROUND

The Riverwalk Community Development District ("**District**") was established under City of Orlando Ordinance No. 2022-44 enacted by the City Council with an effective date of August 15, 2022. At the time of establishment, the District consisted of approximately 404.22 acres of land. The District Engineer prepared that certain *Engineer's Report for Capital Improvement Program for the District* dated January 17, 2023 ("**Engineer's Report**"). This First Amendment to the Engineer's Report ("**First Amendment**") has been prepared, at the request of the District, to reflect the addition of real property totaling approximately 206.72 acres added to the District boundary by City of Orlando Ordinance No. 2025-34 and which contains a portion of the planned development described herein in Section II ("**Expansion Area**"). Beachline North Residential, LLC, acts as the master developer (together with any affiliated entities, "**Developer**") of the property within the District boundary. The District has been created as a unit of special-purpose government to construct, acquire, finance and maintain certain necessary public infrastructure improvements as described herein.

The District is generally located south of Lee Vista Boulevard, west of State Road 417 (the "Central Florida Greeneway"), east of Narcoossee Road, and north of State Road 528 (the "Beachline Expressway") in the City of Orlando, Florida. Attached **Exhibit "A"** depicts the current boundaries of the District including the Expansion Area. The land within the District is currently encompassed within the Vista Park Planned Development (PD) as approved by the City of Orlando. A map of the entire Vista Park development is included as **Exhibit "B."**

The Capital Improvement Program ("CIP") for the existing District boundary ("Existing CIP") is described in the Engineer's Report. The CIP for the Expansion Area ("Expansion Area CIP") is described herein and reflects the proposed improvements within the

Expansion Area. As represented by the Developer, the currently contemplated master plan for the Expansion Area represents development of public infrastructure improvements to support a development program of approximately:

- 408 residential dwelling units consisting of 96 – 20' wide lots (attached townhomes), 76 – 34' wide lots (detached bungalows), 192 – 50' wide lots (detached single family), and 44 – 60' wide lots (detached single family); and

- community amenities and recreational facilities.

Minor revisions to the currently contemplated development program can be implemented if consistent with the City-approved Planned Development (PD). Ultimate build-out of the PD is presently expected to occur over an estimated period of ten (10) years.

II. OBJECTIVE

This First Amendment has been prepared to assist with the financing and construction of various necessary public infrastructure improvements contemplated to be constructed, acquired and/or installed to provide safe and adequate access, utilities, etc. within the Expansion Area. This First Amendment presents a narrative description of the major components included within the infrastructure systems and current Engineer's opinions of probable costs for completing the District-related improvements necessary to support the development of the land located within the Expansion Area. The Expansion Area CIP is currently anticipated to be implemented in four phases and includes:

- Neighborhood 4-1B – approximately 7,025 LF of local two-lane roadways and 2,054 LF of alleyway to support 167 residential units;

- Neighborhood 4-Enclave – approximately 5,241 LF of local two-lane roadways to support 102 residential units;

- Neighborhood 4-S – approximately 7,387 LF of local two-lane roadways and 2,473 LF of alleyway to support 139 residential units; and

- Passaic Parkway – approximately 3,947 LF of on-site and 515 LF of off-site local two-lane roadways.

The Expansion Area CIP reflected in this First Amendment represents the present intentions of the Developer and the District. The implementation of any CIP components discussed herein requires final approval by many regulatory and permitting agencies including the City of Orlando. The actual improvements described herein may vary from those discussed herein. If additional improvements not described herein are identified, the Engineer's Report may be further amended to reflect such additional improvements.

Engineer's opinions of probable costs contained in this First Amendment have been prepared based on the Engineer's opinion and interpretation of the best available information at this time. The actual costs of construction, engineering design, planning, approvals and permitting may vary from the cost opinions presented herein.

III. TRANSPORTATION IMPROVEMENTS

Currently, the District boundary is adjacent to Lee Vista Boulevard, a major collector road. Additionally, the District's eastern boundary abuts State Road 417. The proposed roadway improvements within the District include approximately six thousand six hundred (6,600) linear feet of 4-lane roadway known as Econlockhatchee Trail, which provides north-south interconnectivity with the existing east-west collector roadway (Lee Vista Boulevard) and access to future residential areas, and support development within the District as well as Passaic Parkway, approximately two-hundred (200) linear feet of 2-lane roadway (Existing CIP), which is planned to be extended approximately 3,947 LF on-site and 515 LF off-site as part of the Expansion Area CIP within the Vista Park PD and will provide east-west interconnectivity with Lee Vista Boulevard. The roadway improvements associated with Econlockhatchee Trail are not included in the CIP costs as those improvements are subject to

a cost share agreement between the Developer and the City of Orlando. In addition to Passaic Parkway (a primary roadway), the CIP includes local residential roadways and alleys (secondary roadways) providing interconnectivity throughout the Expansion Area.

The primary and secondary roadway infrastructure is determined to be necessary to provide safe and adequate access to the land within the Expansion Area. A graphic depiction of the primary roadway infrastructure is set forth in **Exhibit "C."**

The Developer is also pursuing potential transportation impact fee credits and cost sharing that may be available to offset the costs of transportation infrastructure; however, the applicability and amount are uncertain, so they have not been factored into the estimated infrastructure costs included in this report.

An allowance has been included for the cost to acquire the right-of-way required to construct the necessary roadway improvements. The actual value of the right-of-way will be determined by appraisal and approved by the District's Board of Supervisors prior to acquisition at a cost not to exceed the appraised value or the cost basis, whichever is less.

IV. POTABLE WATER, RECLAIMED WATER, & SANITARY SEWER FACILITIES

The potable water distribution system for the Expansion Area will include a potable water main extension that connects to the Orange County Utilities (OCU) water mains in Econlockhatchee Trail. Distribution mains will run generally within the primary roadway corridor described above with the objective that the potable water distribution system will serve as a source of potable water and fire protection water for all of the development within the District. The potable water facilities constructed by the District will ultimately be owned, operated and maintained by Orange County Utilities. The District will not finance any lateral lines beyond any private property boundary.

The reclaimed water distribution system for the Expansion Area will include a reclaimed water main extension that connects to the Orange County Utilities reclaimed water main in Econlockhatchee Trail. Like the potable water mains, the reclaimed water distribution mains will run generally within the primary roadway corridor described above with the objective that the reclaimed water distribution system will ultimately serve as a source of non-potable (irrigation) water for all of the development within the District. The District will only fund the operating cost of providing reclaimed water to District-owned common areas and landscaped right-of-way areas. The reclaimed water facilities constructed by the District will ultimately be owned, operated and maintained by Orange County Utilities. The District will not finance any lateral lines beyond any private property boundary.

The sanitary sewer system for the Expansion Area will include gravity sewer mains, lift stations and force mains that discharge to the Orange County Utilities sanitary sewer transmission systems in Econlockhatchee Trail. The gravity sewer mains will run generally within the primary roadway corridor described above with the objective that the sanitary sewer collection and transmission system will convey wastewater from development within the District to the Orange County Utilities transmission and treatment systems. These sanitary sewer facilities, along with contributing gravity sewer collection and transmission systems constructed by the Developer, will act as the wastewater collection systems for all development within the District. The sanitary sewer facilities constructed by the District will ultimately be owned, operated and maintained by Orange County Utilities. The District will not finance any lateral lines beyond any private property boundary.

V. ELECTRICAL DISTRIBUTION AND STREET LIGHTING

The infrastructure roadway corridor will accommodate a plastic pipe duct bank system and plastic pipe streetlight conduits, manholes and pull boxes. This duct bank system and conduit network will enable the efficient distribution of electric power provided by Duke Energy to the development, including power to the streetlights. The proposed duct bank system will run within the rights-of-way or easements established for the primary roadway corridor and be

placed as part of the initial roadway construction to significantly limit the amount of disruption required to provide these needed services as development progresses. Streetlight conduit and the streetlight network are also intended to be completed concurrent with the roadway construction. These streetlight conduit systems are not included in the Expansion Area CIP, as they will be constructed, owned, operated and maintained by Duke Energy. The Expansion Area CIP may, however, include the differential cost of undergrounding the electric utilities.

VI. STORMWATER MANAGEMENT AND DRAINAGE FACILITIES

To enable construction of the public infrastructure improvements required to support the Expansion Area, a site-wide master stormwater management system has been and will continue to be implemented. This master stormwater management system consists of a series of surface water retention/detention ponds enabling treatment and attenuation of stormwater runoff from development within the District. Drainage works consisting of roadway inlets, collector pipes, manholes, outfall pipes, etc. to be constructed within the proposed infrastructure roadways will collect stormwater runoff and convey it to the master stormwater management system. These drainage improvements are included in the Expansion Area CIP and are identified as "Drainage Works" in the estimates that follow.

VII. RECREATION FACILITIES AND AMENITIES

One of the major components of creating a community is the implementation of special common area and recreation facility improvements. The proposed development plan for the project includes the creation of several special amenities and "places," which will help create a sense of community. These areas include park facilities and select land clearing and wetland edge cleaning. The District fully supports an elevated level of quality throughout the Vista Park PD; however, the Expansion Area CIP does not anticipate District funding of recreational facilities or amenities beyond the District's intent to incorporate upgraded street sign poles, roadway improvements and enhanced streetscaping, including community identification monuments. All other recreational facilities and/or amenities are anticipated to

be funded by the Developer or its successor in title. However, the District may accept such facilities for ownership, operation and maintenance once constructed.

VIII. DESIGN/PERMITTING AND CONTINGENCY

Estimated soft costs associated with the Expansion Area CIP are included in the Opinion of Probable Costs included herein. These include but are not limited to:

- design/engineering/permitting;
- land surveying;
- legal consulting;
- environmental consulting;
- regulatory permitting;
- materials testing;
- as-built surveying; and
- observation during construction to assure the site is constructed as designed and maintained in a safe and secure manner until sufficient infrastructure is in place to allow for dedication to the appropriate jurisdictional or regulatory agency.

A project contingency estimate has also been included.

IX. COST ESTIMATES FOR DEVELOPMENT IMPROVEMENTS

A summary of the Engineer's Opinion of Probable Costs is provided as Table 1. A listing of the entities expected to receive the dedication of various improvements along with the entities expected to assume responsibility for operation and maintenance of the facilities is provided in Table 2.

The opinions of probable costs provided in this First Amendment represent only those facilities to be designed, constructed, and/or installed or acquired by the District. Costs are based upon the Engineer's opinion and interpretation of the best available information; however, costs will vary based on final site planning, final engineering, approvals from regulatory agencies and economic factors.

In our opinion, the estimated costs identified herein are reasonable and sufficient for the design, construction and/or installation of the Expansion Area CIP.

X. CONCLUSIONS

The Expansion Area CIP will be designed in accordance with current governmental regulations and requirements. The Expansion Area CIP will serve its intended function so long as the construction is in substantial compliance with the design.

It is further our opinion that:

- the estimated cost to the Expansion Area CIP as set forth herein is reasonable based on prices currently being experienced in Orange County, Florida, and is not greater than the lesser of the actual cost of construction or the fair market value of such infrastructure;

- all of the improvements comprising the Expansion Area CIP are required by applicable development approvals issued pursuant to Section 380.06, Florida Statutes;

- the Expansion Area CIP is feasible to construct, there are no technical reasons existing at this time that would prevent the implementation of the Expansion Area CIP, and it is reasonable to assume that all necessary regulatory approvals will be obtained in due course; and

- the assessable property within the District will receive a special benefit from the Expansion Area CIP that is at least equal to such costs.

Also, the Expansion Area CIP will constitute a system of improvements that will provide benefits, both general, and special and peculiar, to all land within the District. The general public, property owners and property outside the District and the Expansion Area will benefit from the provisions of the Expansion Area CIP; however, these are incidental to the Expansion Area CIP, which is designed solely to provide special benefits peculiar to property within the District. Special and peculiar benefits accrue to property within the District and enables properties within its boundaries to be developed.

The professional service for establishing the Construction Cost Estimate is consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

The Expansion Area CIP will be owned by the District or other governmental units and such Expansion Area CIP is intended to be available and will reasonably be available for use by the general public (either by being part of a system of improvements that is available to the general public or is otherwise available to the general public) including nonresidents of the District. All of the Expansion Area CIP is or will be located on land owned or to be owned by the District or another governmental entity or on perpetual public easements in favor of the District or other governmental entity. The Expansion Area CIP, and any cost estimates set forth herein, do not include any earthwork, grading or other improvements on private lots or property.

TABLE 1

RIVERWALK COMMUNITY DEVELOPMENT DISTRICT

Amended CIP

ENGINEER'S OPINION OF PROBABLE COST

First CDD Boundary Amendment (±206.72 AC.)
October 15, 2025

Component	Capital Improvements Estimated Cost
Roadway Construction (Onsite)	$16,016,400.00
Roadway Construction (Passaic Parkway)	$1,779,600.00
Land Acquisition (Right-of-Way, Ponds, etc.)	$16,257,000.00
Potable Water	$4,576,000.00
Sanitary Sewer	$5,313,350.00
Sanitary Force Main (Passaic Parkway)	$279,650.00
Reclaimed Water	$3,559,000.00
Differential Cost of Undergrounding Electric	$1,500,000.00
Stormwater Management	$5,085,000.00
Landscape and Irrigation	$8,644,000.00
Wetland Mitigation	$1,500,000.00
Soft Costs	$6,356,000.00
	$70,866,000.00

1) The estimated cost of Roadway Construction includes estimated cost of right-of-way acquisition, subject to an MAI appraisal and Board approval.
2) This opinion of probable cost represents the Engineer's judgment as a design professional and is supplied for the general guidance of the District. The Engineer has no control over the cost of labor and material, competitive bidding or market conditions. While it is the Engineer's opinion that the costs identified herein are reasonable and sufficient for the design, construction and/or installation of the Amended CIP, the Engineer does not guarantee the accuracy of such opinions as compared to contractor bids or actual cost to the District.
3) Streetlights will be furnished and installed by Duke Energy.

TABLE 2

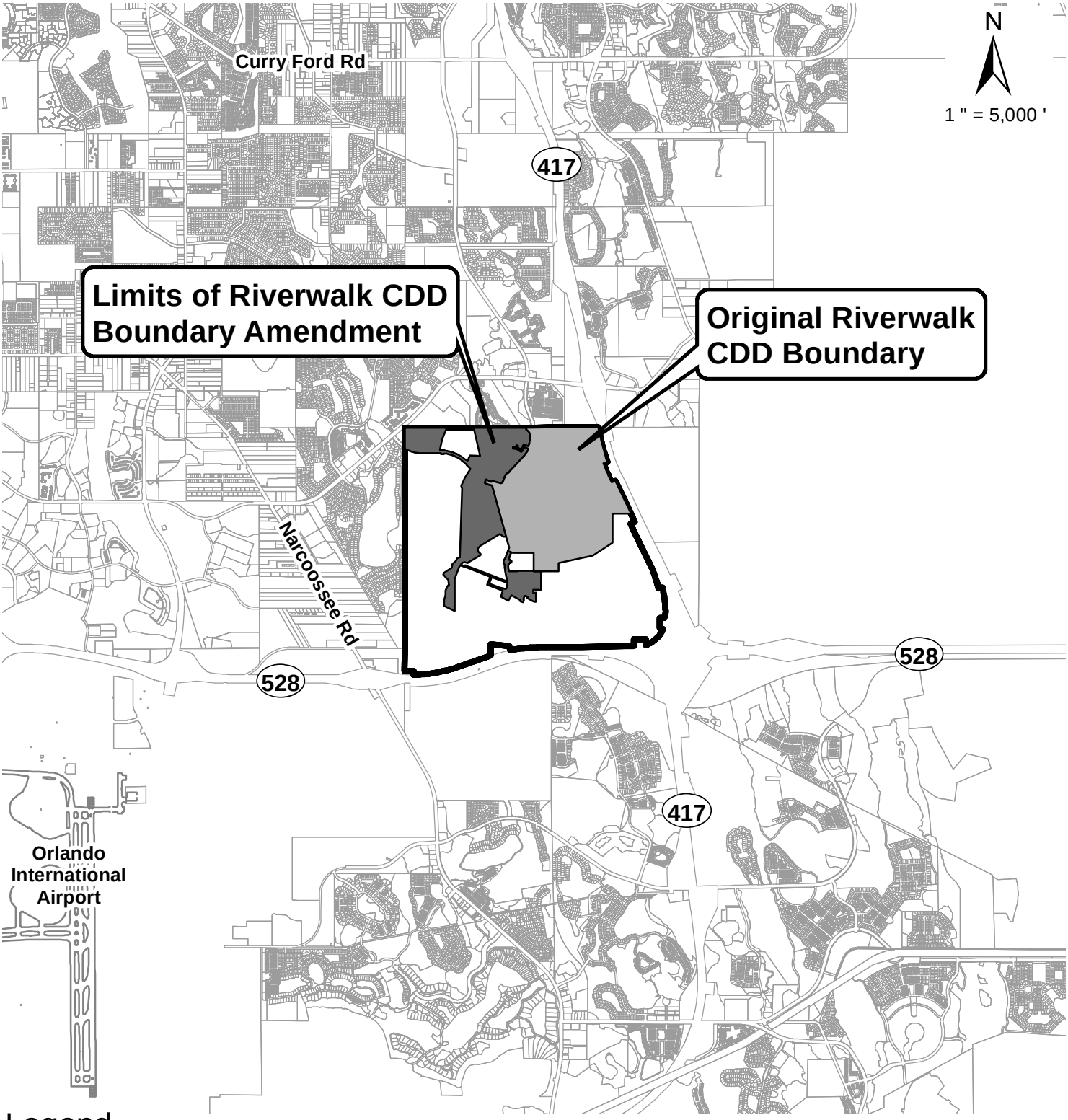
RIVERWALK COMMUNITY DEVELOPMENT DISTRICT

OWNERSHIP, OPERATION & MAINTENANCE SUMMARY

October 15, 2025

DISTRICT CONSTRUCTED SYSTEM	OWNERSHIP	OPERATION AND MAINTENANCE ENTITY
Public Roadways	City of Orlando	City of Orlando
Alleys	CDD	CDD
Potable Water	Orange County Utilities	Orange County Utilities
Sanitary Sewer	Orange County Utilities	Orange County Utilities
Reclaimed Water	Orange County Utilities	Orange County Utilities
Electrical Duct Bank/Streetlights*	Duke Energy	Duke Energy
Drainage Works	City of Orlando	City of Orlando
Common Areas / Landscaping	District / City of Orlando	District / City of Orlando

*It is anticipated that Duke Energy will install, own, operate and maintain streetlights under a lease agreement with the District.



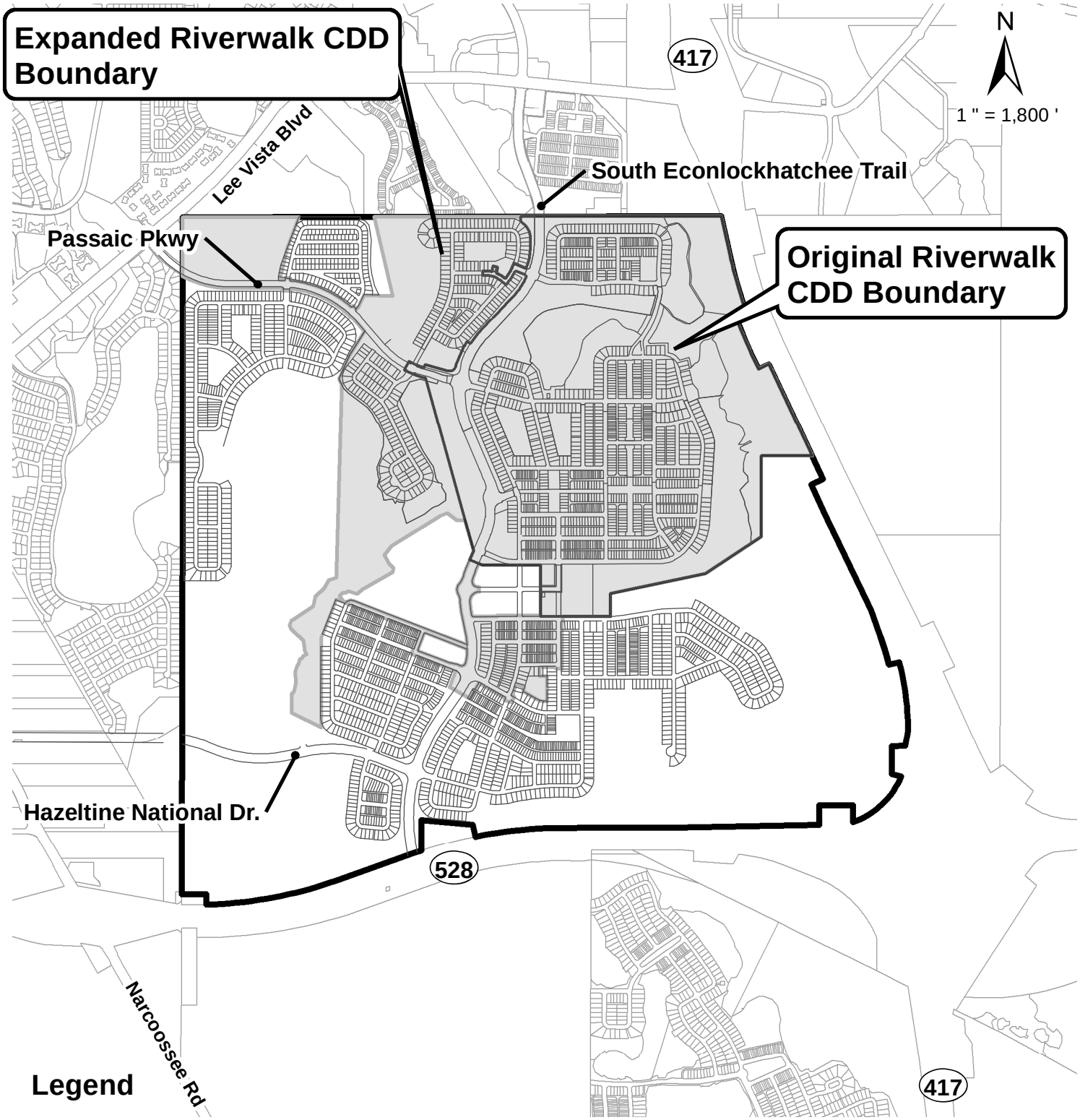
Legend

- Original Riverwalk CDD Boundary
- Limits of Riverwalk CDD Boundary Amendment
- Planned Development Boundary

McIntosh Associates an LJA company

EXHIBIT A
LOCATION MAP

F:\Proj2019\19088\Gis\CDD Exhibits\Exhibit A Location Map 2025.mxd



Legend

- Master Lot Layout
- Original Riverwalk CDD Boundary
- Expanded Riverwalk CDD Boundary
- Planned Development Boundary

McIntosh Associates
an LJA company

EXHIBIT B
OVERALL LAYOUT

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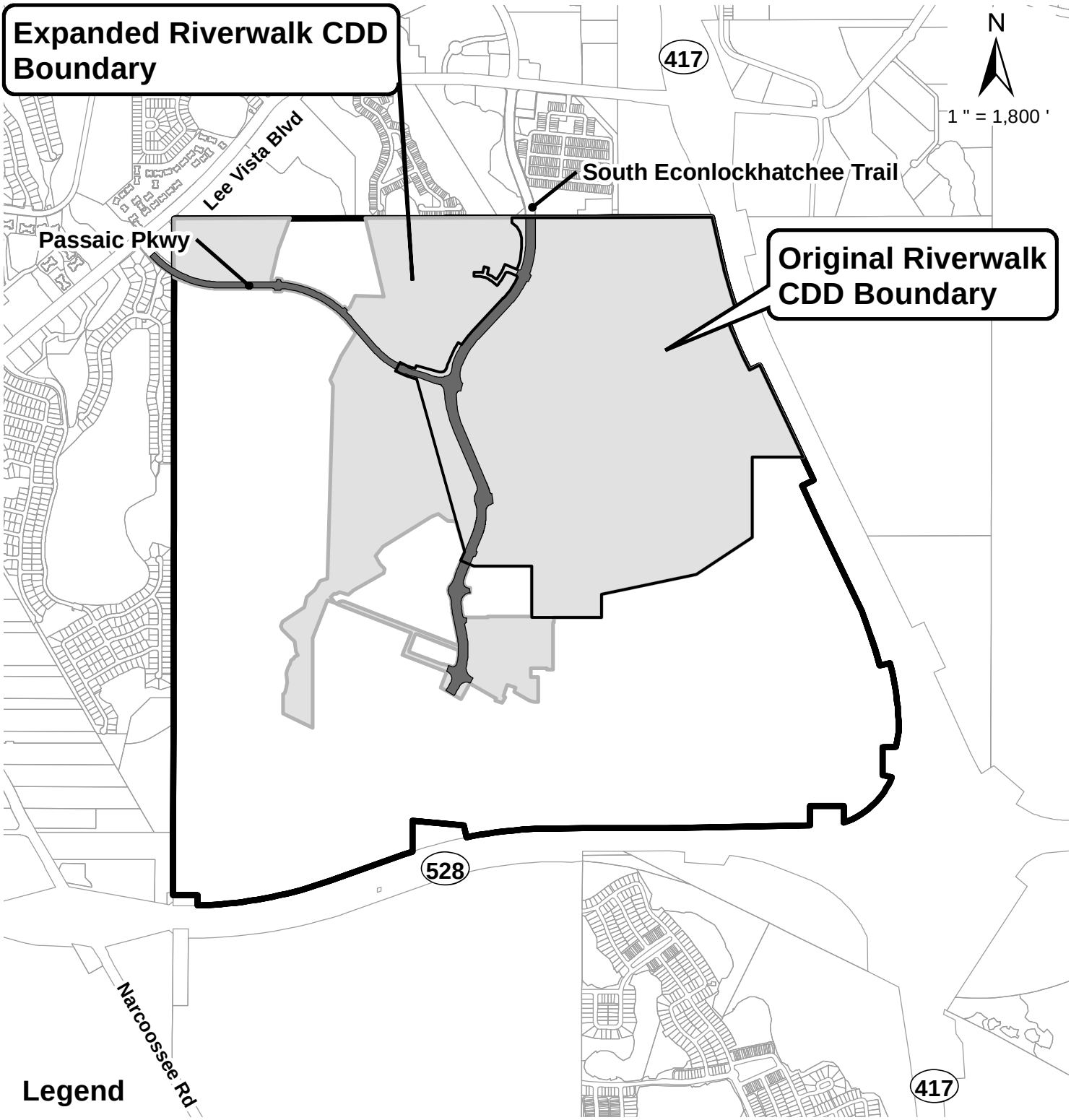

Legend

- Primary ROW
- Original Riverwalk CDD Boundary
- Expanded Riverwalk CDD Boundary
- Planned Development Boundary

EXHIBIT C
ECONLOCKHATCHEE TRAIL AND PASSAIC PARKWAY

McIntosh Associates
an LJA company

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EXHIBIT B

Supplemental Assessment Report

EXHIBIT C

Maturities and Coupon of Series 2025A Bonds

BOND PRICING

Riverwalk Community Development District
Special Assessment Bonds, Series 2025A (2025A Project Area)

Bond Component	Maturity Date	Amount	Rate	Yield	Price
Term 1:					
	05/01/2030	685,000	4.000%	4.000%	100.000
Term 2:					
	05/01/2035	775,000	4.250%	4.250%	100.000
Term 3:					
	05/01/2045	2,265,000	5.300%	5.300%	100.000
Term 4:					
	05/01/2055	3,920,000	5.625%	5.625%	100.000
		7,645,000			

Dated Date	12/23/2025	
Delivery Date	12/23/2025	
First Coupon	05/01/2026	
Par Amount	7,645,000.00	
Original Issue Discount		
Production	7,645,000.00	100.000000%
Underwriter's Discount	-152,900.00	-2.000000%
Purchase Price	7,492,100.00	98.000000%
Accrued Interest		
Net Proceeds	7,492,100.00	

EXHIBIT D

Sources and Uses of Funds for Series 2025A Bonds

SOURCES AND USES OF FUNDS

Riverwalk Community Development District
Special Assessment Bonds, Series 2025A (2025A Project Area)

Sources:	
Bond Proceeds:	
Par Amount	7,645,000.00
	7,645,000.00

Uses:	
Other Fund Deposits:	
Debt Service Reserve Fund (25% MADS)	128,730.63
Delivery Date Expenses:	
Cost of Issuance	196,650.00
Underwriter's Discount	152,900.00
	349,550.00
Other Uses of Funds:	
Construction Fund	7,166,719.37
	7,645,000.00

EXHIBIT E

Annual Debt Service Payment Due on Series 2025A Bonds

BOND DEBT SERVICE

Riverwalk Community Development District
Special Assessment Bonds, Series 2025A (2025A Project Area)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2026	175,000	4.000%	142,536.00	317,536.00	
11/01/2026			196,941.25	196,941.25	514,477.25
05/01/2027	120,000	4.000%	196,941.25	316,941.25	
11/01/2027			194,541.25	194,541.25	511,482.50
05/01/2028	125,000	4.000%	194,541.25	319,541.25	
11/01/2028			192,041.25	192,041.25	511,582.50
05/01/2029	130,000	4.000%	192,041.25	322,041.25	
11/01/2029			189,441.25	189,441.25	511,482.50
05/01/2030	135,000	4.000%	189,441.25	324,441.25	
11/01/2030			186,741.25	186,741.25	511,182.50
05/01/2031	140,000	4.250%	186,741.25	326,741.25	
11/01/2031			183,766.25	183,766.25	510,507.50
05/01/2032	150,000	4.250%	183,766.25	333,766.25	
11/01/2032			180,578.75	180,578.75	514,345.00
05/01/2033	155,000	4.250%	180,578.75	335,578.75	
11/01/2033			177,285.00	177,285.00	512,863.75
05/01/2034	160,000	4.250%	177,285.00	337,285.00	
11/01/2034			173,885.00	173,885.00	511,170.00
05/01/2035	170,000	4.250%	173,885.00	343,885.00	
11/01/2035			170,272.50	170,272.50	514,157.50
05/01/2036	175,000	5.300%	170,272.50	345,272.50	
11/01/2036			165,635.00	165,635.00	510,907.50
05/01/2037	185,000	5.300%	165,635.00	350,635.00	
11/01/2037			160,732.50	160,732.50	511,367.50
05/01/2038	195,000	5.300%	160,732.50	355,732.50	
11/01/2038			155,565.00	155,565.00	511,297.50
05/01/2039	205,000	5.300%	155,565.00	360,565.00	
11/01/2039			150,132.50	150,132.50	510,697.50
05/01/2040	220,000	5.300%	150,132.50	370,132.50	
11/01/2040			144,302.50	144,302.50	514,435.00
05/01/2041	230,000	5.300%	144,302.50	374,302.50	
11/01/2041			138,207.50	138,207.50	512,510.00
05/01/2042	245,000	5.300%	138,207.50	383,207.50	
11/01/2042			131,715.00	131,715.00	514,922.50
05/01/2043	255,000	5.300%	131,715.00	386,715.00	
11/01/2043			124,957.50	124,957.50	511,672.50
05/01/2044	270,000	5.300%	124,957.50	394,957.50	
11/01/2044			117,802.50	117,802.50	512,760.00
05/01/2045	285,000	5.300%	117,802.50	402,802.50	
11/01/2045			110,250.00	110,250.00	513,052.50
05/01/2046	300,000	5.625%	110,250.00	410,250.00	
11/01/2046			101,812.50	101,812.50	512,062.50
05/01/2047	320,000	5.625%	101,812.50	421,812.50	
11/01/2047			92,812.50	92,812.50	514,625.00
05/01/2048	335,000	5.625%	92,812.50	427,812.50	
11/01/2048			83,390.63	83,390.63	511,203.13
05/01/2049	355,000	5.625%	83,390.63	438,390.63	
11/01/2049			73,406.25	73,406.25	511,796.88
05/01/2050	375,000	5.625%	73,406.25	448,406.25	
11/01/2050			62,859.38	62,859.38	511,265.63
05/01/2051	400,000	5.625%	62,859.38	462,859.38	
11/01/2051			51,609.38	51,609.38	514,468.76
05/01/2052	420,000	5.625%	51,609.38	471,609.38	
11/01/2052			39,796.88	39,796.88	511,406.26
05/01/2053	445,000	5.625%	39,796.88	484,796.88	

BOND DEBT SERVICE

Riverwalk Community Development District
Special Assessment Bonds, Series 2025A (2025A Project Area)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2053			27,281.25	27,281.25	512,078.13
05/01/2054	470,000	5.625%	27,281.25	497,281.25	
11/01/2054			14,062.50	14,062.50	511,343.75
05/01/2055	500,000	5.625%	14,062.50	514,062.50	
11/01/2055					514,062.50
	7,645,000		7,726,186.04	15,371,186.04	15,371,186.04

SECTION C

This instrument prepared by
and return to:

Tucker F. Mackie
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301

RIVERWALK COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF SERIES 2025A ASSESSMENTS
(2025A PROJECT AREA)

PLEASE TAKE NOTICE that the Board of Supervisors of the Riverwalk Community Development District (the "**District**") in accordance with Chapters 170, 190, and 197, *Florida Statutes*, adopted Resolution Nos. 2023-09, 2023-10, 2023-12, 2026-01, 2026-02, 2026-04, and 2026-05 (collectively, the "**Assessment Resolutions**"), providing for, levying and setting forth the terms of non-ad valorem special assessments constituting a governmental lien on certain real property within the boundaries of the District that are specially benefitted by the improvements of the Capital Improvement Program as defined and described in the District's adopted *Engineer's Report for Capital Improvement Program* dated January 17, 2023, as amended by the *First Amendment to Engineer's Report for Capital Improvement Plan* dated October 15, 2025, as supplemented by the *Third Supplemental Engineer's Report for Capital Improvement Program* dated October 15, 2025, as revised November 11, 2025 (collectively, the "**Engineer's Report**").

To finance the costs of the Capital Improvement Program, the District issued Riverwalk Community Development District Special Assessment Bonds, Series 2025A (2025A Project Area), which are secured by the non-ad valorem assessments levied by the Assessment Resolutions (the "**Series 2025A Assessments**"), as described in the *Amended & Restated Master Assessment Methodology for Riverwalk Community Development District,* dated October 15, 2025, and the *Supplemental Assessment Methodology for the 2025A Project Area*, dated

December 9, 2025 (together, the "**2025A Assessment Report**"). The legal description of the lands on which said Series 2025A Assessments are imposed is attached to this Notice as **Exhibit A**. Copies of the Engineer's Report, the Assessment Resolutions, and the 2025A Assessment Report may be obtained by contacting the District at:

Riverwalk Community Development District
c/o Governmental Management Services
219 E. Livingston Street
Orlando, Florida 32801
Ph.: (407) 841-5524

The Series 2025A Assessments provided for in the Assessment Resolutions were legally and validly determined and levied in accordance with all applicable requirements of Florida law, and the Series 2025A Assessments constitute and will at all relevant times in the future constitute, legal, valid and binding first liens on the land against which assessed until paid, coequal with the lien of all state, county, district and municipal taxes, and superior in dignity to all other liens, titles and claims.

The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, *Florida Statutes*. Pursuant to Section 190.048, *Florida Statutes*, you are hereby notified that: **THE RIVERWALK COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL**

GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

IN WITNESS WHEREOF, this Notice has been executed on the ___ day of _____ 2025, and recorded in the Official Records of Orange County, Florida.

RIVERWALK COMMUNITY DEVELOPMENT DISTRICT

_____
George Flint, District Manager and Secretary

_____
Witness

Print Name: _____
Address: _____
_____

_____
Witness

Print Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____ 2025, by George Flint, as District Manager and Secretary for the Riverwalk Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes. He is personally known to me or has produced _____ as identification.

_____
(Official Notary Signature & Seal)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

EXHIBIT A

Lots 896 through 1288, inclusive, EVERBE PHASE 3, according to the plat thereof recorded in Plat Book 118, Pages 66 through 89, inclusive, Public Records of Orange County, Florida.

And Also:

Lots 183 through 349, inclusive, EVERBE PHASE 1B, according to the plat thereof recorded in Plat Book 119, Pages 29 through 48, inclusive, Public Records of Orange County, Florida.

SECTION D

This instrument was prepared by:

Tucker F. Mackie, Esq.
Kutak Rock LLP
107 West College Ave
Tallahassee, Florida 32301

AMENDED & RESTATED DISCLOSURE OF PUBLIC FINANCE[1]

The Riverwalk Community Development District ("**District**") is a unit of special-purpose local government created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes*. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The following information is provided to fulfill this statutory requirement.

WHAT IS THE DISTRICT AND HOW IS IT GOVERNED?

The District is an independent local unit of special purpose government, created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes*, and established by Ordinance No. 2022-44, which was enacted by the City Council of the City of Orlando, Florida ("**City council**"), and which became effective on August 15, 2022, as amended by Ordinance No. 2025-34, enacted by the City Council and effective on October 6, 2025, amending the boundaries of the District. The District currently encompasses approximately 610.94 acres of land located entirely within the City of Orlando, Florida ("**City**"). The legal description of the lands encompassed within the District is attached hereto as **Exhibit A**. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors (**"Board"**), the members of which are initially elected by landowners within the District and must be at least eighteen (18) years of age, a resident of the State and a citizen of the United States. Upon the later of six (6) years after the District's establishment and the year when the District next attains at least two hundred fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected (as their terms expire) by qualified electors of the District. A qualified elector is a registered voter who is at least eighteen (18) years of age, a resident of the District and the State and a citizen of the United States. At the election where Supervisors are first elected by qualified electors, two Supervisors must be qualified electors and be elected by qualified electors, each elected to four-year terms. The seat of the remaining Supervisor whose term is expiring at such election shall be filled by a Supervisor who is elected by the landowners for a four-year term and who is not required to be a qualified elector. Thereafter, as terms expire, all Supervisors must be qualified electors and must be elected by qualified electors to serve staggered four-year terms.

Board meetings are noticed in the local newspaper and are conducted in a public forum in which public participation is permitted. Consistent with Florida's public records laws, the records of the District are available for public inspection during normal business hours. Board members are similarly bound by

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[1] This Amended and Restated Disclosure of Public Finance amends and restates that certain Disclosure of Public Finance recorded in the Public Records of Orange County, Florida, on May 20, 2024, at Document No. 20240288613.

the State's open meetings law and are subject to the same disclosure requirements as other elected officials under the State's ethics laws.

For more information about the District, please visit: riverwalkcdd.com. Alternatively, please contact the District's Manager, c/o 219 East Livingston Street, Orlando, Florida 32801, telephone (407) 841-5524 ("**District Office**").

DESCRIPTION OF PROJECTS, BONDS & ASSESSMENTS

The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct onsite and offsite roadway improvements, potable water, sanitary sewer, reclaimed water, and stormwater management system, undergrounding of electrical, landscape and irrigation improvements, wetland mitigation, and other infrastructure projects and services necessitated by the development of, and serving lands within, the District.

To finance the construction of such projects, the District is authorized to issue bonds that are secured by special assessments levied against properties within the District that are benefitted by the projects. On April 28, 2023, the Circuit Court of the Ninth Judicial Circuit of Florida, in and for Orange County, entered a Final Judgment validating the District's ability to issue not to exceed $148,500,000 in Special Assessment Bonds for infrastructure needs of the District.

Bonds & Assessments

On May 8, 2024, the District issued its $5,585,000 Special Assessment Bonds, Series 2024 (2024 Project Area) ("**Series 2024 Bonds**") to finance a portion of its capital improvement plan known as the "2024 Project" ("**2024 Project**"). The 2024 Project includes, among other things, onsite and offsite roadway improvements, potable water, sanitary sewer, reclaimed water, and stormwater management system, described in more detail in the *Engineer's Report for Capital Improvement Plan* dated January 17, 2023, as supplemented by the *First Supplemental Engineer's Report for Capital Improvement Program* dated March 20, 2024 (together, the "**2024 Engineer's Report**").

The 2024 Bonds are secured by special assessments ("**Series 2024 Assessments**") levied and imposed on benefitted lands within the District. The Assessments are further described in the *Master Assessment Methodology for Riverwalk Community Development District,* dated January 18, 2023, and the *Supplemental Assessment Methodology for the 2024 Project Area for Riverwalk Community Development District,* dated April 17, 2024 (together, the "**2024 Assessment Report**").

On March 21, 2025, the District issued its $5,030,000 Special Assessment Bonds, Series 2025 (2025 Project Area) ("**Series 2025 Bonds**") to finance a portion of its capital improvement plan known as the "2025 Project" ("**2025 Project**"). The 2025 Project includes, among other things, onsite and offsite roadway improvements, potable water, sanitary sewer, reclaimed water, and stormwater management system, described in more detail in the *Engineer's Report for Capital Improvement Plan* dated January 17, 2023, as supplemented by the *Second Supplemental Engineer's Report for Capital Improvement Program* dated February 19, 2025 (together, the "**2025 Engineer's Report**").

The 2025 Bonds are secured by special assessments ("**Series 2025 Assessments**") levied and imposed on benefitted lands within the District. The Assessments are further described in the *Master*

Assessment Methodology for Riverwalk Community Development District, dated January 18, 2023, and the *Supplemental Assessment Methodology for the 2025 Project Area,* dated March 6, 2025 (together, the "**2025 Assessment Report**").

On December 23, 2025, the District issued its $7,645,000 Special Assessment Bonds, Series 2025A (2025A Project Area) ("**Series 2025A Bonds**") to finance a portion of its capital improvement plan known as the "2025A Project" ("**2025A Project**"). The 2025A Project includes, among other things, onsite and offsite roadway improvements, potable water, sanitary sewer, reclaimed water, and stormwater management system, described in more detail in the *Engineer's Report for Capital Improvement Plan* dated January 17, 2023, as amended by the *First Amendment to the Engineer's Report for Capital Improvement Program* dated October 15, 2025, as supplemented by the *Third Supplemental Engineer's Report for Capital Improvement Program* dated October 15, 2025, revised on November 11, 2025 (collectively, the "**2025A Engineer's Report**" and with the 2024 Engineer's Report and the 2025 Engineer's Report, the "**Engineer's Report**").

The 2025A Bonds are secured by special assessments ("**Series 2025A Assessments**" and with the Series 2024 Assessments and Series 2025 Assessments, the "**Debt Assessments**") levied and imposed on benefitted lands within the District. The Assessments are further described in the *Amended & Restated Master Assessment Methodology for Riverwalk Community Development District,* dated October 15, 2025, and the *Supplemental Assessment Methodology for the 2025A Project Area,* dated December 9, 2025 (together, the "**2025A Assessment Report**" and with the 2024 Assessment Report and 2025 Assessment Report, the "**Assessment Report**").

The District may undertake the construction, acquisition, or installation of other future improvements and facilities, which may be financed by bonds, notes or other methods authorized by Chapter 190, *Florida Statutes*. For further information, please contact the District's Manager at 219 East Livingston Street, Orlando, Florida 32801, telephone (407) 841-5524.

Operation and Maintenance Assessments

In addition to the Debt Assessments, the District also imposes on an annual basis operations and maintenance assessments ("**O&M Assessments**"), which are determined and calculated annually by the Board in order to fund the District's annual operations and maintenance budget. O&M Assessments are levied against all benefitted lands in the District and may vary from year to year based on the amount of the District's budget. O&M Assessments may also be affected by the total number of units that ultimately are constructed within the District. The allocation of O&M Assessments is set forth in the resolutions imposing the assessments. Please contact the District Office for more information regarding the allocation of O&M Assessments.

Collection Methods

For any given fiscal year, the District may elect to collect any special assessment for any lot or parcel by any lawful means. Generally speaking, the District may elect to place a special assessment on that portion of the annual real estate tax bill, entitled "non-ad valorem assessments," which would then be collected by the Orange County Tax Collector in the same manner as county ad valorem taxes. Alternatively, the District may elect to collect any special assessment by sending a direct bill to a given landowner. The District reserves the right to change collection methods from year to year.

For more information, please visit: http://riverwalkcdd.com. Additionally, a detailed description of all of the District's assessments, fees and charges, as well as copies of the Engineer's Report, Assessment Report, and other District records described herein, may be obtained from the registered agent of the District as designated to the Florida Department of Commerce in accordance with Section 189.014, *Florida Statutes*, or by contacting the District's Manager, c/o 219 East Livingston Street, Orlando, Florida 32801, telephone (407) 841-5524. Please note that changes to the District's capital improvement plans and financing plans may affect the information contained herein and all such information is subject to change at any time and without further notice.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the foregoing Disclosure of Public Finance has been executed to be effective as of the ___ day of _____ 2025.

WITNESS

By: _____
Name: _____
Address: _____
_____

By: _____
Name: _____
Address: _____
_____

RIVERWALK COMMUNITY DEVELOPMENT DISTRICT

By: _____
Name: _____
Title: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____ 2025, by _____, as _____ of RIVERWALK COMMUNITY DEVELOPMENT DISTRICT, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name:_____
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

EXHIBIT A: Legal Description of Boundaries of District

EXHIBIT A

Legal Description of Boundaries of District

That part of Sections 19, 20, 29 and 30, Township 23 South, Range 31 East, Orange County, Florida, described as follows:

BEGIN at the Northeast corner of the Southeast 1/4 of said Section 19; thence S89°51'04"W along the North line of the South 1/2 of said Section 19 for a distance of 917.42 feet; thence departing said North line run S01°59'00"E, 65.70 feet; thence S49°18'20"E, 84.45 feet; thence S30°51'23"E, 84.45 feet; thence S12°22'44"E, 70.05 feet; thence S00°11'45"E, 69.81 feet; thence S00°07'16"E, 59.77 feet; thence S02°28'59"W, 48.45 feet; thence S06°10'45"W, 56.79 feet; thence S09°52'34"W, 52.79 feet; thence S13°34'23"W, 60.78 feet; thence S21°09'07"W, 67.56 feet; thence N66°56'51"W, 172.38 feet to a non-tangent curve concave Northwesterly having a radius of 704.00 feet and a chord bearing of S27°46'30"W; thence Southwesterly along the arc of said curve through a central angle of 17°29'20" for a distance of 214.89 feet to the point of compound curvature of a curve concave Northerly having a radius of 15.00 feet and a chord bearing of S82°30'58"W; thence Westerly along the arc of said curve through a central angle of 91°59'36" for a distance of 24.08 feet to the point of tangency; thence N51°29'14"W, 21.48 feet to the point of curvature of a curve concave Southwesterly having a radius of 351.07 feet and a chord bearing of N60°09'38"W; thence Northwesterly along the arc of said curve through a central angle of 17°20'47" for a distance of 106.29 feet to a non-tangent line; thence N15°12'38"E, 78.40 feet; thence N74°55'27"W, 59.00 feet; thence S15°12'38"W, 77.09 feet to a non-tangent curve concave Southerly having a radius of 351.07 feet and a chord bearing of N84°18'45"W; thence Westerly along the arc of said curve through a central angle of 11°40'22" for a distance of 71.52 feet to the point of tangency; thence S89°51'04"W, 41.02 feet; thence S00°08'56"E, 54.00 feet; thence N89°51'04"E, 41.02 feet to the point of curvature of a curve concave Southerly having a radius of 297.07 feet and a chord bearing of S70°49'05"E; thence Easterly along the arc of said curve through a central angle of 38°39'42" for a distance of 200.45 feet to the point of tangency; thence S51°29'14"E, 89.55 feet to a non-tangent curve concave Northwesterly having a radius of 758.00 feet and a chord bearing of N34°31'21"E; thence Northeasterly along the arc of said curve through a central angle of 14°47'33" for a distance of 195.70 feet to the point of reverse curvature of a curve concave Southerly having a radius of 25.00 feet and a chord bearing of N70°05'22"E; thence Easterly along the arc of said curve through a central angle of 85°55'35" for a distance of 37.49 feet to the point of tangency; thence S66°56'51"E, 114.12 feet to the point of curvature of a curve concave Westerly having a radius of 25.00 feet and a chord bearing of S20°20'59"E; thence Southerly along the arc of said curve through a central angle of 93°11'45" for a distance of 40.66 feet to the point of compound curvature of a curve concave Northwesterly having a radius of 1072.00 feet and a chord bearing of S34°42'57"W; thence Southwesterly along the arc of said curve through a central angle of 16°56'07" for a distance of 316.86 feet to the point of tangency; thence S43°11'01"W, 598.96 feet to the point of curvature of a curve concave Southeasterly having a radius of 1202.00 feet and a chord bearing of S38°08'04"W; thence Southwesterly along the arc of said curve through a central angle of 10°05'52" for a distance of 211.84 feet to a non-tangent line; thence N56°54'52"W, 51.00 feet to a non-tangent curve concave Southeasterly having a radius of 1253.00 feet and a chord bearing of S24°49'03"W; thence Southwesterly along the arc of said curve through a central angle of 16°32'10" for a distance of 361.63 feet to the point of reverse curvature of a curve concave Northwesterly having a radius of 80.00 feet and a chord bearing of S61°03'25"W; thence Southwesterly along the arc of said curve through a central angle of 89°00'53" for a distance of 124.29 feet to the point of tangency; thence N74°26'09"W, 311.32 feet; thence S15°33'51"W, 40.00 feet to a non-tangent curve concave Northerly having a radius of 1007.00 feet and a chord bearing of N68°25'16"W; thence Westerly along the arc of said curve through a central angle of 12°01'44" for a distance of 211.41 feet to a non-tangent line; thence S27°35'36"W, 126.00 feet to a non-tangent curve concave Northerly having a radius of 1133.00 feet and a chord bearing of S68°25'16"E; thence Easterly along the arc of said curve through a central angle of 12°01'44" for a distance of 237.87 feet to the point of tangency; thence S74°26'09"E, 57.08 feet; thence S15°27'47"E, 2326.49 feet; thence S22°49'34"W, 126.80 feet; thence S67°10'26"E, 186.33 feet; thence N89°51'04"E, 748.16 feet; thence S00°08'56"E, 667.87 feet; thence N89°51'04"E, 905.51 feet; thence N00°08'56"W, 301.30 feet; thence N78°11'59"E, 1255.44 feet; thence N56°36'26"E, 869.34 feet; thence N00°00'00"E, 1044.06 feet; thence N90°00'00"E, 660.58 feet to the Westerly limited access right-of-way line of State Road Number 417, as described in Official Records Book 4307, Page 2300, of the Public Records of Orange County, Florida; thence run the following courses and distances along said Westerly limited access right-of-way line: N25°12'52"W, 1317.80 feet; S64°47'08"W, 150.00 feet; N25°12'52"W, 200.20 feet to the point of curvature of a curve concave Northeasterly having a radius of 6029.58 feet and a chord bearing of N22°35'26"W; thence Northwesterly along the arc of said curve through a central angle of 05°14'53" for a distance of 552.28 feet to a non-tangent line; N70°02'01"E, 150.00 feet to

a non-tangent curve concave Easterly having a radius of 5879.58 feet and a chord bearing of N16°13'10"W; thence Northerly along the arc of said curve through a central angle of 07°29'38" for a distance of 769.01 feet to the point of tangency; N12°28'21"W, 521.19 feet to the North line of the South 1/2 of said Section 20; thence departing said Westerly limited access right-of-way line, run S89°46'34"W along said North line, 1682.00 feet to the POINT OF BEGINNING. This description is based on Florida State Plane Coordinate System East Zone, NAD 83 Datum (2011 adjustment), average scale factor of 0.99994823, and all distances are Grid Dimensions.

The above described parcel of land contains 404.22 acres more or less when calculated in ground dimensions.

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

AND ALSO:

DESCRIPTION:

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

BEGIN at the Northwest corner of Tract OS-6A, according to said plat of ECONLOCKHATCHEE TRAIL SEGMENT E2 PHASE 2A; thence run the following courses and distances along the Westerly line of said Tract OS-6A: S01°59'00"E, 65.70 feet; S49°18'20"E, 84.45 feet; S30°51'23"E, 84.45 feet; S12°22'44"E, 70.05 feet; S00°11'45"E, 69.81 feet; S00°07'16"E, 59.77 feet; S02°28'59"W, 48.45 feet; S06°10'45"W, 56.79 feet; S09°52'34"W, 52.79 feet; S13°34'23"W, 60.78 feet; S21°09'07"W, 67.56 feet to the Northerly line of Tract B, according to the aforesaid plat of ECONLOCKHATCHEE TRAIL SEGMENT E2 PHASE 2A; thence departing said Westerly line run the following courses and distances along said Northerly line: N66°56'51"W, 172.38 feet to a non-tangent curve concave Northwesterly having a radius of 704.00 feet, a chord bearing of S27°46'30"W, and a chord distance of 214.05 feet; thence Southwesterly along the arc of said curve through a central angle of 17°29'20" for a distance of 214.89 feet to the point of compound curvature of a curve concave Northerly having a radius of 15.00 feet, a chord bearing of S82°30'58"W, and a chord distance of 21.58 feet; thence Westerly along the arc of said curve through a central angle of 91°59'36" for a distance of 24.08 feet to the point of tangency; N51°29'14"W, 21.48 feet to the point of curvature of a curve concave Southwesterly having a radius of 351.07 feet, a chord bearing of N60°09'38"W, and a chord distance of 105.88 feet; thence Northwesterly along the arc of said curve through a central angle of 17°20'47" for a distance of 106.29 feet to a non-tangent line and the Easterly line of Tract OS-6, according to the aforesaid plat of ECONLOCKHATCHEE TRAIL SEGMENT E2 PHASE 2A; thence departing said Northerly line run the following courses and distances along said Easterly line and the Northerly line and Westerly line of said Tract OS-6: N15°12'38"E, 78.40 feet; N74°55'27"W, 59.00 feet; S15°12'38"W, 77.09 feet to the aforesaid Northerly line of Tract B and a non-tangent curve concave Southerly having a radius of 351.07 feet, a chord bearing of N84°18'45"W, and a chord distance of 71.40 feet; thence departing said Westerly line run the following courses and distances along said Northerly line and the Westerly line and Southerly line of said Tract B: Westerly along the arc of said curve through a central angle of 11°40'22" for a distance of 71.52 feet to the point of tangency; S89°51'04"W, 41.02 feet; S00°08'56"E, 54.00 feet; N89°51'04"E, 41.02 feet to the point of curvature of a curve concave Southerly having a radius of 297.07 feet, a chord bearing of S70°49'05"E, and a chord distance of 196.67 feet; thence Easterly along the arc of said curve through a central angle of 38°39'42" for a distance of 200.45 feet to the point of tangency; S51°29'14"E, 89.55 feet to a non-tangent curve concave Northwesterly having a radius of 758.00 feet, a chord bearing of N34°31'21"E, and a chord distance of 195.16 feet; thence Northeasterly along the arc of said curve through a central angle of 14°47'33" for a distance of 195.70 feet to the point of reverse curvature of a curve concave Southerly having a radius of 25.00 feet, a chord bearing of N70°05'22"E, and a chord distance of 34.08 feet; thence Easterly along the arc of said curve through a central angle of 85°55'35" for a distance of 37.49 feet to the point of tangency; S66°56'51"E, 114.12 feet to the Westerly line of Tract R, according to the aforesaid plat of ECONLOCKHATCHEE TRAIL SEGMENT E2 PHASE 2A and to the point of curvature of a curve concave Westerly having a radius of 25.00 feet, a chord bearing of S20°20'59"E; thence departing said Southerly line run Southerly along said Westerly line of Tract R and the arc of said curve through a central angle of 93°11'45" for a distance of 40.66 feet to the point of compound curvature of a curve concave Northwesterly having a radius of 1072.00 feet, a chord bearing of S34°42'57"W, and a

chord distance of 315.71 feet; thence Southwesterly along said Westerly line of Tract R and the arc of said curve through a central angle of 16°56'07" for a distance of 316.86 feet to the point of tangency; thence S43°11'01"W along said Westerly line of Tract R and the Westerly line of Tract R, according to the aforesaid plat of ECONLOCKHATCHEE TRAIL SEGMENT E2 PHASE 2B for a distance of 598.96 feet to the point of curvature of a curve concave Southeasterly having a radius of 1202.00 feet, a chord bearing of S38°08'04"W, and a chord distance of 211.57 feet; thence Southwesterly along said Westerly line of Tract R, according to the plat of ECONLOCKHATCHEE TRAIL SEGMENT E2 PHASE 2B and the arc of said curve through a central angle of 10°05'52" for a distance of 211.84 feet to a non-tangent line and the Southwesterly line of aforesaid Tract OS-1; thence departing said Westerly line of Tract R, according to the plat of ECONLOCKHATCHEE TRAIL SEGMENT E2 PHASE 2B run N56°54'52"W along said Southwesterly line, 10.00 feet to the Westernmost corner of said Tract OS-1; thence departing said Southwesterly line run the following courses and distances along the Westerly line of the plat of EVERBE PHASE 1A, according to the plat thereof, as recorded in Plat Book 110, Pages 137 through 157, of the Public Records of Orange County, Florida: N56°54'52"W, 41.00 feet to a non-tangent curve concave Southeasterly having a radius of 1253.00 feet, a chord bearing of S24°49'03"W, and a chord distance of 360.37 feet; thence Southwesterly along the arc of said curve through a central angle of 16°32'10" for a distance of 361.63 feet to the point of reverse curvature of a curve concave Northwesterly having a radius of 80.00 feet, a chord bearing of S61°03'25"W, and a chord distance of 112.16 feet; thence Southwesterly along the arc of said curve through a central angle of 89°00'53" for a distance of 124.29 feet to the point of tangency; N74°26'09"W, 311.32 feet; S15°33'51"W, 40.00 feet to a non-tangent curve concave Northerly having a radius of 1007.00 feet, a chord bearing of N68°25'16"W, and a chord distance of 211.03 feet; thence Westerly along the arc of said curve through a central angle of 12°01'44" for a distance of 211.41 feet to a non-tangent line; S27°35'36"W, 126.00 feet to a non-tangent curve concave Northerly having a radius of 1133.00 feet, a chord bearing of S68°25'16"E, and a chord distance of 237.43 feet; thence Easterly along the arc of said curve through a central angle of 12°01'44" for a distance of 237.87 feet to the point of tangency; S74°26'09"E, 57.08 feet; S15°27'47"E, 1914.97 feet; thence departing said Westerly line run N86°09'30"W, 109.75 feet; thence N54°38'51"W, 149.86 feet; thence S67°48'30"W, 97.04 feet; thence S58°28'52"W, 384.81 feet; thence S58°07'22"W, 136.92 feet; thence S57°59'54"W, 219.43 feet; thence S37°41'32"W, 154.46 feet; thence S28°04'30"E, 121.94 feet; thence S47°00'00"E, 86.62 feet; thence S11°44'27"W, 51.55 feet; thence S60°25'21"W, 453.83 feet; thence S50°11'57"W, 94.16 feet; thence N70°33'36"W, 114.96 feet; thence N09°36'19"E, 69.59 feet; thence N31°44'01"W, 157.17 feet; thence S71°43'22"W, 95.22 feet to the Westerly line of lands described in Exhibit A (Part A) of Official Records Document Number 20240727680, of the Public Records of Orange County, Florida; thence run the following courses and distances along said Westerly line: N01°41'35"E, 2503.43 feet; N23°28'41"W, 86.31 feet; N24°26'05"E, 330.89 feet; N32°09'01"E, 363.18 feet; N40°50'58"W, 159.75 feet to the point of curvature of a curve concave Southwesterly having a radius of 1300.00 feet, a chord bearing of N62°12'10"W, and a chord distance of 946.71 feet; thence Northwesterly along the arc of said curve through a central angle of 42°42'24" for a distance of 968.99 feet to the point of compound curvature of a curve concave Southeasterly having a radius of 15.00 feet, a chord bearing of S48°14'18"W, and a chord distance of 22.37 feet; thence Southwesterly along the arc of said curve through a central angle of 96°24'40" for a distance of 25.24 feet to the point of tangency; S00°01'58"W, 10.00 feet; N89°58'02"W, 100.00 feet; N00°01'58"E, 17.97 feet to the point of curvature of a curve concave Southwesterly having a radius of 15.00 feet, a chord bearing of N44°40'00"W, and a chord distance of 21.10 feet; thence Northwesterly along the arc of said curve through a central angle of 89°23'55" for a distance of 23.40 feet to the point of compound curvature of a curve concave Southerly having a radius of 1300.00 feet, a chord bearing of N89°40'00"W, and a chord distance of 13.64 feet; thence Westerly along the arc of said curve through a central angle of 00°36'05" for a distance of 13.64 feet to the point of tangency; N89°58'02"W, 661.06 feet to the point of curvature of a curve concave Northerly having a radius of 1250.00 feet, a chord bearing of N78°09'12"W, and a chord distance of 511.84 feet; thence Westerly along the arc of said curve through a central angle of 23°37'41" for a distance of 515.48 feet to the point of tangency; N66°20'22"W, 117.22 feet to the West line of the Southwest 1/4 of aforesaid Section 19; thence N00°01'43"E along said West line and the aforesaid Westerly line of lands described in Exhibit A (Part A) of Official Records Document Number 20240727680, for a distance of 760.06 feet to the Northwest corner of said Southwest 1/4 of Section 19; thence N89°51'04"E along the North line of the South 1/2 of said Section 19 and the Northerly line of the said lands described in Exhibit A (Part A) of Official Records Document Number 20240727680 for a distance of 1505.31 feet; thence departing said North line of the South 1/2 of Section 19, run the following courses and distances along said Northerly line of lands described in Exhibit A (Part A) of Official Records Document Number 20240727680: S21°07'12"W, 426.56 feet; S12°47'09"W, 387.12 feet; S00°01'58"W, 38.04 feet; S89°58'02"E, 3.12 feet to the point of curvature of a curve concave Southerly having a radius of 1403.00 feet, a chord bearing of S89°12'21"E, and a chord distance of 37.29 feet; thence Easterly along the arc of said curve through a central angle of 01°31'23" for a distance of 37.29 feet to the point of reverse curvature of a curve concave Northwesterly having a radius of 15.00 feet,

a chord bearing of N52°10'15"E, and a chord distance of 19.04 feet; thence Northeasterly along the arc of said curve through a central angle of 78°46'11" for a distance of 20.62 feet to the point of tangency; N12°47'09"E, 26.17 feet; S77°12'51"E, 70.00 feet; S12°47'09"W, 10.00 feet to the point of curvature of a curve concave Northeasterly having a radius of 15.00 feet, a chord bearing of S35°46'56"E, and a chord distance of 22.49 feet; thence Southeasterly along the arc of said curve through a central angle of 97°08'11" for a distance of 25.43 feet to the point of reverse curvature of a curve concave Southwesterly having a radius of 1403.00 feet, a chord bearing of S66°49'29"E, and a chord distance of 844.98 feet; thence Easterly along the arc of said curve through a central angle of 35°03'05" for a distance of 858.30 feet to the point of reverse curvature of a curve concave Northerly having a radius of 15.00 feet, a chord bearing of N86°57'18"E, and a chord distance of 20.74 feet; thence Easterly along the arc of said curve through a central angle of 87°29'32" for a distance of 22.91 feet to the point of compound curvature of a curve concave Northwesterly having a radius of 240.00 feet, a chord bearing of N41°55'43"E, and a chord distance of 10.72 feet; thence Northeasterly along the arc of said curve through a central angle of 02°33'38" for a distance of 10.73 feet to a non-tangent line; S46°24'43"E, 60.06 feet to a non-tangent curve concave Northwesterly having a radius of 300.00 feet, a chord bearing of N32°24'30"E, and a chord distance of 92.08 feet; thence Northeasterly along the arc of said curve through a central angle of 17°39'24" for a distance of 92.45 feet to the point of tangency; N23°34'48"E, 110.69 feet; S88°00'52"E, 370.31 feet; N13°02'51"W, 1048.40 feet to the aforesaid North line of the South 1/2 of Section 19; N89°51'04"E along said North line and said Northerly line of lands described in Exhibit A (Part A) of Official Records Document Number 20240727680 for a distance of 1900.00 feet to the POINT OF BEGINNING. This description is based on Florida State Plane Coordinate System East Zone, NAD 83 Datum (2011 adjustment), average scale factor of 0.99994823, and all distances are Grid Dimensions.

The above described parcel of land contains 182.90 acres more or less when calculated in ground dimensions.

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

AND ALSO:

DESCRIPTION:

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

Commence at the Southeast corner of the Northeast 1/4 of said Section 30; thence N00°01'54"E along the East line of said Northeast 1/4 for a distance of 120.69 feet to the Southerly line of the plat of EVERBE PHASE 1A, according to the plat thereof, as recorded in Plat Book 110, Pages 137 through 157, of the Public Records of Orange County, Florida; thence departing said East line run S89°51'04"W along said Southerly line, 368.30 feet to the Easterly line of lands described in Exhibit A (Part A) of Official Records Document Number 20240727680, of the Public Records of Orange County, Florida, and the POINT OF BEGINNING; thence departing said Southerly line run the following courses and distances along said Easterly line and the Southerly line of said lands described in Exhibit A (Part A) of Official Records Document Number 20240727680: S00°08'56"E, 67.00 feet; S89°51'04"W, 10.00 feet to the point of curvature of a curve concave Southeasterly having a radius of 5.00 feet, a chord bearing of S44°51'04"W, and a chord distance of 7.07 feet; thence Southwesterly along the arc of said curve through a central angle of 90°00'00" for a distance of 7.85 feet to the point of tangency; S00°08'56"E, 607.00 feet; S89°51'04"W, 80.00 feet; N00°08'56"W, 10.00 feet to the point of curvature of a curve concave Southwesterly having a radius of 10.00 feet, a chord bearing of N45°08'56"W, and a chord distance of 14.14 feet; thence Northwesterly along the arc of said curve through a central angle of 90°00'00" for a distance of 15.71 feet to the point of tangency; S89°51'04"W, 200.90 feet; S00°08'56"E, 115.00 feet; N89°51'04"E, 95.90 feet; S00°08'56"E, 319.83 feet; S89°51'04"W, 48.98 feet; N76°23'14"W, 49.26 feet; N67°36'52"W, 27.94 feet; N60°35'34"W, 213.57 feet; N16°57'07"E, 58.72 feet; N73°02'53"W, 116.20 feet to a non-tangent curve concave Westerly having a radius of 1764.50 feet, a chord bearing of S19°20'42"W, and a chord distance of 113.04 feet; thence Southerly along the arc of said curve through a central angle of 03°40'16" for a distance of 113.05 feet to the point of tangency; S21°10'49"W, 32.03 feet to the point of curvature of a curve concave Easterly having a radius of 5.00 feet, a chord bearing of S19°42'22"E, and a chord distance of 6.55 feet; thence Southerly along the arc of said curve through a central angle of 81°46'24" for a distance of 7.14 feet to the point of tangency; S60°35'34"E, 30.23 feet; S29°24'26"W, 87.59 feet; N68°49'11"W, 96.17 feet; N21°10'49"E, 23.30 feet to the point of curvature of a curve concave Westerly having a radius of 5.00 feet, a chord bearing of N19°42'22"W, and a chord distance of 6.55 feet; thence Northerly along the arc of said curve through a central angle of 81°46'24" for a distance of 7.14 feet to the point of tangency; N60°35'34"W, 374.16 feet; thence departing said Southerly line run N29°24'26"E,

81.50 feet; thence N60°35'34"W, 45.98 feet to the point of curvature of a curve concave Northeasterly having a radius of 52.00 feet, a chord bearing of N36°30'03"W, and a chord distance of 42.45 feet; thence Northwesterly along the arc of said curve through a central angle of 48°11'03" for a distance of 43.73 feet to the point of tangency; thence N12°24'31"W, 50.84 feet to the point of curvature of a curve concave Easterly having a radius of 372.00 feet, a chord bearing of N03°22'41"W, and a chord distance of 116.78 feet; thence Northerly along the arc of said curve through a central angle of 18°03'41" for a distance of 117.27 feet to the point of tangency; thence N05°39'10"E, 48.24 feet to the point of curvature of a curve concave Westerly having a radius of 1063.00 feet, a chord bearing of N03°30'32"W, and a chord distance of 338.50 feet; thence Northerly along the arc of said curve through a central angle of 18°19'23" for a distance of 339.94 feet to the point of tangency; thence N12°40'13"W, 115.63 feet to the point of curvature of a curve concave Southeasterly having a radius of 10.00 feet, a chord bearing of N38°23'23"E, and a chord distance of 15.56 feet; thence Northeasterly along the arc of said curve through a central angle of 102°07'12" for a distance of 17.82 feet to a non-tangent line; thence N00°33'01"W, 62.00 feet to the aforesaid Easterly line of lands described in Exhibit A (Part A) of Official Records Document Number 20240727680; thence run the following courses and distances along said Easterly line: N89°51'04"E, 299.10 feet; N00°08'56"W, 10.00 feet; N89°51'04"E, 569.19 feet to the aforesaid Southerly line of the plat of EVERBE PHASE 1A; thence run the following courses and distances along said Easterly line of lands described in Exhibit A (Part A) of Official Records Document Number 20240727680 and said Southerly line of the plat of EVERBE PHASE 1A: S00°08'56"E, 15.00 feet; N89°51'04"E, 289.88 feet to the POINT OF BEGINNING. This description is based on Florida State Plane Coordinate System East Zone, NAD 83 Datum (2011 adjustment), average scale factor of 0.99994823, and all distances are Grid Dimensions.

The above described parcel of land contains 23.75 acres more or less when calculated in ground dimensions.

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

AND ALSO:

DESCRIPTION:

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

Commence at the Southeast corner of the Northeast 1/4 of said Section 30; thence N00°01'54"E along the East line of said Northeast 1/4 for a distance of 120.69 feet to the Southerly line of the plat of EVERBE PHASE 1A, according to the plat thereof, as recorded in Plat Book 110, Pages 137 through 157, of the Public Records of Orange County, Florida; thence departing said East line run the following courses and distances along said Southerly line: S89°51'04"W, 658.18 feet; N00°08'56"W, 660.87 feet to the Southeast corner of lands described in Exhibit A (Part B) of Official Records Document Number 20240727680, of the Public Records of Orange County, Florida, and the POINT OF BEGINNING; continue N00°08'56"W, 7.00 feet; S89°51'04"W, 438.62 feet to the South line of said lands described in Exhibit A (Part B) of Official Records Document Number 20240727680, and a non-tangent curve concave Northerly having a radius of 552.00 feet, a chord bearing of S85°34'54"E, and a chord distance of 87.91 feet; thence departing said Southerly line of the plat of EVERBE PHASE 1A, run Easterly along said South line of lands described in Exhibit A (Part B) of Official Records Document Number 20240727680, and the arc of said curve through a central angle of 09°08'04" for a distance of 88.00 feet to the point of tangency; thence N89°51'04"E along said South line of lands described in Exhibit A (Part B) of Official Records Document Number 20240727680, for a distance of 350.99 feet to the POINT OF BEGINNING. This description is based on Florida State Plane Coordinate System East Zone, NAD 83 Datum (2011 adjustment), average scale factor of 0.99994823, and all distances are Grid Dimensions.

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

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

FOR A TOTAL OF 610.94 ACRES, MORE OR LESS.

SECTION E

REQUISITION

RIVERWALK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2025A
(2025A 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 Third Supplemental Trust Indenture dated as of December 1, 2025 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 1

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee: Kutak Rock LLP

(D) Amount Payable: $627.50

(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 # 3670513 - Ph3 Construction for Oct 2025

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

Series 2025A 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 2025A Acquisition and Construction Account;

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

4. each disbursement represents a Cost of 2025A 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:_____

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 2025A 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 2025A 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 2025A 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 2025A 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 2025A 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 2025A Project for which disbursement is made hereby, if an acquisition is being made pursuant to the Acquisition Agreement.

_____
Consulting Engineer

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

December 8, 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. 3670513
Client Matter No. 28723-8
Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3670513
28723-8

Re: Phase 3 Project Construction

For Professional Legal Services Rendered

10/03/25	R. Dugan	0.10	30.00	Correspondence regarding construction status
10/06/25	R. Dugan	1.00	300.00	Review draft phase 3 acquisition documents; prepare deeds; correspondence regarding same
10/09/25	R. Dugan	0.40	120.00	Prepare summary of roadway tracts; prepare deed; correspondence regarding same
10/09/25	T. Mackie	0.50	177.50	Conference regarding construction matters

TOTAL HOURS 2.00

TOTAL FOR SERVICES RENDERED $627.50

TOTAL CURRENT AMOUNT DUE $627.50

REQUISITION

RIVERWALK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2025A
(2025A 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 Third Supplemental Trust Indenture dated as of December 1, 2025 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 2

(B) Identify Acquisition Agreement, if applicable;

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

(D) Amount Payable: $7,771.25

(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 # 48013 - Capital Infrastructure Consultation thru 10/31/25

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

Series 2025A 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 2025A Acquisition and Construction Account;

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

4. each disbursement represents a Cost of 2025A 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:_____

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 2025A 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 2025A 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 2025A 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 2025A 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 2025A 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 2025A Project for which disbursement is made hereby, if an acquisition is being made pursuant to the Acquisition Agreement.

_____
Consulting Engineer

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 48013
Date 11/14/2025

Project **22618 Riverwalk CDD**

For Period Through October 31, 2025

Invoice Summary

Description	Current Billed
Capital infrastructure consultation	7,760.00
Reimbursable Expenses - Capital infrastructure	11.25
Total	7,771.25

Professional Fee Detail

	Hours	Rate	Billed Amount
Engineering Director	10.50	265.00	2,782.50
Vice President	11.00	210.00	2,310.00
Senior Engineering Project Manager	3.00	210.00	630.00
Engineer II	5.50	140.00	770.00
CAD Technician	3.75	100.00	375.00
Project Manager Assistant	10.50	85.00	892.50
Professional Fee Detail subtotal	44.25		7,760.00

Reimbursable Expenses

	Units	Rate	Billed Amount
Postage, Shipping & Delivery			11.25
Invoice total			**7,771.25**

Invoice Supporting Detail

22618 Riverwalk CDD

002 Capital infrastructure consultation

Phase Status: Active

Billing Cutoff: 10/31/2025

	Date	Units	Rate	Amount
Labor WIP Status: Billable				
Engineering Director				
John T. Townsend				
Time Per Contract	10/01/2025	1.00	265.00	265.00
Engineer's Report for CDD first amendment				
Time Per Contract	10/02/2025	1.00	265.00	265.00
Engineer's report for CDD first amendment				
Time Per Contract	10/06/2025	1.00	265.00	265.00
CDD Boundary amendment Report edits				
Time Per Contract	10/07/2025	1.50	265.00	397.50
CDD Boundary Amendment Report edits				
Time Per Contract	10/08/2025	2.00	265.00	530.00
Project 2025A Assessment report				
Time Per Contract	10/09/2025	1.00	265.00	265.00
Edits to Engineer's reports from District Council Comments				
Time Per Contract	10/13/2025	1.00	265.00	265.00
Update engineer's supplemental reports per CDD legal counsel review				
Time Per Contract	10/14/2025	1.00	265.00	265.00
update engineer's supplemental reports per CDD legal Counsel review				
Time Per Contract	10/15/2025	1.00	265.00	265.00
Engineer's report updates per CDD legal counsel review.				
	Subtotal	**10.50**		**2,782.50**
Vice President				
Larry T. Ray				
Time Per Contract	10/03/2025	4.00	210.00	840.00
Site inspection to take pictures				
Time Per Contract	10/04/2025	3.00	210.00	630.00
work on report				
Time Per Contract	10/06/2025	4.00	210.00	840.00
work on spreadsheet for photos and coordinate with Chris Chandler				
	Subtotal	**11.00**		**2,310.00**
Senior Engineering Project Manager				
Dan B. Turner				
Time Per Contract	10/09/2025	2.00	210.00	420.00
Preprare reimbursement for Econ E3 Phase 1				
Time Per Contract	10/13/2025	1.00	210.00	210.00
Work with Antonio to get reimbursement docs for E3 Ph1				
	Subtotal	**3.00**		**630.00**
Engineer II				
Antonio Garcia				
Time Per Contract	10/01/2025	1.25	140.00	175.00
CDD GIS Exhibit revisions based on PM's comments.				
Time Per Contract	10/13/2025	2.00	140.00	280.00

Invoice Supporting Detail

22618 Riverwalk CDD

002 Capital infrastructure consultation

Phase Status: Active

Billing Cutoff: 10/31/2025

	Date	Units	Rate	Amount
Labor WIP Status: Billable				
Engineer II				
Antonio Garcia				
Riverwalk E3Ph1 City Reimbursement Exhibit and Spreadsheet.				
Time Per Contract	10/14/2025	2.25	140.00	315.00
Riverwalk E3Ph1 City Reimbursement Exhibit and Spreadsheet. Submitted to PM.				
	Subtotal	**5.50**		**770.00**
CAD Technician				
Christopher D. Chandler				
Time Per Contract	10/06/2025	0.25	100.00	25.00
District Infrastructure Assessment				
Time Per Contract	10/07/2025	3.50	100.00	350.00
District Infrastructure Assessment				
	Subtotal	**3.75**		**375.00**
Project Manager Assistant				
Barbra M. Demmer				
Time Per Contract	10/01/2025	1.00	85.00	85.00
Assistance finalizing First Amendment to Engineer's Report.				
Time Per Contract	10/06/2025	1.00	85.00	85.00
Ph3 roads and storm infra acquisition docs to KR for review.				
Time Per Contract	10/07/2025	1.00	85.00	85.00
Assist w/draft of third supplemental engineer's report for 2025A project area.				
Time Per Contract	10/08/2025	2.50	85.00	212.50
Assist with First Amendment and Third Supplemental engineer's reports.				
Time Per Contract	10/13/2025	0.50	85.00	42.50
Misc assist/coord engineer's reports; atty call.				
Time Per Contract	10/14/2025	1.50	85.00	127.50
Additional assistance finalizing First Amendment to Eng Rpt.				
Time Per Contract	10/15/2025	1.50	85.00	127.50
Attorney edits to engineer's reports.				
Time Per Contract	10/23/2025	0.50	85.00	42.50
Original executed deeds to Kutak Rock.				
Time Per Contract	10/29/2025	1.00	85.00	85.00
Assist with finalizing Public Facilities Report.				
	Subtotal	**10.50**		**892.50**
	Labor total	**44.25**		**7,760.00**

999 Reimbursable Expenses - Capital infrastructure

Phase Status: Active

Billing Cutoff: 10/31/2025

	Date	Units	Rate	Amount
Expense WIP Status: Billable				
UPS (CC)				
Postage, Shipping & Delivery	10/31/2025			11.25

Invoice Supporting Detail

22618 Riverwalk CDD

999 Reimbursable Expenses - Capital infrastructure

Phase Status: Active

Billing Cutoff: 10/31/2025

		Date	Units	Rate	Amount
Expense	WIP Status: Billable				
		Subtotal			**11.25**
		Expense total			**11.25**

REQUISITION

RIVERWALK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2025A
(2025A 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 Third Supplemental Trust Indenture dated as of December 1, 2025 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 3

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee: Pulte Group Inc.

(D) Amount Payable: $7,216.50

(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): Reimbursement for FR # 1 & 2

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

Series 2025A 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 2025A Acquisition and Construction Account;

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

4. each disbursement represents a Cost of 2025A 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:_____

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 2025A 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 2025A 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 2025A 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 2025A 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 2025A 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 2025A Project for which disbursement is made hereby, if an acquisition is being made pursuant to the Acquisition Agreement.

_____
Consulting Engineer

Riverwalk CDD Ph3

Funding Request #	Contractor	Description	Amount
ADVANCES			
1	Donald W McIntosh Associates Inc.	Invoice # 47878 - Capital Infrastructure thru 9/26/25	5,357.50
1	Donald W McIntosh Associates Inc.	Invoice # 47596 - Capital Infrastructure thru 8/1/25	170.00
2	Kutak Rock LLP	Invoice # 3643234 - Ph3 Project Construction	1,689.00
			7,216.50

Riverwalk
Community Development District

Funding Request # 1

Bill to: Pulte Group **October 29, 2025**

	Payee		Capital Projects Construction Phase 3
1	**Donald W Mcintosh Associates Inc.**		
	Invoice # 47878 - Capital Infrastructure thru 9/26/25	$	5,357.50
	Invoice # 47596 - Capital Infrastructure thru 8/1/25	$	170.00
		$	5,527.50
	Total:	**$**	**5,527.50**

Please make check payable to:

Riverwalk Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

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 47596
Date 08/15/2025

Project **22618 Riverwalk CDD**

For Period Through August 01, 2025

Invoice Summary

Description	Current Billed
Capital infrastructure consultation	170.00
Reimbursable Expenses - Capital infrastructure	0.00
Total	170.00

Professional Fee Detail

	Hours	Rate	Billed Amount
Project Manager Assistant	2.00	85.00	170.00
		Invoice total	**170.00**

Invoice Supporting Detail

22618 Riverwalk CDD

002 Capital infrastructure consultation

Phase Status: Active

Billing Cutoff: 08/01/2025

	Date	Units	Rate	Amount
Labor WIP Status: Billable				
Project Manager Assistant				
Barbra M. Demmer				
Time Per Contract	07/15/2025	0.50	85.00	42.50
Original acquisition documents sent to George Flint.				
Time Per Contract	07/24/2025	1.00	85.00	85.00
Misc assist/coord with acquisition docs.				
Time Per Contract	07/28/2025	0.50	85.00	42.50
Acquisition docs for RW Ph3 (utility infra) sent to Ryan Dugan for review/edit.				
	Subtotal	**2.00**		**170.00**
	Labor total	**2.00**		**170.00**

999 Reimbursable Expenses - Capital infrastructure

Phase Status: Active

Billing Cutoff: 08/01/2025

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

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 47878
Date 10/10/2025

Project **22618 Riverwalk CDD**

For Period Through September 26, 2025

Invoice Summary

Description	Current Billed
Capital infrastructure consultation	5,357.50
Reimbursable Expenses - Capital infrastructure	0.00
Total	5,357.50

Professional Fee Detail

	Hours	Rate	Billed Amount
Engineering Director	1.00	265.00	265.00
Vice President	16.00	210.00	3,360.00
Senior Engineering Project Manager	2.00	210.00	420.00
Assistant Project Manager	1.00	150.00	150.00
Engineer II	8.00	140.00	1,120.00
Project Manager Assistant	0.50	85.00	42.50
Professional Fee Detail subtotal	28.50		5,357.50

Invoice total **5,357.50**

RECEIVED
OCT 09 2025
By:

Invoice Supporting Detail

22618 Riverwalk CDD

002 Capital infrastructure consultation

Phase Status: Active

Billing Cutoff: 09/26/2025

	Date	Units	Rate	Amount
Labor WIP Status: Billable				
Engineering Director				
John T. Townsend				
Time Per Contract	09/24/2025	1.00	265.00	265.00
review First Amendment to Engineer's Report				
	Subtotal	**1.00**		**265.00**
Vice President				
Larry T. Ray				
Time Per Contract	09/16/2025	2.00	210.00	420.00
Work on Capital Improvement update				
Time Per Contract	09/17/2025	3.00	210.00	630.00
Work on Boundary amendment report				
Time Per Contract	09/18/2025	5.00	210.00	1,050.00
Work on Riverwalk CDD Amendment Report				
Time Per Contract	09/19/2025	2.00	210.00	420.00
Work on report				
Time Per Contract	09/22/2025	1.00	210.00	210.00
Work on report meet with Tim to get additional information				
Time Per Contract	09/23/2025	2.00	210.00	420.00
Complete Report, submit to John and Dan for comments				
Time Per Contract	09/24/2025	1.00	210.00	210.00
Make final revisions to report and submit to John				
	Subtotal	**16.00**		**3,360.00**
Senior Engineering Project Manager				
Dan B. Turner				
Time Per Contract	09/23/2025	2.00	210.00	420.00
Review First amendment to RCDD				
	Subtotal	**2.00**		**420.00**
Assistant Project Manager				
Timothy P. VanWormer				
Time Per Contract	09/22/2025	0.50	150.00	75.00
review updates to CDD costs/lengths				
Time Per Contract	09/24/2025	0.50	150.00	75.00
review cdd estimates/exhibits				
	Subtotal	**1.00**		**150.00**
Engineer II				
Antonio Garcia				
Time Per Contract	09/23/2025	6.00	140.00	840.00
Creating RiverwalkTakedown Boundary exhibits for CDD report.				
	Subtotal	**6.00**		**840.00**
Michael Arizpe				
Time Per Contract	09/22/2025	2.00	140.00	280.00
CDD markups and revisions per Tim's instruction				

RECEIVED
OCT 09 2025
By

Invoice Supporting Detail

22618 Riverwalk CDD

002 Capital infrastructure consultation

Phase Status: Active

Billing Cutoff: 09/26/2025

		Date	Units	Rate	Amount
Labor	WIP Status: Billable				
Engineer II					
		Subtotal	**2.00**		**280.00**
Project Manager Assistant					
Barbra M. Demmer					
Time Per Contract		09/24/2025	0.50	85.00	42.50
Requisitions processed and returned to GMS.					
		Subtotal	**0.50**		**42.50**
		Labor total	**28.50**		**5,357.50**

999 Reimbursable Expenses - Capital infrastructure

Phase Status: Active

Billing Cutoff: 09/26/2025

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

RECEIVED
OCT 09 2025
By

Riverwalk
Community Development District

Funding Request # 2

Bill to: Pulte Group **November 11, 2025**

	Payee		Capital Projects Construction Phase 3
1	**Kutak Rock LLP** Invoice # 3643234 - Ph3 Project Construction	$	1,689.00
		$	1,689.00
	Total:	**$**	**1,689.00**

Please make check payable to:

Riverwalk Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

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

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. 3643234
Client Matter No. 28723-8
Notification Email: eftgroup@kutakrock.com

October 29, 2025

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

Invoice No. 3643234
28723-8

Re: Phase 3 Project Construction

For Professional Legal Services Rendered

07/21/25	R. Dugan	1.60	480.00	Conference with development team regarding acquisition and requisition process; review district records regarding phase 3 platting; correspondence regarding same
07/24/25	R. Dugan	0.60	180.00	Review and update records regarding development status; conferences and correspondence regarding phase 3A plat
08/04/25	R. Dugan	1.00	300.00	Conference and correspondence regarding phase 2 and 3 roadways; review district record regarding same; prepare deeds regarding same
08/04/25	T. Mackie	0.90	319.50	Review matters pertaining to right of way acquisition; review comments to acknowledgment and conference regarding same

08/07/25	T. Mackie	0.90	319.50	Conference with Anderson and Townsend; review comments to Acknowledgment provided by City of Orlando
08/27/25	R. Dugan	0.30	90.00	Review executed utility acquisition documents; correspondence regarding same
TOTAL HOURS		5.30		

TOTAL FOR SERVICES RENDERED	$1,689.00
TOTAL CURRENT AMOUNT DUE	$1,689.00

RIVERWALK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2025A
(2025A 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 Third Supplemental Trust Indenture dated as of December 1, 2025 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: **4**

(B) Identify Acquisition Agreement, if applicable; **Acquisition Agreement by and between the Riverwalk Community Development District and Pulte Home Company, LLC dated March 20, 2024 (the "Acquisition Agreement")**

(C) Name of Payee: **Pulte Home Company, LLC**

(D) Amount Payable: **The lesser of $7,508,578.40,[1] which is the total eligible cost of the Phase 3 Roadway and Stormwater Improvements (as defined herein) pursuant to the supporting documentation attached hereto, or $7,166,719.37, which is the current balance of the Construction Account (as defined herein)**

(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): **Acquisition of completed right-of-way and stormwater infrastructure improvements in and for phase 3 of the District (the "Phase 3 Roadway and Stormwater Improvements") pursuant to the Acquisition Agreement**

(F) Fund or Account and subaccount, if any, from which disbursement to be made: ***Series 2025A Acquisition and Construction Account of the Acquisition and Construction Fund*** **("Construction Account").**

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 2025A Acquisition and Construction Account;

[1] The total costs of the Phase 3 Roadway and Stormwater Improvements, paid as of October 2, 2025, were $7,508,578.40. Any amounts still owed after payment of this requisition may be paid with proceeds from additional monies released into the Construction Account at a future date and without further authorization from the District's Board of Supervisors, or from a future series of bonds.

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

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

[*Signature page follows*]

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: Jessa Anderson
Responsible Officer

Date: 12/10/2025

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 2025A 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 2025A 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 2025A 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 2025A 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 2025A 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 2025A Project for which disbursement is made hereby, if an acquisition is being made pursuant to the Acquisition Agreement.

12/10/25
Consulting Engineer

December 11, 2025

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

RE: Acquisition of Roads & Storm Infrastructure
Riverwalk Phase 3

Dear Sir or Madam,

We are writing to request that the Riverwalk Community Development District ("**District**") acquire from Pulte Home Company, LLC ("**Developer**") the public infrastructure improvements and/or work product set forth in **Exhibit A**, which is attached hereto. Developer created the improvements and/or work product consistent with the District's *Engineer's Report for Capital Improvement Program*, dated January 17, 2023, prepared by the District Engineer and the improvements and/or work product are now complete. As set forth in more detail in a Bill of Sale dated on or about the same date as this letter, the Developer wishes to convey the improvements and work product to the District pursuant to the terms of the Acquisition Agreement between the District and the Developer in exchange for the payment of $7,508,578.40, representing the actual cost of creating and/or constructing such improvements and work product. Please have the funds made payable to the Developer from the proceeds of a future issuance of bonds, if and when available. In connection with this conveyance, the Developer agrees to pay all remaining costs for the District infrastructure as indicated on **Exhibit A**.

Sincerely,

PULTE HOME COMPANY, LLC

By: Douglas Edward Hoffman
Its: Vice President

ACKNOWLEDGED AND AGREED TO BY:

Chairperson
Riverwalk Community Development District

F:\Proj2021\21666\ENGadmin\Acquisitions\Riverwalk Ph3\ep182 RW Ph3 (RDS-STRM) Developer Letter.docx

Exhibit A

Riverwalk Phase 3 Roads and Storm Improvements

Description of Improvements to be Acquired

Those components of the Riverwalk Phase 3 project as recorded on the plat of Everbe Phase 3 in Plat Book 118, Pages 66-89, of the Public Records of Orange County, Florida, and within the attendant access and utility easements, specifically consisting of storm pipes, inlets, manholes, asphalt roadways, concrete sidewalks, curb and gutter, ramps, signs and pavement markings improvements and appurtenances constructed in connection therewith.

RIVERWALK CDD
ROADS AND STORM INFRASTRUCTURE ACQUISITION COSTS
RIVERWALK PHASE 3

Improvement Description	Contractor	Costs Paid	Remaining Costs	Total Cost
Storm	Blue Ox	$4,109,881.29	$0.00	$4,109,881.29
Roads	Blue Ox	$4,232,983.60	$0.00	$4,232,983.60
SUBTOTAL		$8,342,864.89		$8,342,864.89
Less 10% Retainage		$834,286.49		$834,286.49
TOTAL ACQUISITION PRICE		**$7,508,578.40**		**$7,508,578.40**

AFFIDAVIT REGARDING COSTS PAID

STATE OF FLORIDA
COUNTY OF ORANGE

I, Douglas Edward Hoffman, as Vice President of **Pulte Home Company, LLC,** a Michigan limited liability company, being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this affidavit.

2. My name is Douglas Edward Hoffman, and I am Vice President of **Pulte Home Company, LLC,** a Michigan limited liability company (**"Developer"**). I have authority to make this affidavit on behalf of Developer.

3. Developer is the developer of certain lands within the Riverwalk Community Development District, a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes* (**"District"**).

4. The District's *Engineer's Report for Capital Improvement Program*, dated January 17, 2023 (**"Engineer's Report"**) describes certain public infrastructure improvements and/or work product that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.

5. The Developer has expended funds to develop and/or acquire certain of the public infrastructure improvements described in the Engineer's Report and more specifically described in **Exhibit A**. The attached Exhibit A accurately identifies certain of those improvements that have been completed to date and states the amounts that Developer has spent on those improvements. Notwithstanding anything to the contrary herein, certain amounts may still be owed to contractors and Developer agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the property.

6. In making this affidavit, I understand that the District intends to rely on this affidavit for purposes of acquiring the completed improvements that Developer has developed consistent with the Engineer's Report.

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

[CONTINUED ON NEXT PAGE]

Executed this 11th day of December, 2025.

PULTE HOME COMPANY, LLC, a Michigan limited liability company

By: Douglas Edward Hoffman
Its: Vice President

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11th day of December, 2025, by Douglas Edward Hoffman, as Vice President of **Pulte Home Company, LLC,** a Michigan limited liability company, and who has personally appeared before me and is personally known to me.

(NOTARY SEAL)

LIA Y. DIAZ
NOTARY PUBLIC
MY COMMISSION EXPIRES 6-8-2026
STATE OF FLORIDA
COMMISSION NUMBER HH 626681

Notary Public Signature

Lia Diaz
(Name typed, printed or stamped)
Notary Public, State of Florida
Commission No. HH626681
My Commission Expires: 6-8-2026

Exhibit A: Description of Improvements and/or Work Product

Exhibit A

Riverwalk Phase 3 Roads and Storm Improvements

Description of Improvements to be Acquired

Those components of the Riverwalk Phase 3 project as recorded on the plat of Everbe Phase 3 in Plat Book 118, Pages 66-89, of the Public Records of Orange County, Florida, and within the attendant access and utility easements, specifically consisting of storm pipes, inlets, manholes, asphalt roadways, concrete sidewalks, curb and gutter, ramps, signs and pavement markings improvements and appurtenances constructed in connection therewith.

RIVERWALK CDD
ROADS AND STORM INFRASTRUCTURE ACQUISITION COSTS
RIVERWALK PHASE 3

Improvement Description	Contractor	Costs Paid	Remaining Costs	Total Cost
Storm	Blue Ox	$4,109,881.29	$0.00	$4,109,881.29
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SUBTOTAL		$8,342,864.89		$8,342,864.89
Less 10% Retainage		$834,286.49		$834,286.49
TOTAL ACQUISITION PRICE		**$7,508,578.40**		**$7,508,578.40**

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that **Pulte Home Company, LLC,** a Michigan limited liability company, whose address for purposes hereof is 4901 Vineland Road, Suite 500, Orlando, Florida 32811 ("**Seller**"), and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, to it paid by the **Riverwalk Community Development District,** a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("**District**") whose address is 219 East Livingston Street, Orlando, Florida 32801, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, and deliver unto the District, its successors and assigns, the following described property, assets and rights, to-wit: those components of the Riverwalk Phase 3 project as recorded on the plat of Everbe Phase 3 in Plat Book 118, Pages 66- through 89, of the Public Records of Orange County, Florida, and within the attendant access easements, specifically consisting of storm pipes, inlets, manholes, asphalt roadways, concrete sidewalks, curb and gutter, ramps, signs and pavement markings improvements and appurtenances constructed in connection therewith.

TO HAVE AND TO HOLD all of the foregoing unto the District, its successors and assigns, for its own use forever, free and clear and discharged of and from any and all obligations, claims or liens.

AND the Seller does hereby covenant to and with the District, its successors and assigns, that they are the lawful owners of the above-described personal property and assets; that said personal property and assets are free from all liens and encumbrances; that Seller has good right to sell said personal property and assets; that all contractors, subcontractors and material men furnishing labor or materials relative to the construction of the personal property and assets have been paid in full; and that Seller will warrant and defend the sale of its said personal property and assets hereby made, unto the District, its successors and assigns, against the lawful claims and demands of all persons whosoever.

[*signature contained on following page*]

IN WITNESS WHEREOF, the Seller has caused this instrument to be executed in its name this 11th day of December, 2025.

Signed, sealed and delivered
in the presence of:

PULTE HOME COMPANY, LLC,
a Michigan limited liability company

Witnessed:

Print Name: Aaron Strickmeyer

Print Name: Douglas Edward Hoffman
Print Title: Vice President

Print Name: Jay Robbins

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11th day of December, 2025, by Douglas Hoffman as VP of **Pulte Home Company, LLC,** a Michigan limited liability company, and who has personally appeared before me and is personally known to me.

(NOTARY SEAL)

LIA Y. DIAZ
NOTARY PUBLIC
MY COMMISSION
EXPIRES 6-8-2026
STATE OF FLORIDA
COMMISSION NUMBER HH 626881

Notary Public Signature

Lia Diaz
(Name typed, printed or stamped)
Notary Public, State of Florida
Commission No. HH626881
My Commission Expires: 6-8-2026

CERTIFICATE OF DISTRICT ENGINEER
RELATING TO ACQUISITION OF INFRASTRUCTURE

December 10, 2025

Board of Supervisors
Riverwalk Community Development District

Re: Riverwalk Community Development District
Acquisition of Roads & Storm Infrastructure
Riverwalk Phase 3

Ladies and Gentlemen:

The undersigned, a representative of Donald W. McIntosh Associates, Inc. ("**District Engineer**"), as District Engineer for the Riverwalk Community Development District ("**District**"), hereby makes the following certifications in connection with an acquisition of certain Riverwalk Phase 3 work product ("**Work Product**") and improvements ("**Improvements**"), as described in that certain affidavit of costs paid ("**Costs Affidavit**") dated as of or about the same date as this certificate. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed certain documentation relating to the Work Product and Improvements, including but not limited to, the forms of agreement, plans, schedules, invoices, and other documents.

2. The Work Product and Improvements are within the scope of the Riverwalk Phase 3 project as set forth in the *Engineer's Report for Capital Improvement Program*, dated January 17, 2023, prepared by the District Engineer ("**Engineer's Report**"), and specially benefit property within the District as further described in the Engineer's Report.

3. The total costs associated with the Work Product and Improvements are as set forth in the Costs Affidavit. Such costs are equal to or less than each of the following: (i) what was actually paid by Pulte Home Company, LLC, to create and/or construct the Work Product and Improvements, and (ii) the reasonable fair market value of the Work Product and Improvements.

4. All known plans, permits and specifications necessary for the future operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for future operations and maintenance responsibilities.

5. With this document, I hereby certify that it is appropriate at this time to acquire the Work Product and Improvements.

Under penalties of perjury, I declare that I have read the foregoing certificate and that the facts stated in it are true.

DONALD W. MCINTOSH ASSOCIATES, INC.

By:_____
John Townsend, PE, Executive Vice President

STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me by means of physical presence this 10th day of December, 2025, by John Townsend of Donald W. McIntosh Associates, Inc., on behalf of the company.

NOTARY PUBLIC STATE OF FLORIDA
LISA E. TONEY
MY COMMISSION # HH 365400
EXPIRES: March 16, 2027

[notary seal]

_____
(Official Notary Signature & Seal)

Name: Lisa E Toney
Personally Known ✓

SECTION V

SECTION C

SECTION 1

Riverwalk
Community Development District

Summary of Check Register

November 6, 2025 to December 5, 2025

Fund	Date	Check No.'s		Amount
General Fund				
	11/18/25	215	$	5,527.50
	11/21/25	216-220	$	61,496.83
	12/1/25	221	$	1,689.00
			$	**68,713.33**
General Fund Auto Pays	11/20/25	80012-80016	$	13,638.61
			$	**13,638.61**
		Total Amount	**$**	**82,351.94**

*** CHECK DATES 11/06/2025 - 12/05/2025 *** 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	#
11/18/25	00007	8/15/25	47596	202511	300-20700-10200		*	170.00		
			033 FR#1							
		10/10/25	47878	202511	300-20700-10200		*	5,357.50		
			033 FR#1							
						DONALD W. MCINTOSH ASSOCIATES, INC.			5,527.50	000215
11/21/25	00001	9/15/25	72	202510	310-51300-31700		*	5,408.00		
			ASSESSMENT ROLL FY26							
		10/01/25	73	202510	310-51300-34000		*	3,647.92		
			MANAGEMENT FEES-OCT25							
		10/01/25	73	202510	310-51300-35200		*	108.17		
			WEBSITE MANAGEMENT-OCT25							
		10/01/25	73	202510	310-51300-35100		*	162.25		
			INFORMATION TECH-OCT25							
		10/01/25	73	202510	310-51300-31300		*	500.00		
			DISSEMINATION SVCS-OCT25							
		10/01/25	73	202510	310-51300-51000		*	.42		
			OFFICE SUPPLIES							
		10/01/25	73	202510	310-51300-42000		*	10.36		
			POSTAGE							
		10/01/25	74	202510	320-53800-34000		*	1,351.92		
			FIELD MANAGEMENT-OCT25							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			11,189.04	000216
11/21/25	00005	8/19/25	3611423	202506	310-51300-49100		*	1,548.50		
			BOUNDARY AMENDMENT JUN25							
		10/10/25	3639707	202508	310-51300-49100		*	2,703.92		
			BOUNDARY AMENDMENT AUG25							
						KUTAK ROCK LLP			4,252.42	000217
11/21/25	00017	10/01/25	20334	202510	320-53800-46200		*	19,915.66		
			LANDSCAPE MAINT-OCT25							
		10/27/25	20599	202510	320-53800-47300		*	2,800.00		
			DRAINAGE REPAIRS							
		10/27/25	20600	202510	320-53800-49100		*	10,340.00		
			INSTALL RIVER STONE/SOD							
		10/27/25	20601	202510	320-53800-49100		*	5,250.00		
			ANNUALS/IRRIGATION ADJUST							
						PRINCE & SONS			38,305.66	000218
11/21/25	00004	11/02/25	12687901	202510	310-51300-48000		*	2,081.00		
			NOT OF MTG 10/28/25							
						TRIBUNE PUBLISHING COMPANY LLC DBA			2,081.00	000219
11/21/25	00005	10/29/25	3643229	202509	310-51300-49100		*	5,668.71		
			BOUNDARY AMENDMENT SEP25							
						KUTAK ROCK LLP			5,668.71	000220

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

12/01/25 00005  10/29/25 3643234  202511 300-20700-10200                                     *            1,689.00
                          033 FR#2
                                                     KUTAK ROCK LLP                                                  1,689.00 000221
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -

                                                                        TOTAL FOR BANK A                 68,713.33
```

*** CHECK DATES 11/06/2025 - 12/05/2025 *** RIVERWALK GENERAL FUND
BANK Z GENERAL FUND AUTOPAY

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
11/20/25	00009	11/06/25	1462-10. O S ECONLOCKHATCHEE-OCT25	202511	320	53800	43100			*	2,332.27		
									DUKE ENERGY			2,332.27	080012
11/20/25	00009	11/12/25	3015-10. 0 REVERIE PARK-OCT.25	202511	320	53800	43100			*	599.62		
									DUKE ENERGY			599.62	080013
11/20/25	00009	11/25/25	5113-10. 00000 S ECONLOCK-OCT.25	202511	320	53800	43100			*	1,839.10		
									DUKE ENERGY			1,839.10	080014
11/20/25	00009	11/05/25	1535-09. 0000 LEE VISTA BLVD-SEP25	202511	320	53800	43100			*	736.61		
									DUKE ENERGY			736.61	080015
11/20/25	00009	11/13/25	0523-10. 11004 RISING SUN-OCT.25	202511	320	53800	43001			*	1,926.38		
		11/13/25	8687-10. 9509 PASSAIC PKWY-OCT.25	202511	320	53800	43000			*	107.75		
		11/13/25	9733-10. 6971 REVERIE PARK-OCT.25	202511	320	53800	43001			*	2,032.35		
		11/13/25	9744-10. 11001 RISING SUN-OCT.25	202511	320	53800	43000			*	46.40		
		11/13/25	9819-10. 6098 S ECONLOCK-OCT.25	202511	320	53800	43001			*	809.95		
		11/14/25	1350-10. 11006 RISING SN-OCT.25	202511	320	53800	43001			*	1,989.41		
		11/26/25	2636-10. 6761 S ECONLOCK-OCT.25	202511	320	53800	43000			*	20.11		
		11/26/25	7434-10. 6246 S ECONLOCK-OCT.25	202511	320	53800	43001			*	1,198.66		
									DUKE ENERGY			8,131.01	080016

TOTAL FOR BANK Z 13,638.61

TOTAL FOR REGISTER 82,351.94

SECTION 2

Riverwalk

Community Development District

Unaudited Financial Reporting

October 31, 2025

Table of Contents

Riverwalk

Community Development District

Combined Balance Sheet

October 31, 2025

	General Fund	*Debt Service Fund*	*Capital Projects Fund*	*Totals Governmental Funds*
Assets:				
Cash:				
Operating Account	$ 23,904	$ -	$ -	$ 23,904
Series 2024				
Reserve	$ -	$ 194,370	$ -	$ 194,370
Revenue	$ -	$ 174,515	$ -	$ 174,515
Construction	$ -	$ -	$ 6,709	$ 6,709
Series 2025				
Reserve	$ -	$ 84,158	$ -	$ 84,158
Interest	$ -	$ 107	$ -	$ 107
Revenue	$ -	$ 130,080	$ -	$ 130,080
Construction	$ -	$ -	$ 311	$ 311
Due from Developer	$ 59,719	$ -	$ 7,217	$ 66,935
Total Assets	**$ 83,623**	**$ 583,230**	**$ 14,237**	**$ 681,090**
Liabilities:				
Accounts Payable	$ 80,454	$ -	$ -	$ 80,454
Contracts Payable	$ -	$ -	$ 7,217	$ 7,217
Total Liabilites	**$ 80,454**	**$ -**	**$ 7,217**	**$ 87,671**
Fund Balance:				
Assigned:				
Debt Service - Series 2024	$ -	$ 368,885	$ -	$ 368,885
Debt Service - Series 2025	$ -	$ 214,345	$ -	$ 214,345
Capital Projects Series - 2024	$ -	$ -	$ 6,709	$ 6,709
Capital Projects Series - 2025 Ph 2	$ -	$ -	$ 311	$ 311
Unassigned	$ 3,169	$ -	$ -	$ 3,169
Total Fund Balances	**$ 3,169**	**$ 583,230**	**$ 7,020**	**$ 593,419**
Total Liabilities & Fund Balance	$ 83,623	$ 583,230	$ 14,237	$ 681,090

Riverwalk

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2025

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
Revenues:				
Assessments - Tax Roll	$ 479,024	$ -	$ -	$ -
Developer Contributions	$ 426,545	$ 59,719	$ 59,719	$ -
Stormwater Contributions	$ -	$ -	$ 2,542	$ 2,542
Total Revenues	**$ 905,569**	**$ 59,719**	**$ 62,261**	**$ 2,542**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 1,000	$ -	$ 1,000
FICA Expense	$ 918	$ 77	$ -	$ 77
Engineering	$ 13,000	$ 1,083	$ 1,325	$ (242)
Attorney	$ 25,000	$ 2,083	$ -	$ 2,083
Audit	$ 4,100	$ -	$ -	$ -
Assessment Administration	$ 5,408	$ 5,408	$ 5,408	$ -
Arbitrage	$ 900	$ -	$ -	$ -
Dissemination	$ 6,000	$ 500	$ 500	$ -
Disclosure Software	$ 5,000	$ 1,625	$ 1,625	$ -
Trustee Fees	$ 8,892	$ 2,477	$ 2,477	$ -
Management Fees	$ 43,775	$ 3,648	$ 3,648	$ -
Information Technology	$ 1,947	$ 162	$ 162	$ -
Website Maintenance	$ 1,298	$ 108	$ 108	$ (0)
Telephone	$ 150	$ 13	$ -	$ 13
Postage & Delivery	$ 1,000	$ 83	$ 10	$ 73
Insurance	$ 6,584	$ 6,584	$ 5,732	$ 852
Copies	$ 500	$ 42	$ -	$ 42
Legal Advertising	$ 6,850	$ 571	$ 2,081	$ (1,510)
Contingencies	$ 2,500	$ 208	$ 14	$ 194
Office Supplies	$ 250	$ 21	$ 0	$ 20
Travel Per Diem	$ 500	$ 42	$ -	$ 42
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative	**$ 146,746**	**$ 25,910**	**$ 23,267**	**$ 2,643**

Riverwalk

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2025

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
Operations & Maintenance				
Field Expenditures				
Field Management	$ 16,223	$ 1,352	$ 1,352	$ (0)
Property Insurance	$ 8,000	$ 8,000	$ 4,492	$ 3,508
Electric	$ 25,000	$ 2,083	$ 16	$ 2,067
Electric -Fountain	$ 225,600	$ 18,800	$ 1,081	$ 17,719
Streetlights	$ 108,000	$ 9,000	$ 5,644	$ 3,356
Water & Sewer	$ 9,500	$ 792	$ -	$ 792
Landscape Maintenance	$ 225,000	$ 18,750	$ 19,916	$ (1,166)
Landscape Contingencies	$ 50,000	$ 4,167	$ 15,590	$ (11,423)
Irrigation Repairs	$ 5,500	$ 458	$ 2,800	$ (2,342)
Lake Maintenance	$ 25,000	$ 2,083	$ 1,925	$ 158
Monument Fountain Maintenance	$ 10,000	$ 833	$ 550	$ 283
Pond Fountain Maintenance	$ 33,500	$ 2,792	$ -	$ 2,792
Repairs & Maintenance	$ 7,500	$ 625	$ -	$ 625
Contingency	$ 10,000	$ 833	$ -	$ 833
Total Operations & Maintenance	**$ 758,823**	**$ 70,569**	**$ 53,366**	**$ 17,202**
Total Expenditures	**$ 905,569**	**$ 96,478**	**$ 76,633**	**$ 19,845**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ (14,372)	
Net Change in Fund Balance	**$ -**		**$ (14,372)**	
Fund Balance - Beginning	$ -		$ 17,540	
Fund Balance - Ending	$ -		$ 3,169	

Riverwalk

Community Development District

Debt Service Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2025

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
Revenues:				
Special Assessments	$ 388,740	$ -	$ -	$ -
Interest	$ 8,000	$ 1,232	$ 1,232	$ -
Total Revenues	**$ 396,740**	**$ 1,232**	**$ 1,232**	**$ -**
Expenditures:				
Interest Expense - 11/1	$ 153,431	$ -	$ -	$ -
Principal Expense - 5/1	$ 80,000	$ -	$ -	$ -
Interest Expense - 5/1	$ 155,291	$ -	$ -	$ -
Total Expenditures	**$ 388,723**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditur	$ 8,017		$ 1,232	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ (657)	$ (657)
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ (657)**	**$ (657)**
Net Change in Fund Balance	**$ 8,017**		**$ 575**	
Fund Balance - Beginning	$ 164,334		$ 368,310	
Fund Balance - Ending	$ 172,351		$ 368,885	

Riverwalk

Community Development District

Debt Service Fund Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2025

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
Revenues:				
Special Assessments	$ 336,633	$ -	$ -	$ -
Interest	$ -	$ -	$ 570	$ 570
Total Revenues	**$ 336,633**	**$ -**	**$ 570**	**$ 570**
Expenditures:				
Interest Expense - 11/1	$ 129,654	$ -	$ -	$ -
Principal Expense - 5/1	$ 75,000	$ -	$ -	$ -
Interest Expense - 5/1	$ 129,654	$ -	$ -	$ -
Total Expenditures	**$ 334,309**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditur	$ 2,324		$ 570	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ (178)	$ (178)
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ (178)**	**$ (178)**
Net Change in Fund Balance	**$ 2,324**		**$ 393**	
Fund Balance - Beginning	$ 130,003		$ 213,952	
Fund Balance - Ending	$ 132,328		$ 214,345	

Riverwalk

Community Development District

Capital Projects Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2025

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
Revenues:				
Interest	$ -	$ -	$ 20	$ 20
Total Revenues	**$ -**	**$ -**	**$ 20**	**$ 20**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 20	
Other Financing Sources/(Uses):				
Transfer In/Out	$ -	$ -	$ 657	$ 657
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ 657**	**$ 657**
Net Change in Fund Balance	**$ -**		**$ 677**	
Fund Balance - Beginning	$ -		$ 6,033	
Fund Balance - Ending	$ -		$ 6,709	

Riverwalk

Community Development District

Capital Projects Fund Series 2025 Phase 2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2025

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
Revenues:				
Interest	$ -	$ -	$ 3	$ 3
Total Revenues	**$ -**	**$ -**	**$ 3**	**$ 3**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 3	
Other Financing Sources/(Uses):				
Transfer In/Out	$ -	$ -	$ 178	$ 178
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ 178**	**$ 178**
Net Change in Fund Balance	**$ -**		**$ 181**	
Fund Balance - Beginning	$ -		$ 130	
Fund Balance - Ending	$ -		$ 311	

Riverwalk

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Developer Contributions	$ 59,719	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 59,719
Stormwater Contributions	$ 2,542	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,542
Total Revenues	**$ 62,261**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 62,261**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
FICA Expense	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Engineering	$ 1,325	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,325
Attorney	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Assessment Administration	$ 5,408	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,408
Arbitage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dissemination	$ 500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 500
Disclosure Software	$ 1,625	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,625
Trustee Fees	$ 2,477	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,477
Management Fees	$ 3,648	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,648
Information Technology	$ 162	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 162
Website Maintenance	$ 108	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 108
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Postage & Delivery	$ 10	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10
Insurance	$ 5,732	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,732
Copies	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Legal Advertising	$ 2,081	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,081
Contingencies	$ 14	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 14
Boundary Amendment Expenses	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Office Supplies	$ 0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 0
Travel Per Diem	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative	**$ 23,267**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 23,267**
Operations & Maintenance													
Field Expenditures													
Field Management	$ 1,352	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,352
Property Insurance	$ 4,492	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,492
Electric	$ 16	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 16
Electric - Fountain	$ 1,081	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,081
Streetlights	$ 5,644	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,644
Water & Sewer	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Landscape Maintenance	$ 19,916	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 19,916
Landscape Contingencies	$ 15,590	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 15,590
Irrigation Repairs	$ 2,800	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,800
Lake Maintenance	$ 1,925	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,925
Monument Fountain Maintenance	$ 550	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 550
Pond Fountain Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Repairs & Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Operations & Maintenance	**$ 53,366**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 53,366**
Total Expenditures	**$ 76,633**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 76,633**
Net Change in Fund Balance	**$ (14,372)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (14,372)**

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**

SECTION D

December 17, 2025

Riverwalk CDD

Field Management Report

Entrance Monument Fountain

Photo Description:

- Fountain repairs were conducted on the entrance monument, and the fountain is operational again.

Community Signage

Photo Description:

- Wildlife warning signage was installed in all CDD ponds.
- Additional street signage and arrow signs were installed at the Econlockhatchee roundabout.

CDD Mulching

Photo Description:

- Mulching of the Econlockhatchee ROW to the sales center is currently underway.

ROW Declined Trees

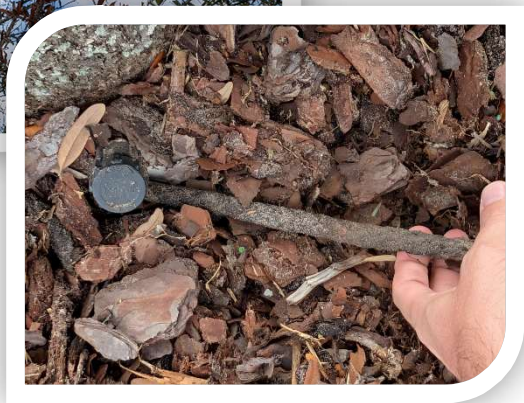


Photo Description:

- ROW Trees appear to still have installation cages still on them and are being investigated.

Landscaping Enhancements

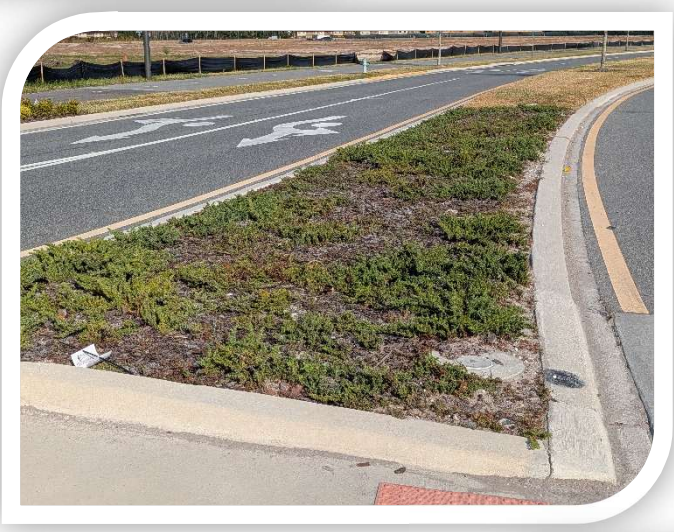
Photo Description:

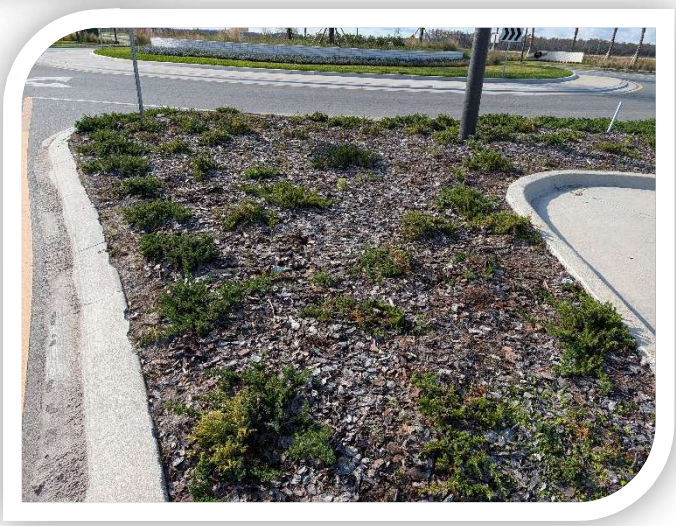
- Gathering proposals to replace plant material at the front entrance and sales center median with poinsettias.
- Plant beds will be modified to reduce future annuals totals.

Landscaping Enhancements Continued

Photo Description:

- Gathering proposals to replace plant material at the roundabout and mew park.





Central Florida Soil Laboratory

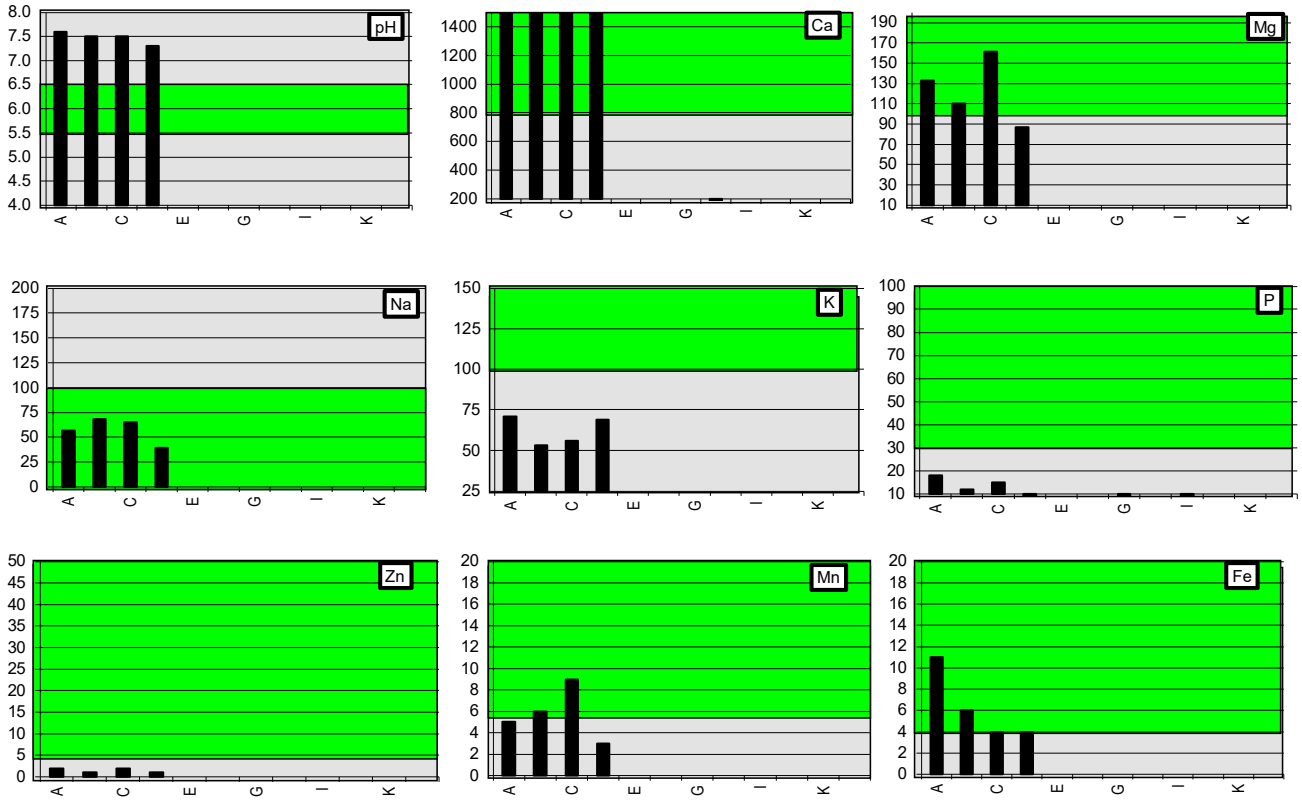
P.O. Box 2508
Bartow, Florida 33831
(863) 533-5579

Harrell's Fertilizer
P.O. Box 807
Lakeland, FL 33801

Soil
Prince and Sons

Date Received: 11/07/25
Date Reported: 11/11/25

I.D.		pH	Ca	Mg	Na	K	P	Zn	Mn	Fe	C.E.C.	*Calculated Base Saturation (%)* Ca	Mg	Na	K
Everbe Rd	A	7.6	14442	133	57	71	18	2	5	11	36.8	97.9	1.5	0.3	0.2
Randal Ent	B	7.5	8516	110	68	53	12	1	6	6	21.9	97.0	2.1	0.7	0.3
Randel Cen	C	7.5	7187	161	65	56	15	2	9	4	18.8	95.3	3.5	0.8	0.4
Randal Park	D	7.3	3202	87	39	69	7	1	3	4	8.5	93.8	4.2	1.0	1.0
	E														
	F														
	G														
	H														
	I														
	J														
	K														
	L														



Analysis is reported as AVAILABLE POUNDS PER ACRE.
The above have been extracted with Ammonium Acetate, pH 4.8

These ranges are general guidelines. Tissue samples should be taken to establish individual base-line.

Respectfully submitted,
Dennis Moseley