Riverwalk
Community Development District

Meeting Agenda

May 20, 2026

AGENDA

Riverwalk
Community Development District

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

May 13, 2026

Board of Supervisors
Riverwalk
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of **Riverwalk Community Development District** will be held on **Wednesday, May 20, 2026 at 3:30 PM at the Offices of GMS-CF, 219 E. Livingston Street, Orlando, FL 32801.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
    A. Acceptance of Resignation of Eric Baker and Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2026
    B. Administration of Oath of Office to Newley Appointed Board Member
    C. Consideration of Resolution 2026-06 Electing Officers
4. Approval of Minutes of the December 17, 2025 Meeting
5. Consideration of Resolution 2026-07 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing
6. Ratification of Street Right-of-Way Encroachment Agreement with Pulte Home Company, LLC
7. Ratification of Series 2024 Requisition #4
8. Consideration of Proposal from Amtec to Provide Arbitrage Rebate Calculation Computations for the Series 2025 and Series 2025A Bonds
9. Staff Reports
    A. Attorney
    B. Engineer
    C. District Manager's Report
        i. Approval of Check Registers (4)
            1. December 6, 2025 – May 8, 2026
        ii. Balance Sheet and Income Statement
        iii. Presentation of Arbitrage Rebate Calculation Reports
            1. Series 2024 Bonds
            2. Series 2025 Bonds
        iv. Presentation of Number of Registered Voters – 653
        v. Designation of **November 18, 2026** as the Landowners' Meeting Date
    D. Field Manager's Report
        i. Consideration of Proposal from Prince & Sons to Replace Dead Plant Material
        ii. Consideration of Prince & Sons Rate Increase Related to Fuel Costs
10. Other Business
11. Supervisor's Requests

12. Adjournment

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

Sincerely,

George S. Flint

George S. Flint
District Manager

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

Enclosures

SECTION III

SECTION A

Dear Board of Supervisors and Management,

I hereby resign my positions as a member of the Boards of Supervisors for the following CDDs:

- Hartford Terrace
- Riverwalk
- Sandmine Road
- Windsor Cay

My resignations are effective immediately.

Signed by
Eric Baker 2/26/2026

Eric Baker

SECTION C

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERWALK COMMUNITY DEVELOPMENT DISTRICT ELECTING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

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

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

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

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

Chairperson _____

Vice Chairperson _____

Secretary _____

Assistant Secretary _____

Assistant Secretary _____

Assistant Secretary _____

Assistant Secretary _____

Assistant Secretary _____

Treasurer _____

Assistant Treasurer _____

Assistant Treasurer _____

PASSED AND ADOPTED this 20th day of May 2026.

ATTEST:

RIVERWALK COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson, Board of Supervisors

MINUTES

MINUTES OF MEETING
RIVERWALK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Riverwalk Community Development District was held on Wednesday, December 17, 2025, at 3:30 p.m. at 219 E Livingston St, Orlando, Florida.

Present and constituting a quorum were:

Jessa Anderson	Chairperson
Eric Baker	Vice Chairman
Bernard Sullivan	Assistant Secretary

Also present were:

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

FIRST ORDER OF BUSINESS **Roll Call**

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

SECOND ORDER OF BUSINESS **Public Comment Period**

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

THIRD ORDER OF BUSINESS **Approval of Minutes of the November 19, 2025 Meeting**

Mr. Flint presented the minutes from the November 19, 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 November 19, 2025 Meeting, were approved, as presented.

FOURTH ORDER OF BUSINESS Financing Matters – Series 2025A Bonds

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

Mr. Flint stated the District's Underwriter priced the 2025A Bonds and they are scheduled to close on December 23rd. He noted this is the Final Supplemental Assessment Methodology to reflect the final terms. Mr. Flint reviewed the development plan stating Table 1 had not changed. Table 2 had no changes. Table 3 shows the interest at 5.47%, 30-year amortization period, no capitalized interest, debt service is set at 25% maximum annual debt, and a 2% underwriters' discount. The par amount is set at a total $7,645,000,

Mr. Flint noted the developer contribution was equal to $1,700,000. The District will recognize the contribution.

B. Consideration of Resolution 2026-05 Supplemental Assessment Resolution

Ms. Mackie presented the special assessments and no action is necessary. She noted the bonds will be recorded in the public record, and copies will be provided.

> On MOTION by Mr. Baker, seconded by Ms. Anderson, with all in favor, Resolution 2026-05 Supplemental Assessment Resolution, was approved.

C. Approval of Supplemental Notice of Imposition of Special Assessments

Ms. Mackie added the notice of imposition of special assessments was approved.

D. Consideration of Amended and Restated Disclosure of Public Finance

Ms. Mackie stated the disclosure has been recorded in the public record. She noted this is required under Florida Law and will be recorded once the bonds are closed.

Discussion ensued on the ownership of streets, public streets, speeding issues, conveyances of streets to the City, and why the CDD is referenced. It was noted they were going through the process of platting some properties. The Board requested the District Attorney provide a statement on this issue.

> On MOTION by Mr. Baker, seconded by Mr. Sullivan, with all in favor, Amended and Restated Disclosure of Public Finance, was approved.

E. Consideration of Series 2025A Requisitions #1 – #4

Mr. Flint noted Requisition #1 is for District Counsel related to bond issue Series 2025A for $627.50. Requisition #2 is for McIntosh. Requestion #3 is for Pulte reimbursement. Requisition #4 is for infrastructure costs. He noted the requisitions will be transmitted to the Trustee on the 23rd.

> 25 N by Mr. Baker, seconded by Ms. Anderson, with all in favor, Series 2025A Requisitions #1 – #4, were approved.

FIFTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Mackie stated she had nothing additional to report.

B. Engineer

Mr. Townsend 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 they had checks from November 6th through December 5th totaling $82,351.94, 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. He added there was no action required from the Board on this item.

D. Field Manager's Report

Mr. Wright reviewed the field manager report to include fountain repairs, vendor issues, landscaping lighting, wildlife and arrow signage, mulching, and the declined trees monitoring and noted the roots did not establish.

Mr. Wright reviewed landscaping enhancements for the front entrance, median beds, annuals, poinsettias, placement of annuals, and other landscape options. Discussion ensued on removing plants, other placements, concerns about plantings, calcium levels, and bi-weekly drive throughs.

Mr. Flint asked about timing of the mulch, and it was noted they started last week.

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 V

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERWALK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Riverwalk Community Development District (**"District"**) prior to June 15, 2026, a proposed budget (**"Proposed Budget"**) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (**"Fiscal Year 2026/2027"**); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026/2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE:	August 19, 2026
HOUR:	3:30 PM
LOCATION:	Offices of GMS-CF, LLC 219 East Livingston Street, Orlando, Florida 32801

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

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

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

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

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

PASSED AND ADOPTED THIS 20TH DAY OF MAY 2026.

ATTEST:

RIVERWALK COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

By:_____
Its:_____

Riverwalk

Community Development District

Proposed Budget

FY2027

Table of Contents

Riverwalk

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments - Tax	$ 479,024	$ 436,370	$ 42,653	$ 479,024	$ 834,632
Developer Contributions	$ 426,545	$ 59,719	$ 216,630	$ 276,349	$ 81,738
Boundary Amendment Contribution	$ -	$ 4,706	$ -	$ 4,706	$ -
Stormwater Contributions	$ -	$ 2,542	$ -	$ 2,542	$ -
Interest	$ -	$ 1,063	$ -	$ 1,063	$ -
Total Revenues	**$ 905,569**	**$ 504,401**	**$ 259,283**	**$ 763,684**	**$ 916,370**
Expenditures					
General & Administrative					
Supervisor Fees	$ 12,000	$ -	$ -	$ -	$ 12,000
FICA Expenditures	$ 918	$ -	$ -	$ -	$ 918
Engineering	$ 13,000	$ 4,687	$ 6,500	$ 11,187	$ 13,000
Attorney	$ 25,000	$ 4,525	$ 12,500	$ 17,025	$ 25,000
Annual Audit	$ 4,100	$ 6,000	$ -	$ 6,000	$ 7,500
Assessment Administration	$ 5,408	$ 5,408	$ -	$ 5,408	$ 5,570
Arbitrage	$ 900	$ 450	$ 450	$ 900	$ 1,350
Dissemination	$ 6,000	$ 3,250	$ 3,498	$ 6,748	$ 7,210
Disclosure Software	$ 5,000	$ 1,625	$ -	$ 1,625	$ 5,000
Trustee Fees	$ 8,892	$ 2,477	$ 6,415	$ 8,892	$ 13,339
Management Fees	$ 43,775	$ 21,888	$ 21,888	$ 43,775	$ 45,088
Information Technology	$ 1,947	$ 974	$ 973	$ 1,947	$ 2,005
Website Maintenance	$ 1,298	$ 649	$ 649	$ 1,298	$ 1,337
Telephone	$ 150	$ -	$ 50	$ 50	$ 150
Postage & Delivery	$ 1,000	$ 42	$ 250	$ 292	$ 1,000
Insurance	$ 6,584	$ 5,732	$ -	$ 5,732	$ 6,305
Copies	$ 500	$ 12	$ 50	$ 62	$ 500
Legal Advertising	$ 6,850	$ 4,162	$ 6,243	$ 10,405	$ 6,850
Contingencies	$ 2,500	$ 215	$ 135	$ 350	$ 2,500
Boundary Amendment Expenses	$ -	$ 4,706	$ -	$ 4,706	$ -
Office Supplies	$ 250	$ 2	$ 50	$ 52	$ 250
Travel Per Diem	$ 500	$ -	$ 250	$ 250	$ 500
Dues, Licenses & Subscriptions	$ 175	$ 175	$ -	$ 175	$ 175
Total Administrative Expenditures	**$ 146,746**	**$ 66,977**	**$ 59,901**	**$ 126,878**	**$ 157,547**

Riverwalk

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Field Operations					
Field Management	$ 16,223	$ 8,112	$ 8,111	$ 16,223	$ 16,710
Property Insurance	$ 8,000	$ 4,492	$ -	$ 4,492	$ 8,000
Electric	$ 25,000	$ 3,101	$ 6,318	$ 9,419	$ 10,000
Electric - Fountain	$ 225,600	$ 43,508	$ 54,228	$ 97,736	$ 140,000
Streetlights	$ 108,000	$ 49,799	$ 69,714	$ 119,513	$ 118,000
Water & Sewer	$ 9,500	$ -	$ 4,750	$ 4,750	$ 9,500
Landscape Maintenance	$ 225,000	$ 141,363	$ 91,248	$ 232,611	$ 300,000
Landscape Contingencies	$ 50,000	$ 39,840	$ 25,000	$ 64,840	$ 50,000
Irrigation Repairs	$ 5,500	$ 14,539	$ 7,270	$ 21,809	$ 12,500
Lake Maintenance	$ 25,000	$ 11,550	$ 11,550	$ 23,100	$ 47,500
Monument Fountain Maintenance	$ 10,000	$ 6,635	$ 10,400	$ 17,035	$ 10,000
Pond Fountain Maintenance	$ 33,500	$ -	$ -	$ -	$ 20,000
Repairs & Maintenance	$ 7,500	$ 6,079	$ 3,750	$ 9,829	$ 7,500
Contingency	$ 10,000	$ 10,449	$ 5,000	$ 15,449	$ 9,113
Total Field Expenditures	**$ 758,823**	**$ 339,467**	**$ 297,339**	**$ 636,805**	**$ 758,823**
Total Expenditures	**$ 905,569**	**$ 406,444**	**$ 357,240**	**$ 763,684**	**$ 916,370**
Excess Revenues/(Expenditures)	$ -	$ 97,957	$ (97,957)	$ -	$ -

Product Type	ERU	Assessable Units	Total ERU	Net Assessment	Net Per Unit	Gross Per Unit
Townhouse	0.4	236	94.4	$79,972.82	$338.87	$360.50
Bungalow - 34'	0.68	350	238.00	$201,626.40	$576.08	$612.85
Bungalow - 40'	0.8	257	205.60	$174,178.10	$677.74	$721.00
Single Family - 50'	1	290	290	$245,679.23	$847.17	$901.24
Single Family - 60'	1.2	131	157.2	$133,175.08	$1,016.60	$1,081.49
		1264	**985.20**	**$834,631.63**		

Riverwalk
Community Development District
General Fund Budget

Revenues:

Assessments

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

Developer Contribution

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

Expenditures:

General & Administrative:

Supervisor Fees

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

FICA Expenditures

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

Engineering

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

Attorney

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

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District is currently contracted with Grau & Associates for these services.

Assessment Administration

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

Arbitrage

The District has contracted with AMTEC to annually calculate the District's Arbitrage Rebate Liability on Series 2024, 2025 and 2025A bond issuance.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost with Governmental Management Services – Central Florida, LLC is based upon its Series 2024 and Series 2025 issued bonds.

Disclosure Software

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

Trustee Fees

The District pays annual trustee fees for the series 2024 and 2025 bonds to USBank.

Management Fees

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

Information Technology

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

Website Maintenance

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

Telephone

Represents cost for telephone and fax machine.

Postage & Delivery

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

Insurance

The District's general liability and public official's liability insurance coverage is provided by the Florida Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Copies

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

Legal Advertising

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

Contingencies

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

Office Supplies

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

Travel Per Diem

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

Dues, Licenses & Subscriptions

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

Field Expenditures:

Field Management

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

Property Insurance

The District's property insurance coverages with Florida Insurance Alliance.

Electric

Represents the cost for electric charges of common areas throughout the District.

Electric - Fountain

Represents 12 current fountains and estimated electric charges throughout the District. Expected increase to a total of 18 fountains in the year.

Streetlights

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

Water & Sewer

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

Landscape Maintenance

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

Landscape Contingencies

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

Irrigation Repairs

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

Lake Maintenance

Represents the costs of maintaining the lake for the District.

Monument Fountain Maintenance

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

Pond Fountain Maintenance

Represents costs for repairs and maintenance of the pond fountain.

Repairs & Maintenance

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

Contingency

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

Riverwalk
Community Development District
Proposed Budget
Series 2024 Debt Service Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Total Thru 9/30/26	Proposed Budget FY2027
Revenues					
Special Assessments	$ 388,740	$ 354,125	$ 34,615	$ 388,740	$ 388,740
Interest	$ 8,000	$ 5,908	$ 1,477	$ 7,384	$ 3,692
Carry Forward	$ 164,334	$ 173,940	$ -	$ 173,940	$ 177,740
Total Revenues	**$ 561,074**	**$ 533,973**	**$ 36,091**	**$ 570,064**	**$ 570,173**
Expenditures					
Interest Expense - 11/1	$ 153,431	$ 153,431	$ -	$ 153,431	$ 151,571
Principal Expense - 5/1	$ 80,000	$ -	$ 80,000	$ 80,000	$ 85,000
Interest Expense - 5/1	$ 155,291	$ -	$ 155,291	$ 155,291	$ 151,571
Total Expenditures	**$ 388,723**	**$ 153,431**	**$ 235,291**	**$ 388,723**	**$ 388,143**
Other Financing Sources/(Uses)					
Transfer In/(Out)	$ -	$ (3,601)	$ -	$ (3,601)	$ -
Total Other Financing Sources/(Uses)	**$ -**	**$ (3,601)**	**$ -**	**$ (3,601)**	**$ -**
Excess Revenues/(Expenditures)	$ 172,351	$ 376,940	$ (199,200)	$ 177,740	$ 182,030

*Carry forward less amount in Reserve funds.

Interest Expense 11/1/27	$ 149,595
Total	**$ 149,595**

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

Riverwalk

Community Development District

Series 2024 Special Assessment Bonds

Amortization Schedule

Date	Balance	Prinicpal	Interest	Total
11/01/26	$ 5,425,000.00	$ -	$ 151,571.25	$ 385,002.50
05/01/27	$ 5,425,000.00	$ 85,000.00	$ 151,571.25	
11/01/27	$ 5,340,000.00	$ -	$ 149,595.00	$ 386,166.25
05/01/28	$ 5,340,000.00	$ 90,000.00	$ 149,595.00	
11/01/28	$ 5,250,000.00	$ -	$ 147,502.50	$ 387,097.50
05/01/29	$ 5,250,000.00	$ 95,000.00	$ 147,502.50	
11/01/29	$ 5,155,000.00	$ -	$ 145,293.75	$ 387,796.25
05/01/30	$ 5,155,000.00	$ 100,000.00	$ 145,293.75	
11/01/30	$ 5,055,000.00	$ -	$ 142,968.75	$ 388,262.50
05/01/31	$ 5,055,000.00	$ 105,000.00	$ 142,968.75	
11/01/31	$ 4,950,000.00	$ -	$ 140,527.50	$ 388,496.25
05/01/32	$ 4,950,000.00	$ 110,000.00	$ 140,527.50	
11/01/32	$ 4,840,000.00	$ -	$ 137,502.50	$ 388,030.00
05/01/33	$ 4,840,000.00	$ 115,000.00	$ 137,502.50	
11/01/33	$ 4,725,000.00	$ -	$ 134,340.00	$ 386,842.50
05/01/34	$ 4,725,000.00	$ 120,000.00	$ 134,340.00	
11/01/34	$ 4,605,000.00	$ -	$ 131,040.00	$ 385,380.00
05/01/35	$ 4,605,000.00	$ 130,000.00	$ 131,040.00	
11/01/35	$ 4,475,000.00	$ -	$ 127,465.00	$ 388,505.00
05/01/36	$ 4,475,000.00	$ 135,000.00	$ 127,465.00	
11/01/36	$ 4,340,000.00	$ -	$ 123,752.50	$ 386,217.50
05/01/37	$ 4,340,000.00	$ 145,000.00	$ 123,752.50	
11/01/37	$ 4,195,000.00	$ -	$ 119,765.00	$ 388,517.50
05/01/38	$ 4,195,000.00	$ 150,000.00	$ 119,765.00	
11/01/38	$ 4,045,000.00	$ -	$ 115,640.00	$ 385,405.00
05/01/39	$ 4,045,000.00	$ 160,000.00	$ 115,640.00	
11/01/39	$ 3,885,000.00	$ -	$ 111,240.00	$ 386,880.00
05/01/40	$ 3,885,000.00	$ 170,000.00	$ 111,240.00	
11/01/40	$ 3,715,000.00	$ -	$ 106,565.00	$ 387,805.00
05/01/41	$ 3,715,000.00	$ 180,000.00	$ 106,565.00	
11/01/41	$ 3,345,000.00	$ -	$ 101,615.00	$ 388,180.00
05/01/42	$ 2,935,000.00	$ 190,000.00	$ 101,615.00	
11/01/42	$ 2,935,000.00	$ -	$ 96,390.00	$ 388,005.00
05/01/43	$ 2,935,000.00	$ 200,000.00	$ 96,390.00	
11/01/43	$ 2,935,000.00	$ -	$ 90,890.00	$ 387,280.00
05/01/44	$ 2,935,000.00	$ 210,000.00	$ 90,890.00	
11/01/44	$ 2,935,000.00	$ -	$ 85,115.00	$ 386,005.00
05/01/45	$ 2,935,000.00	$ 225,000.00	$ 85,115.00	
11/01/45	$ 2,710,000.00	$ -	$ 78,590.00	$ 388,705.00
05/01/46	$ 2,710,000.00	$ 235,000.00	$ 78,590.00	
11/01/46	$ 2,475,000.00	$ -	$ 71,775.00	$ 385,365.00
05/01/47	$ 2,475,000.00	$ 250,000.00	$ 71,775.00	

Riverwalk

Community Development District

Series 2024 Special Assessment Bonds

Amortization Schedule

Date	Balance	Prinicpal	Interest	Total
11/01/47	$ 2,225,000.00	$ -	$ 64,525.00	$ 386,300.00
05/01/48	$ 2,225,000.00	$ 265,000.00	$ 64,525.00	
11/01/48	$ 1,960,000.00	$ -	$ 56,840.00	$ 386,365.00
05/01/49	$ 1,960,000.00	$ 280,000.00	$ 56,840.00	
11/01/49	$ 1,680,000.00	$ -	$ 48,720.00	$ 385,560.00
05/01/50	$ 1,680,000.00	$ 300,000.00	$ 48,720.00	
11/01/50	$ 1,380,000.00	$ -	$ 40,020.00	$ 388,740.00
05/01/51	$ 1,380,000.00	$ 315,000.00	$ 40,020.00	
11/01/51	$ 1,065,000.00	$ -	$ 30,885.00	$ 385,905.00
05/01/52	$ 1,065,000.00	$ 335,000.00	$ 30,885.00	
11/01/52	$ 730,000.00	$ -	$ 21,170.00	$ 387,055.00
05/01/53	$ 730,000.00	$ 355,000.00	$ 21,170.00	$ -
11/01/53	$ 375,000.00	$ -	$ 10,875.00	$ 387,045.00
05/01/54	$ 375,000.00	$ 375,000.00	$ 10,875.00	$ 385,875.00
		$ 5,425,000.00	**$ 5,564,357.50**	**$ 11,222,788.75**

Riverwalk
Community Development District
Proposed Budget
Series 2025 Debt Service Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Total Thru 9/30/26	Proposed Budget FY2027
Revenues					
Special Assessments	$ 336,633	$ 306,658	$ 29,975	$ 336,633	$ 336,633
Interest	$ -	$ 3,066	$ 766	$ 3,832	$ -
Carry Forward	$ 130,003	$ 129,794	$ -	$ 129,794	$ 134,498
Total Revenues	**$ 466,636**	**$ 439,517**	**$ 30,741**	**$ 470,259**	**$ 471,131**
Expenditures					
Interest Expense - 11/1	$ 129,654	$ 129,654	$ -	$ 129,654	$ 128,098
Principal Expense - 5/1	$ 75,000	$ -	$ 75,000	$ 75,000	$ 80,000
Interest Expense - 5/1	$ 129,654	$ -	$ 129,654	$ 129,654	$ 128,098
Total Expenditures	**$ 334,309**	**$ 129,654**	**$ 204,654**	**$ 334,309**	**$ 336,196**
Other Financing Sources/(Uses)					
Transfer In/(Out)	$ -	$ (1,453)	$ -	$ (1,453)	$ -
Total Other Financing Sources/(Uses)	**$ -**	**$ (1,453)**	**$ -**	**$ (1,453)**	**$ -**
Excess Revenues/(Expenditures)	$ 132,328	$ 308,410	$ (173,913)	$ 134,498	$ 134,934

*Carry forward less amount in Reserve funds.

Interest Expense 11/1/27	$ 126,438
Total	**$ 126,438**

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

Riverwalk

Community Development District

Series 2025 Special Assessment Bonds

Amortization Schedule

Date	Balance	Prinicpal	Interest	Total
11/01/26	$ 4,615,000.00	$ -	$ 128,098.13	$ 332,752.50
05/01/27	$ 4,615,000.00	$ 80,000.00	$ 128,098.13	
11/01/27	$ 4,615,000.00	$ -	$ 126,438.13	$ 334,536.25
05/01/28	$ 4,615,000.00	$ 85,000.00	$ 126,438.13	
11/01/28	$ 4,615,000.00	$ -	$ 124,674.38	$ 336,112.50
05/01/29	$ 4,615,000.00	$ 85,000.00	$ 124,674.38	
11/01/29	$ 4,615,000.00	$ -	$ 122,910.63	$ 332,585.00
05/01/30	$ 4,615,000.00	$ 90,000.00	$ 122,910.63	
11/01/30	$ 4,615,000.00	$ -	$ 121,043.13	$ 333,953.75
05/01/31	$ 4,615,000.00	$ 95,000.00	$ 121,043.13	
11/01/31	$ 4,090,000.00	$ -	$ 118,965.00	$ 335,008.13
05/01/32	$ 4,090,000.00	$ 100,000.00	$ 118,965.00	
11/01/32	$ 4,090,000.00	$ -	$ 116,777.50	$ 335,742.50
05/01/33	$ 4,090,000.00	$ 105,000.00	$ 116,777.50	
11/01/33	$ 4,090,000.00	$ -	$ 114,480.63	$ 336,258.13
05/01/34	$ 4,090,000.00	$ 110,000.00	$ 114,480.63	
11/01/34	$ 4,090,000.00	$ -	$ 112,074.38	$ 336,555.00
05/01/35	$ 4,090,000.00	$ 115,000.00	$ 112,074.38	
11/01/35	$ 4,090,000.00	$ -	$ 109,558.75	$ 336,633.13
05/01/36	$ 4,090,000.00	$ 120,000.00	$ 109,558.75	
11/01/36	$ 3,970,000.00	$ -	$ 106,438.75	$ 335,997.50
05/01/37	$ 3,970,000.00	$ 125,000.00	$ 106,438.75	
11/01/37	$ 3,845,000.00	$ -	$ 103,188.75	$ 334,627.50
05/01/38	$ 3,845,000.00	$ 130,000.00	$ 103,188.75	
11/01/38	$ 3,715,000.00	$ -	$ 99,808.75	$ 332,997.50
05/01/39	$ 3,715,000.00	$ 140,000.00	$ 99,808.75	
11/01/39	$ 3,575,000.00	$ -	$ 96,168.75	$ 335,977.50
05/01/40	$ 3,575,000.00	$ 145,000.00	$ 96,168.75	
11/01/40	$ 3,430,000.00	$ -	$ 92,398.75	$ 333,567.50
05/01/41	$ 3,430,000.00	$ 155,000.00	$ 92,398.75	
11/01/41	$ 3,115,000.00	$ -	$ 88,368.75	$ 335,767.50
05/01/42	$ 2,575,000.00	$ 160,000.00	$ 88,368.75	
11/01/42	$ 2,575,000.00	$ -	$ 84,208.75	$ 332,577.50
05/01/43	$ 2,575,000.00	$ 170,000.00	$ 84,208.75	
11/01/43	$ 2,575,000.00	$ -	$ 79,788.75	$ 333,997.50
05/01/44	$ 2,575,000.00	$ 180,000.00	$ 79,788.75	
11/01/44	$ 2,575,000.00	$ -	$ 75,108.75	$ 334,897.50
05/01/45	$ 2,575,000.00	$ 190,000.00	$ 75,108.75	
11/01/45	$ 2,575,000.00	$ -	$ 70,168.75	$ 335,277.50
05/01/46	$ 2,575,000.00	$ 200,000.00	$ 70,168.75	
11/01/46	$ 2,375,000.00	$ -	$ 64,718.75	$ 334,887.50
05/01/47	$ 2,375,000.00	$ 210,000.00	$ 64,718.75	
11/01/47	$ 2,165,000.00	$ -	$ 58,996.25	$ 333,715.00
05/01/48	$ 2,165,000.00	$ 220,000.00	$ 58,996.25	
11/01/48	$ 1,945,000.00	$ -	$ 53,001.25	$ 331,997.50
05/01/49	$ 1,945,000.00	$ 235,000.00	$ 53,001.25	
11/01/49	$ 1,710,000.00	$ -	$ 46,597.50	$ 334,598.75
05/01/50	$ 1,710,000.00	$ 250,000.00	$ 46,597.50	

Riverwalk

Community Development District

Series 2025 Special Assessment Bonds

Amortization Schedule

Date	Balance	Prinicpal	Interest	Total
11/01/50	$ 1,460,000.00	$ -	$ 39,785.00	$ 336,382.50
05/01/51	$ 1,460,000.00	$ 260,000.00	$ 39,785.00	
11/01/51	$ 1,200,000.00	$ -	$ 32,700.00	$ 332,485.00
05/01/52	$ 1,200,000.00	$ 275,000.00	$ 32,700.00	
11/01/52	$ 925,000.00	$ -	$ 25,206.25	$ 332,906.25
05/01/53	$ 925,000.00	$ 290,000.00	$ 25,206.25	$ -
11/01/53	$ 635,000.00	$ -	$ 17,303.75	$ 332,510.00
05/01/54	$ 635,000.00	$ 310,000.00	$ 17,303.75	$ -
11/01/54	$ 325,000.00	$ -	$ 8,856.25	$ 336,160.00
05/01/55	$ 325,000.00	$ 325,000.00	$ 8,856.25	$ 333,856.25
		$ 4,955,000.00	**$ 4,875,666.25**	**$ 10,035,320.63**

Riverwalk
Community Development District
Proposed Budget
Series 2025A Debt Service Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Total Thru 9/30/26	Proposed Budget FY2027
Revenues					
Special Assessments	$ -	$ -	$ 514,477	$ 514,477	$ 514,923
Interest	$ -	$ 839	$ 210	$ 1,048	$ 524
Carry Forward	$ -	$ -	$ -	$ -	$ 325,882
Total Revenues	**$ -**	**$ 839**	**$ 514,687**	**$ 515,525**	**$ 841,328**
Expenditures					
Interest Expense - 11/1	$ -	$ -	$ -	$ -	$ 196,941
Principal Expense - 5/1	$ -	$ -	$ 175,000	$ 175,000	$ 120,000
Interest Expense - 5/1	$ -	$ -	$ 142,536	$ 142,536	$ 196,941
Total Expenditures	**$ -**	**$ -**	**$ 317,536**	**$ 317,536**	**$ 513,883**
Other Financing Sources/(Uses)					
Bond Proceeds		$ 128,731	$ -	$ 128,731	$ -
Transfer In/(Out)	$ -	$ (839)	$ -	$ (839)	$ -
Total Other Financing Sources/(Use	**$ -**	**$ 127,892**	**$ -**	**$ 127,892**	**$ -**
Excess Revenues/(Expenditures)	$ -	$ 128,731	$ 197,151	$ 325,882	$ 327,446

Interest Expense 11/1/27	$ 194,541
Total	**$ 194,541**

Product	Assessable Units	Total Net Assessments	Net Assessment Per Unit	Gross Assessment Per Unit
Townhouse	110	$ 65,945.25	$ 599.50	$ 637.77
Bungalow - 34'	152	$ 121,499.13	$ 799.34	$ 850.36
Bungalow - 40'	156	$ 124,696.47	$ 799.34	$ 850.36
Single Family - 50'	114	$ 156,619.97	$ 1,373.86	$ 1,461.55
Single Family - 60'	28	$ 46,161.68	$ 1,648.63	$ 1,753.86
	560	$ 514,922.50		

Riverwalk

Community Development District

Series 2025A Special Assessment Bonds

Amortization Schedule

Date	Balance	Prinicpal	Interest	Total
11/01/26	$ 6,960,000.00	$ -	$ 196,941.25	$ 514,477.25
05/01/27	$ 6,960,000.00	$ 120,000.00	$ 196,941.25	
11/01/27	$ 6,960,000.00	$ -	$ 194,541.25	$ 511,482.50
05/01/28	$ 6,960,000.00	$ 125,000.00	$ 194,541.25	
11/01/28	$ 6,960,000.00	$ -	$ 192,041.25	$ 511,582.50
05/01/29	$ 6,960,000.00	$ 130,000.00	$ 192,041.25	
11/01/29	$ 6,960,000.00	$ -	$ 189,441.25	$ 511,482.50
05/01/30	$ 6,960,000.00	$ 135,000.00	$ 189,441.25	
11/01/30	$ 6,960,000.00	$ -	$ 186,741.25	$ 511,182.50
05/01/31	$ 6,960,000.00	$ 140,000.00	$ 186,741.25	
11/01/31	$ 6,185,000.00	$ -	$ 183,766.25	$ 510,507.50
05/01/32	$ 6,185,000.00	$ 150,000.00	$ 183,766.25	
11/01/32	$ 6,185,000.00	$ -	$ 180,578.75	$ 514,345.00
05/01/33	$ 6,185,000.00	$ 155,000.00	$ 180,578.75	
11/01/33	$ 6,185,000.00	$ -	$ 177,285.00	$ 512,863.75
05/01/34	$ 6,185,000.00	$ 160,000.00	$ 177,285.00	
11/01/34	$ 6,185,000.00	$ -	$ 173,885.00	$ 511,170.00
05/01/35	$ 6,185,000.00	$ 170,000.00	$ 173,885.00	
11/01/35	$ 6,185,000.00	$ -	$ 170,272.50	$ 514,157.50
05/01/36	$ 6,185,000.00	$ 175,000.00	$ 170,272.50	
11/01/36	$ 6,010,000.00	$ -	$ 165,635.00	$ 510,907.50
05/01/37	$ 6,010,000.00	$ 185,000.00	$ 165,635.00	
11/01/37	$ 5,825,000.00	$ -	$ 160,732.50	$ 511,367.50
05/01/38	$ 5,825,000.00	$ 195,000.00	$ 160,732.50	
11/01/38	$ 5,630,000.00	$ -	$ 155,565.00	$ 511,297.50
05/01/39	$ 5,630,000.00	$ 205,000.00	$ 155,565.00	
11/01/39	$ 5,425,000.00	$ -	$ 150,132.50	$ 510,697.50
05/01/40	$ 5,425,000.00	$ 220,000.00	$ 150,132.50	
11/01/40	$ 5,205,000.00	$ -	$ 144,302.50	$ 514,435.00
05/01/41	$ 5,205,000.00	$ 230,000.00	$ 144,302.50	
11/01/41	$ 4,730,000.00	$ -	$ 138,207.50	$ 512,510.00
05/01/42	$ 3,920,000.00	$ 245,000.00	$ 138,207.50	
11/01/42	$ 3,920,000.00	$ -	$ 131,715.00	$ 514,922.50
05/01/43	$ 3,920,000.00	$ 255,000.00	$ 131,715.00	
11/01/43	$ 3,920,000.00	$ -	$ 124,957.50	$ 511,672.50
05/01/44	$ 3,920,000.00	$ 270,000.00	$ 124,957.50	
11/01/44	$ 3,920,000.00	$ -	$ 117,802.50	$ 512,760.00
05/01/45	$ 3,920,000.00	$ 285,000.00	$ 117,802.50	
11/01/45	$ 3,920,000.00	$ -	$ 110,250.00	$ 513,052.50
05/01/46	$ 3,920,000.00	$ 300,000.00	$ 110,250.00	
11/01/46	$ 3,620,000.00	$ -	$ 101,812.50	$ 512,062.50
05/01/47	$ 3,620,000.00	$ 320,000.00	$ 101,812.50	
11/01/47	$ 3,300,000.00	$ -	$ 92,812.50	$ 514,625.00
05/01/48	$ 3,300,000.00	$ 335,000.00	$ 92,812.50	
11/01/48	$ 2,965,000.00	$ -	$ 83,390.63	$ 511,203.13
05/01/49	$ 2,965,000.00	$ 355,000.00	$ 83,390.63	
11/01/49	$ 2,610,000.00	$ -	$ 73,406.25	$ 511,796.88
05/01/50	$ 2,610,000.00	$ 375,000.00	$ 73,406.25	
11/01/50	$ 2,235,000.00	$ -	$ 62,859.38	$ 511,265.63

Riverwalk

Community Development District

Series 2025A Special Assessment Bonds

Amortization Schedule

Date	Balance	Prinicpal	Interest	Total
05/01/51	$ 2,235,000.00	$ 400,000.00	$ 62,859.38	
11/01/51	$ 1,835,000.00	$ -	$ 51,609.38	$ 514,468.75
05/01/52	$ 1,835,000.00	$ 420,000.00	$ 51,609.38	
11/01/52	$ 1,415,000.00	$ -	$ 39,796.88	$ 511,406.25
05/01/53	$ 1,415,000.00	$ 445,000.00	$ 39,796.88	$ -
11/01/53	$ 970,000.00	$ -	$ 27,281.25	$ 512,078.13
05/01/54	$ 970,000.00	$ 470,000.00	$ 27,281.25	$ -
11/01/54	$ 500,000.00	$ -	$ 14,062.50	$ 511,343.75
05/01/55	$ 500,000.00	$ 500,000.00	$ 14,062.50	$ 514,062.50
		$ 7,470,000.00	**$ 7,583,650.00**	**$ 15,371,186.00**

SECTION VI

DOC # 20260176981
03/27/2026 07:52 AM Page 1 of 8
Rec Fee: $69.50
Deed Doc Tax: $0.00
Mortgage Doc Tax: $0.00
Intangible Tax: $0.00
Phil Diamond, Comptroller
Orange County, FL
Ret To: SIMPLIFILE LC

THIS INSTRUMENT PREPARED BY:
Pulte Home Company, LLC
4901 Vineland Road Suite 500
Orlando, FL 32811

Property ID #: 29-23-31-1933-10-630

STREET RIGHT-OF-WAY ENCROACHMENT

THIS AGREEMENT, made and entered into this 26th day of March, 2026, by and between **Riverwalk Community Development District**, a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*, whose address is 219 E. Livingston Street, Orlando, Florida 32801 (hereinafter referred to as "CDD"), and **Pulte Home Company, LLC,** a Michigan limited liability company, whose mailing address is 4901 Vineland Road, Suite 500, Orlando, FL 32811 (hereinafter referred to as "OWNER").

RECITALS:

WHEREAS, the OWNER desires to install and maintain a concrete walkway ("Walkway") adjacent to Lot 1063, EVERBE PHASE 3, as recorded in Plat Book 118, Page 66, of the Public Records of Orange County, Florida, located at 10765 Leafy Laurel Street, Orlando, Florida 32829 (the "Property"), pursuant to City of Orlando ("CITY") Building Permit No.: BLD2025-19735, within the street right-of-way of Leafy Laurel Street owned and maintained by the CDD (the "CDD's Right-of-Way") as shown in composite **Exhibit "A"**, attached hereto and made a part hereof by reference; and

WHEREAS, the OWNER desires use of the CDD's Right-of-Way as depicted in "**Exhibit A**" and has, therefore, requested that the CDD enter into this Agreement; and

WHEREAS, the Walkway will continue to be subject to all applicable provisions of the Orlando City Code and any other applicable government regulation.

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained, and other good and valuable consideration, the sufficiency of which is hereby acknowledged by the parties hereto, the parties agree as follows:

1. Recitals. The foregoing Recitals are true and correct and incorporated into the substantive body of this Agreement.

2. Encroachment. The CDD hereby grants permission for the encroachment of the Walkway into the CDD's Right-of-Way, strictly limited to the area described and shown in composite **Exhibit "A"**. The OWNER acknowledges that the CDD's

Right-of-Way cannot be included in any calculations for setback requirements under City Code or otherwise.

3. Release. The OWNER hereby releases the CDD, its representatives, employees and elected officials from any and all damages, claims, or liability, with respect to the Walkway that may arise due to the CDD's operation and maintenance of the CDD's Right-of-Way.

4. Priority of CDD's Right-of-Way. The Walkway shall not be operated or maintained in such a manner so as to unreasonably interfere, in any way, with the CDD's operation or maintenance of its Right-of-Way or any public or general utility improvements located thereon. Except as authorized by the CDD, no permanent improvements other than the Walkway shall be constructed in the CDD's Right-of-Way.

5. Walkway. In consideration for the CDD's consent to use and maintenance of the Walkway within the CDD's Right-of-Way, as described herein, the OWNER agrees, at its sole cost and expense, to install, maintain, repair and operate the Walkway, consistent with reasonable engineering standards and all applicable laws, codes, and regulations.

6. No Waiver/No Vesting. This Agreement does not constitute a waiver of the CITY'S regulatory authority and the OWNER remains subject to all applicable laws, rules, codes and regulations. This Agreement does not operate to vest any interest or right whatsoever.

7. Contingency. This Agreement is contingent upon the Walkway having been completed consistent with the permits and any applicable laws, rules or regulations.

8. Representatives Bound Hereby; Covenants Running with the Land. This Agreement shall be recorded in the Public Records of Orange County, Florida, and shall constitute a covenant running with the land. The burdens and benefits of this Agreement shall be binding upon and inure to the benefit of the successors, heirs, executors, administrators, representatives, and assigns of the OWNER and the CDD, respectively, and upon all persons and entities hereafter acquiring any right, title, or interest in the property subject to this Agreement, whether by purchase, dedication, foreclosure, deed in lieu of foreclosure, transfer, assignment, or otherwise. The OWNER hereby covenants on behalf of itself and its successors and assigns that the terms, conditions, obligations, and restrictions set forth in this Agreement are intended to run with the land and bind all future owners and possessors of the Property, and any portion of the CDD's Right-of-Way encumbered by the Walkway.

9. Recording; Constructive Notice. The OWNER shall record this Agreement, at its expense, in the Public Records of Orange County, Florida. Upon recordation, this

Agreement shall constitute constructive notice to all persons and entities of the encroachment, the obligations and restrictions contained herein, and the rights of the CDD.

10. Controlling Laws.

    a. This Agreement and the provisions contained herein shall be construed, controlled, and interpreted according to the laws of the State of Florida, and all duly adopted ordinances, regulations and policies of the CITY now in effect and those hereinafter adopted.

    b. The location for settlement of any and all claims, controversies, disputes, arising out of or relating to any part of this Agreement, or any breach hereof, shall be in Orange County, Florida.

    c. The parties to this Agreement agree to comply with all applicable federal, state, and local laws, ordinances, rules and regulations pertaining to the utilization of the property under this Agreement.

11. Miscellaneous.

    a. This Agreement constitutes the entire Agreement between the parties with respect to the specific matters contained herein and supersedes all previous discussions, understandings, and agreements. Any amendments to or waivers of the provisions herein shall be made by the parties in writing. No other agreements, oral or otherwise, regarding the subject matter of this Agreement shall be deemed to exist or to bind either party hereto.

    b. If any sentence, phrase, paragraph, provision or portion of this Agreement is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed an independent provision and such holding shall not affect the validity of the remaining portions hereto.

12. Legal Counsel. The OWNER acknowledges that it has had ample opportunity to seek and consult with independent legal counsel prior to executing this Agreement, and that the OWNER represents and warrants that it has sought such independent legal advice and counsel.

13. Attorney's Fees. In the event of any legal action to enforce the terms of this Agreement each party shall bear its own attorney's fees and costs.

14. Negotiation. The parties to this Agreement acknowledge that all terms of this Agreement were negotiated at arm's length and that this Agreement and all documents executed in connection herewith were prepared and executed without undue influence exerted by any party or on any party. Further, this Agreement was drafted jointly by all parties, and no parties are entitled to the benefit of any rules of construction with respect to the interpretation of any terms, conditions or

provisions of this Agreement in favor of or against any person or party who drafted this Agreement.

15. Termination of License and Removal of Encroachment. The CDD may terminate this Agreement: (i) in the event the CDD determines that the Walkway is or will impede the CDD's use of its Right-of-Way or (ii) in the event of a breach or default by OWNER of the terms of this Agreement and said breach is not cured within thirty (30) days. In the event of termination by the CDD, OWNER, or OWNER's successors or assigns then owning the property, shall remove the Walkway from CDD's Right-of-Way within thirty (30) days of receipt of written termination notice. The obligation to remove the Walkway upon termination shall run with the land and bind all future owners. If the then-current property owner fails to remove the Walkway within the above-described timeframe, the CDD may do so and shall be entitled to recover the cost of removal from the then-current property owner. In the event of an emergency situation resulting in an immediate threat to public health, safety or welfare, the CDD shall be authorized to take emergency remedial action and the then-current property owner shall reimburse the CDD for the CDD's reasonable, documented expenses in connection therewith.

16. License; Burden on Property. This Agreement constitutes a License and does not rise to the level of a real property interest in the property underlying the CDD's Right-of-Way. Notwithstanding the foregoing, the obligations, restrictions, and covenants contained in this Agreement shall constitute encumbrances upon the Property, and shall run with and bind the land regardless of any subsequent transfer, conveyance, or change in ownership or possession of the property.

17. Enforcement Against Successors. The CDD shall have the right to enforce any and all terms, conditions, and obligations of this Agreement directly against any successor owner or holder of any interest in the property subject to this Agreement, without the necessity of joining the original OWNER as a party to any enforcement action. Each successor owner shall be jointly and severally liable with prior owners for any breaches or defaults occurring during such prior owner's period of ownership, if such successor owner fails to timely cure such breaches or defaults; provided, however, upon transfer or conveyance of title to the Property, prior owners shall have no further responsibility or liability for any failure, breach or default accruing after the date of such conveyance.

18. Effective Date. The effective date of this Agreement is the day and year first written above.

[remainder of page left intentionally blank]

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first written above.

Signed, sealed and delivered in the presence of:

Print Name: Hannah Rose

Address: 4901 Vineland Rd STE500 Orlando FL 32811

Print Name: Kimberly Clayton

Address: 4901 Vineland Road Suite 500, Orlando, FL 32811

RIVERWALK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes,

By:

Name: JESSA ANDERSON

Title: CHAIRPERSON

STATE OF FLORIDA)
)ss
COUNTY OF ORANGE **)**

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [___] online notarization, this 26th day of MARCH, 2026, by JESSA ANDERSON, as CHAIRPERSON of **RIVERWALK COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, on behalf of the district, who is personally known to me or has provided _____ as identification (if left blank, then personally known to me).

EUGENIA RIOS-DORIA
Notary Public - State of Florida
Commission # HH 334450
My Comm. Expires Nov 21, 2026
Bonded through National Notary Assn.

Signed, sealed and delivered in the presence of:

Print Name: Hannah Rose

Address: 4901 Vineland Rd STE 500 Orlando, FL 32811

Print Name: Kimberly Clayton

Address: 4901 Vineland Road Suite 500, Orlando, FL 32811

Pulte Home Company, LLC a Michigan limited liability company,

By:

Name: SEAN BAILEY

Title: DIRECTOR · LAND DEVELOPMENT

STATE OF FLORIDA)
)ss
COUNTY OF ORANGE **)**

The foregoing instrument was acknowledged before me by means of [X] physical presence or [___] online notarization, this 26th day of MARCH, 2026, by SEAN BAILEY, as DIRECTOR-LAND DEVELOPMENT of **Pulte Home Company, LLC,** a Michigan limited liability company, who is personally known to me or has provided _____ as identification (if left blank, then personally known to me).

EUGENIA RIOS-DORIA
Notary Public - State of Florida
Commission # HH 334450
My Comm. Expires Nov 21, 2026
Bonded through National Notary Assn.

Exhibit "A"

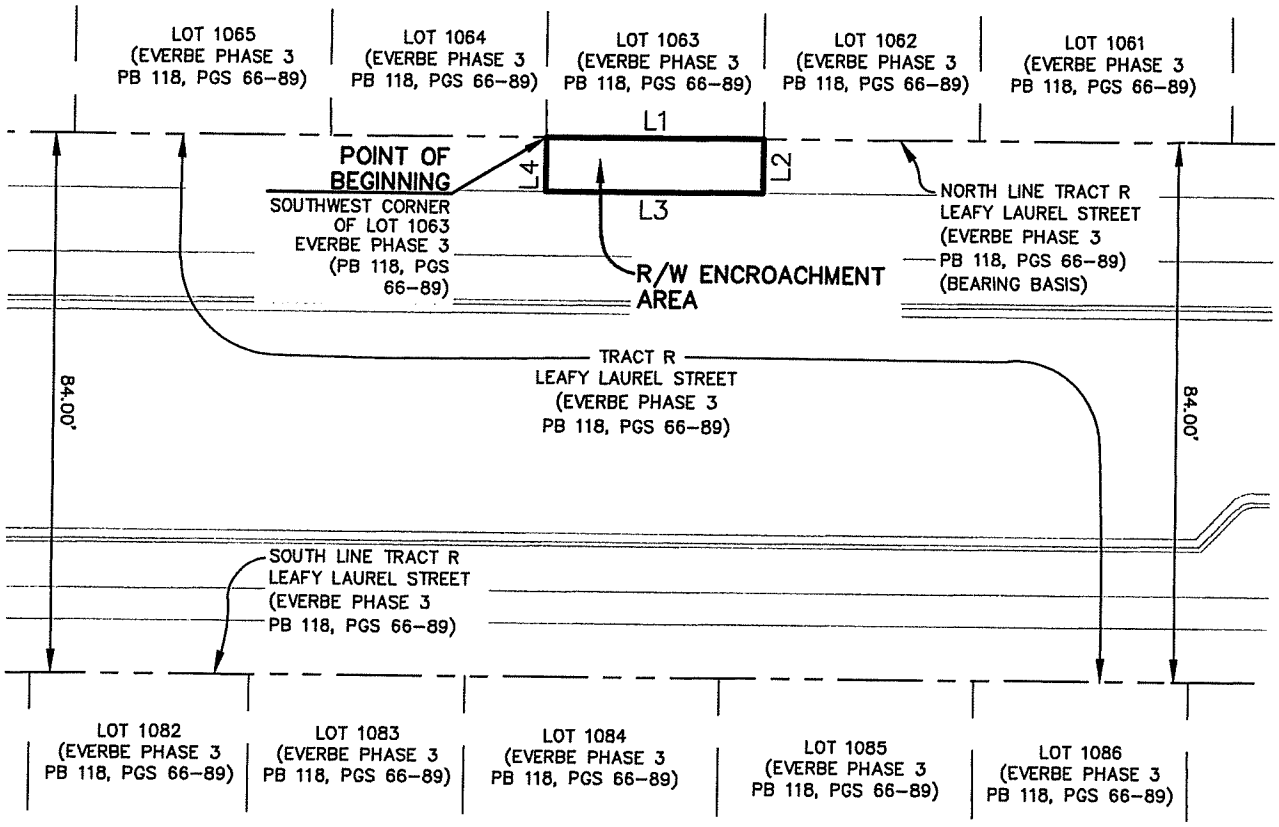
SKETCH OF DESCRIPTION

SEE SHEET 2 FOR NOTES AND LEGAL DESCRIPTION

30' 0 30'

Scale: 1" = 30'

North



LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N89°51'04"E	34.00'
L2	S00°08'56"E	8.50'
L3	S89°51'04"W	34.00'
L4	N00°08'56"W	8.50'

LEGEND

L1 LINE NUMBER (SEE TABLE)
PB PLAT BOOK
PG(S) PAGE(S)
R/W RIGHT-OF-WAY
—— PROPOSED SIDEWALK AND PAVEMENT

PREPARED FOR:

PULTE HOME COMPANY, LLC

EVERBE PHASE 3 – RIGHT-OF-WAY ENCROACHMENT – LOT 1063

DATE	BY	REVISIONS DESCRIPTION

SCOTT E. GROSSMAN LICENSE NUMBER LS5048 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

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

DONALD W. McINTOSH ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB68
Scott Grossman March 09, 2026
Florida Professional Surveyor and Mapper
Certificate No. 5048
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL, OR AN ELECTRONIC SIGNATURE (5J-17.062(3) F.A.C.), OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.

DRAWN BY: HCH	CHECKED BY: PH	JOB NO.	SCALE	SHEET 1
DATE: 03/2026	DATE: 03/2026	21636	1"=30'	OF 2

Printed: Mon 09-Mar-2026 – 02:50PM
F:\Proj2019\19088\Sdwg\NAVD88\sod\14-241(84-1063) Everbe Phase 3 ROW Encroachment – Lot 1063.dwg

CS# 14-241(S84-1063)

SKETCH OF DESCRIPTION

SEE SHEET 1 FOR SKETCH

DESCRIPTION:

That part of Tract R (Leafy Laurel Street), EVERBE PHASE 3, according to the plat thereof, as recorded in Plat Book 118, Pages 66 through 89, of the Public Records of Orange County, Florida, described as follows:

BEGIN at the Southwest corner of Lot 1063, according to said plat of EVERBE PHASE 3; thence N89°51'04"E, along the North line of said Tract R for a distance of 34.00 feet; thence departing said North line run S00°08'56"E, 8.50 feet; thence S89°51'04"W, 34.00 feet; thence N00°08'56"W, 8.50 feet to the POINT OF BEGINNING.

The above described parcel of land contains 289 square feet more or less and being subject to any rights-of-way, restrictions and easements of record.

NOTES:

- This is not a survey.
- Bearings based on the North line of Tract R (Leafy Laurel Street), EVERBE PHASE 3, according to the plat thereof, as recorded in Plat Book 118, Pages 66 through 89, of the Public Records of Orange County, Florida, being N89°51'04"E (per plat).
- Lands shown hereon were not abstracted for rights-of-way, easements, ownership or other instruments of record by this firm.
- No title opinion or abstract of matters affecting title or boundary to the subject property or those of adjoining land owners have been provided. It is possible there are deeds of record, unrecorded deeds or other instruments which could affect the boundaries or use of the subject property.
- This Sketch of Description does not depict any easements of record that may be within or adjoining the lands described hereon.

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

DRAWN BY: HCH DATE: 03/2026	CHECKED BY: PH DATE: 03/2026	JOB NO. 21636	SCALE N/A	SHEET 2 OF 2

SECTION VII

EXHIBIT C

FORMS OF REQUISITIONS

RIVERWALK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2024
(2024 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 First Supplemental Trust Indenture dated as of April 1, 2024 (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;

(C) Name of Payee: Kutak Rock LLP

(D) Amount Payable: $371.00

(E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 3670441 - Construction Services for Oct 2025

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

Series 2024 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 2024 Acquisition and Construction Account;

3. each disbursement set forth above was incurred in connection with the Cost of the 2024 Project; and

4. each disbursement represents a Cost of 2024 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: 1/13/2026

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

The undersigned Consulting Engineer hereby certifies that (A) this disbursement is for the Cost of the 2024 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 2024 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 2024 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 2024 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 2024 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 2024 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

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. 3670441
Client Matter No. 28723-3
Notification Email: eftgroup@kutakrock.com

December 8, 2025

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

Invoice No. 3670441
28723-3

Re: Construction

For Professional Legal Services Rendered

10/14/25	R. Dugan	1.00	300.00	Review draft plat for phase 1B; correspondence regarding same
10/27/25	T. Mackie	0.20	71.00	Review correspondence from Dugan

TOTAL HOURS 1.20

TOTAL FOR SERVICES RENDERED $371.00

TOTAL CURRENT AMOUNT DUE $371.00

SECTION VIII

Arbitrage Rebate Computation
Proposal For

Riverwalk
Community Development District

(City of Orlando, Florida)

$7,645,000 Special Assessment Bonds, Series 2025A
(2025A Project Area)

$5,030,000 Special Assessment Bonds, Series 2025
(2025 Project Area)

AMTEC

AMTEC
American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581
www.amteccorp.com

April 27, 2026

Riverwalk Community Development District
c/o Ms. Katie Costa
Director of Operations – Accounting Division
Government Management Services – CF, LLC
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Re: Riverwalk Community Development District (City of Orlando, Florida),
$7,645,000 Special Assessment Bonds, Series 2025A (2025A Project Area),
$5,030,000 Special Assessment Bonds, Series 2025 (2025 Project Area)

Dear Ms. Costa:

AMTEC is an independent consulting firm that specializes in arbitrage rebate calculations. We have the ability to complete rebate computations for the above-referenced Riverwalk Community Development District (the "District") Series 2025A and Series 2025 (collectively, the "Bonds"). We do not sell investments or seek an underwriting role. As a result of our specialization, we offer very competitive pricing for rebate computations. Our typical fee averages less than $1,000 per year, per issue and includes up to five years of annual rebate liability reporting.

Firm History

AMTEC was incorporated in 1990 and maintains a prominent client base of colleges and universities, school districts, hospitals, cities, state agencies and small-town bond issuers throughout the United States. We currently compute rebate for more than 7,800 bond issues and have delivered thousands of rebate reports. The IRS has never challenged our findings.

Southeast Client Base

We provide arbitrage rebate services to over 500 bond issues aggregating more than $15 billion of tax-exempt debt in the southeastern United States. We have recently performed computations for the Magnolia West, East Park, Palm Coast Park, Windward and Town Center at Palm Coast Park Community Development Districts. Additionally, we are exclusive rebate consultant to Broward County and the Town of Palm Beach in Florida. Nationally, we are rebate consultants for the City of Tulsa (OK), the City of Lubbock (TX) and the States of Connecticut, Montana, Mississippi, West Virginia, Vermont and Alaska.

We have prepared a Proposal for the computation of arbitrage for the District's Bonds. We have established a "bond year end" of December 23rd, based upon the anniversary of the closing date of the Series 2025A Bonds in December 2025 and a "bond year end" of March 21st, based upon the anniversary of the closing date of the Series 2025 Bonds in March 2025.

Proposal

We are proposing rebate computation services based on the following:

- $7,645,000 Series 2025A & $5,030,000 Series 2025
- Fixed Rate Debt
- Acquisition & Construction, Debt Service Reserve, Capitalized Interest, Cost of Issuance & Debt Service Accounts.

Should the Tax Agreement require rebate computations for any other accounts, computations will be extended to include those accounts at no additional cost to the District.

Our guaranteed fee for rebate computations for the Bonds is $450 per year and will encompass all activity from the date of the closing, through the end of the 5th Bond Year and initial Computation Date. The fee is based upon the size as well as the complexity. Our fee is payable upon your acceptance of our rebate reports, which will be delivered shortly after the report dates specified in the following tables.

AMTEC's Professional Fee – $7,645,000 Special Assessment Bonds, Series 2025A

Report Date	Type of Report	Period Covered	Fee
December 31, 2026	Rebate and Opinion	Closing – December 31, 2026	$ 450
December 31, 2027	Rebate and Opinion	Closing – December 31, 2027	$ 450
December 31, 2028	Rebate and Opinion	Closing – December 31, 2028	$ 450
December 31, 2029	Rebate and Opinion	Closing – December 31, 2029	$ 450
December 23, 2030	Rebate and Opinion	Closing – December 23, 2030	$ 450

AMTEC's Professional Fee – $5,030,000 Special Assessment Bonds, Series 2025

Report Date	Type of Report	Period Covered	Fee
March 31, 2026	Rebate and Opinion	Closing – March 31, 2026	$ 450
March 31, 2027	Rebate and Opinion	Closing – March 31, 2027	$ 450
March 31, 2028	Rebate and Opinion	Closing – March 31, 2028	$ 450
March 31, 2029	Rebate and Opinion	Closing – March 31, 2029	$ 450
March 21, 2030	Rebate and Opinion	Closing – March 21, 2030	$ 450

In order to begin, we are requesting copies of the following documentation:

1. Arbitrage Certificate or Tax Regulatory Agreement
2. IRS Form 8038-G
3. Closing Memorandum
4. US Bank statements for all accounts from the date of the closing, through each report date

AMTEC's Scope of Services

Our standard engagement includes the following services:

- Review of all bond documents and account statements for possible rebate exceptions;

- Computation of the rebate liability and/or the yield restricted amount, in accordance with Section 148 of the Internal Revenue Code, commencing with the date of the closing through required reporting date of the Bonds;
- Independent calculation of the yield on the Bonds to ensure the correct basis for any rebate liability. This effort provides the basis for our unqualified opinion;
- Reconciliation of the sources and uses of funds from the bond documentation;
- Calculation and analysis of the yield on all investments, subject to the Regulations, for each computation period;
- Production of rebate reports, indicating the above stated information, and the issuance of the AMTEC Opinion;
- Recommendations for proactive rebate management;
- Commingled funds, transferred proceeds and yield restriction analyses, if necessary;
- Preparation of IRS Form 8038-T and any accompanying documentation, should a rebate payment be required;
- We will discuss the results of our Reports with you, your auditors, and our continued support in the event of an IRS inquiry; and
- We guarantee the completeness and accuracy of our work.

The District agrees to furnish AMTEC with the required documentation necessary to fulfill its obligation under the scope of services. The District will make available staff knowledgeable about the bond transactions, investments and disbursements of bond proceeds.

The District agrees to pay AMTEC its fee after it has been satisfied that the scope of services, as outlined under the Proposal, has been fulfilled. AMTEC agrees that its fee is all-inclusive and that it will not charge the District for any expenses connected with this engagement.

The parties have executed this Agreement on _____, 2026.

Riverwalk Community Development District	Consultant: American Municipal Tax-Exempt Compliance Corporation
By: _____	By: _____ Michael J. Scarfo Senior Vice President

SECTION IX

SECTION C

SECTION 1

Riverwalk
Community Development District

Summary of Check Register

December 6, 2025 to January 7, 2026

Fund	Date	Check No.'s		Amount
General Fund				
	12/22/25	222-230	$	60,582.81
	12/30/25	231	$	2,081.00
			$	**62,663.81**
General Fund Auto Pays	12/9-12/12/25	80017-80024	$	7,472.33
			$	**7,472.33**
		Total Amount	**$**	**70,136.14**

*** CHECK DATES 12/06/2025 - 01/07/2026 *** RIVERWALK GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
12/15/25	00018	11/13/25	9101 864	202512	320-53800-43100			*	1,484.27		
			REIMBURST ELECTRIC EVERBE								
							EVERBE MASTER POA, INC			1,484.27	000222
12/22/25	00008	9/29/25	20393	202509	320-53800-47000			*	1,925.00		
			LAKE MAINTENANCE SEP25								
							AQUATIC WEED MANAGEMENT, INC			1,925.00	000223
12/22/25	00015	10/31/25	1592	202510	310-51300-31302			*	1,625.00		
			DISCLOSURE SOFTWARE FY26								
							DISCLOSURE TECHNOLOGY SERVICES, LLC			1,625.00	000224
12/22/25	00007	11/14/25	48012	202510	310-51300-31100			*	1,325.00		
			ENGINEERING SVCS-OCT25								
		12/12/25	48176	202511	310-51300-31100			*	397.50		
			ENGINEERING SVCS-NOV25								
							DONALD W. MCINTOSH ASSOCIATES, INC.			1,722.50	000225
12/22/25	00013	9/29/25	47972	202509	320-53800-49100			*	438.25		
			PASSAIC PARK ROUNDABOUT								
							EXCLUSIVE LANDSCAPING GROUP, INC.			438.25	000226
12/22/25	00001	11/01/25	75	202511	320-53800-34000			*	1,351.92		
			FIELD MANAGEMENT-NOV25								
		11/01/25	76	202511	310-51300-34000			*	3,647.92		
			MANAGEMENT FEES-NOV25								
		11/01/25	76	202511	310-51300-35200			*	108.17		
			WEBSITE MANAGEMENT-NOV25								
		11/01/25	76	202511	310-51300-35100			*	162.25		
			INFORMATION TECH-NOV25								
		11/01/25	76	202511	310-51300-31300			*	500.00		
			DISSEMINATION SVCS-NOV25								
		11/01/25	76	202511	310-51300-51000			*	.18		
			OFFICE SUPPLIES								
		11/01/25	76	202511	310-51300-42000			*	3.85		
			POSTAGE								
		11/01/25	76	202511	310-51300-42500			*	5.25		
			COPIES								
							GOVERNMENTAL MANAGEMENT SERVICES-CF			5,779.54	000227
12/22/25	00005	10/10/25	3639706	202508	310-51300-31500			*	3,613.62		
			ATTORNEY SVCS-AUG25								
		10/29/25	3643210	202509	310-51300-31500			*	835.11		
			ATTORNEY SVCS-SEP25								
		12/08/25	3670440	202510	310-51300-31500			*	1,846.65		
			ATTORNEY SVCS-OCT25								

*** CHECK DATES 12/06/2025 - 01/07/2026 *** RIVERWALK GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		12/08/25	3670441	202510	310-51300-31500		*	371.00		
			CONSTRUCTION REVIEW OCT25							
						KUTAK ROCK LLP			6,666.38	000228
12/22/25	00011	10/01/25	29172	202510	320-53800-46900		*	550.00		
			FOUNTAIN MAINT-OCT25							
		11/01/25	CM-26722	202511	320-53800-46900		*	550.00		
			FOUNTAIN MAINT-NOV25							
		12/01/25	29880	202512	320-53800-46900		*	550.00		
			FOUNTAIN MAINT-DEC25							
						MCDONNELL CORPORATION DBA RESORT			1,650.00	000229
12/22/25	00014	12/22/25	12222025	202512	300-20700-10000		*	21,057.20		
			DEBT SVC TRANSFER S2024							
		12/22/25	12222025	202512	300-20700-10000		*	18,234.67		
			DEBT SVC TRANSFER S2025							
						RIVERWALK CDD C/O US BANK			39,291.87	000230
12/30/25	00004	11/09/25	12727747	202511	310-51300-48000		*	2,081.00		
			NOT OF MTG 11/04/25							
						TRIBUNE PUBLISHING COMPANY LLC DBA			2,081.00	000231
						TOTAL FOR BANK A		62,663.81		

*** CHECK DATES 12/06/2025 - 01/07/2026 ***
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	#
12/09/25	00009	12/15/25	1535-12. 0000 LEE VISTA BLVD-DEC25	202512	320-53800-43100		DUKE ENERGY	*	747.66	747.66	080017
12/12/25	00009	11/21/25	9744-11. 11001 RISING SUN-NOV.25	202511	320-53800-43000		DUKE ENERGY	*	47.87	47.87	080018
12/12/25	00009	11/20/25	3015-11. 0 REVERIE PARK-NOV.25	202511	320-53800-43100		DUKE ENERGY	*	599.62	599.62	080019
12/12/25	00009	11/21/25	0523-11. 11004 RISING SUN-NOV.25	202511	320-53800-43001		DUKE ENERGY	*	1,698.12	1,698.12	080020
12/12/25	00009	11/21/25	1350-11. 11006 RISING SN-NOV.25	202511	320-53800-43001		DUKE ENERGY	*	1,741.56	1,741.56	080021
12/12/25	00009	11/21/25	8687-11. 9509 PASSAIC PKWY-NOV.25	202511	320-53800-43000		DUKE ENERGY	*	103.07	103.07	080022
12/12/25	00009	11/21/25	9733-11. 6971 REVERIE PARK-NOV.25	202511	320-53800-43001		DUKE ENERGY	*	1,819.50	1,819.50	080023
12/12/25	00009	11/21/25	9819-11. 6098 S ECONLOCK-NOV.25	202511	320-53800-43001		DUKE ENERGY	*	714.93	714.93	080024

TOTAL FOR BANK Z 7,472.33

TOTAL FOR REGISTER 70,136.14

Riverwalk
Community Development District

Summary of Check Register

January 8, 2026 to February 4, 2026

Fund	Date	Check No.'s		Amount
General Fund				
	1/21/26	232-244	$	382,997.94
	1/27/26	245-246	$	19,308.00
	2/3/26	247-248	$	3,143.60
			$	**405,449.54**
General Fund Auto Pays	1/13/26-1/27/26	80025-80031	$	29,828.71
			$	**29,828.71**
		Total Amount	**$**	**435,278.25**

*** CHECK DATES 01/08/2026 - 02/04/2026 *** 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	#
1/21/26	00019	12/19/25	7906-12-	202512	310-51300-31200		*	450.00		
			SPEC ASSESS BONDS S2024							
						AMTEC			450.00	000232
1/21/26	00008	10/30/25	20570	202510	320-53800-47000		*	1,925.00		
			LAKE MAINTENANCE-OCT25							
		11/25/25	20739	202511	320-53800-47000		*	1,925.00		
			LAKE MAINTENANCE-NOV25							
		12/31/25	21064	202512	320-53800-47000		*	1,925.00		
			LAKE MAINTENANCE-DEC25							
						AQUATIC WEED MANAGEMENT, INC			5,775.00	000233
1/21/26	00007	1/16/26	48321	202512	310-51300-31100		*	265.00		
			ENGINEERING SVCS-DEC25							
						DONALD W. MCINTOSH ASSOCIATES, INC			265.00	000234
1/21/26	00013	9/01/25	46697	202509	320-53800-46200		*	5,861.00		
			LANDSCAPE MAINT-SEP25							
						EXCLUSIVE LANDSCAPING GROUP INC			5,861.00	000235
1/21/26	00010	12/10/25	37943-A	202512	320-53800-46900		*	930.00		
			QTRLY FOUNT CLEAN DEC-FEB							
						FOUNTAIN DESIGN GROUP INC.			930.00	000236
1/21/26	00020	12/04/25	57945	202512	320-53800-49000		*	9,931.78		
			INSTALL NEW PUMP							
						FREEPORT FOUNTAINS			9,931.78	000237
1/20/26	99999	1/20/26	VOID	202601	000-00000-00000		C	.00		
			VOID CHECK							
						******INVALID VENDOR NUMBER******			.00	000238
1/21/26	00001	11/30/25	80	202511	320-53800-48000		*	213.93		
			RPLCD LIGHT POWER SUPPLY							
		12/01/25	77	202512	320-53800-34000		*	1,351.92		
			FIELD MANAGEMENT-DEC25							
		12/01/25	77	202512	320-53800-49000		*	517.50		
			REMOVAL OF HONEY BEE							
		12/01/25	78	202512	310-51300-34000		*	3,647.92		
			MANAGEMENT FEES-DEC25							
		12/01/25	78	202512	310-51300-35200		*	108.17		
			WEBSITE MANAGEMENT-DEC25							
		12/01/25	78	202512	310-51300-35100		*	162.25		
			INFORMATION TECH-DEC25							
		12/01/25	78	202512	310-51300-31300		*	500.00		
			DISSEMINATION SVCS-DEC25							

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

                 12/01/25 78       202512 310-51300-51000                                    *                 .24
                           OFFICE SUPPLIES
                 12/01/25 78       202512 310-51300-42000                                    *                5.92
                           POSTAGE
                 12/01/25 78       202512 310-51300-42500                                    *                2.85
                           COPIES
                  1/01/26 81       202601 320-53800-34000                                    *            1,351.92
                           FIELD MANAGEMENT-JAN26
                  1/01/26 82       202601 310-51300-34000                                    *            3,647.92
                           MANAGEMENT FEES-JAN26
                  1/01/26 82       202601 310-51300-35200                                    *              108.17
                           WEBSITE MANAGEMENT-JAN26
                  1/01/26 82       202601 310-51300-35100                                    *              162.25
                           INFORMATION TECH-JAN26
                  1/01/26 82       202601 310-51300-31300                                    *              500.00
                           DISSEMINATION SVCS-JAN26
                  1/01/26 82       202601 310-51300-51000                                    *                 .24
                           OFFICE SUPPLIES
                  1/01/26 82       202601 310-51300-42000                                    *                5.92
                           POSTAGE
                  1/01/26 82       202601 310-51300-42500                                    *                3.75
                           COPIES
                                                   GOVERNMENTAL MANAGEMENT SERVICES-CF                                12,290.87 000239
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 1/21/26 00005  12/08/25 3670512  202510 310-51300-49100                                    *            4,706.25
                           BOUNDARY AMENDMENT OCT25
                                                   KUTAK ROCK LLP                                                      4,706.25 000240
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 1/21/26 00011   1/01/26 30213    202601 320-53800-46900                                    *              550.00
                           FOUNTAIN MAINT-JAN26
                                                   MCDONNELL CORPORATION DBA RESORT                                      550.00 000241
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 1/21/26 00017  11/01/25 20749    202511 320-53800-46200                                    *           19,915.66
                           LANDSCAPE MAINT-NOV25
                 11/11/25 20949    202511 320-53800-49100                                    *            4,500.00
                           PALM TREE TRIMMING
                 12/01/25 21277    202512 320-53800-46200                                    *           15,208.00
                           LANDSCAPE MAINT-DEC25
                 12/31/25 21621    202512 320-53800-49100                                    *            1,625.00
                           INSTALL 250 POINSETTIAS
                                                   PRINCE & SONS                                                      41,248.66 000242
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 1/21/26 00014   1/16/26 01162026 202601 300-20700-10000                                    *          157,654.33
                           DEBT SVC TRANSFER S2024
                  1/16/26 01162026 202601 300-20700-10000                                    *          136,522.14
                           DEBT SVC TRANSFER S2025
                                                   RIVERWALK CDD CO US BANK                                          294,176.47 000243
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
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*** CHECK DATES 01/08/2026 - 02/04/2026 ***
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	#
1/21/26	00013	7/22/25	42613	202507	320-53800-46200		*	290.00		
			PEST CONTROL MEDIAN AREA							
		7/22/25	42614	202507	320-53800-47300		*	498.27		
			IRRIGATION REPAIRS-7/16							
		7/22/25	42615	202507	320-53800-47300		*	163.64		
			IRRIGATION REPAIRS-7/16							
		8/01/25	43908	202508	320-53800-46200		*	5,861.00		
			LANDSCAPE MAINT-AUG25							
						EXCLUSIVE LANDSCAPING GROUP INC			6,812.91	000244
1/27/26	00011	12/01/25	29976	202512	320-53800-46900		*	500.00		
			MOTOR RESTOCKING FEE							
						MCDONNELL CORPORATION DBA RESORT			500.00	000245
1/27/26	00017	12/31/25	21824	202512	320-53800-49100		*	3,600.00		
			PINE BARK MULCH							
		1/01/26	21769	202601	320-53800-46200		*	15,208.00		
			LANDSCAPE MAINT-JAN26							
						PRINCE & SONS			18,808.00	000246
2/03/26	00005	12/17/25	3673502-	202510	310-51300-31500		*	71.00		
			ATTORNEY SVCS-OCT25							
		12/17/25	3673502-	202511	310-51300-31500		*	912.45		
			ATTORNEY SVCS-NOV25							
		1/29/26	3690234	202512	310-51300-31500		*	635.15		
			ATTORNEY SVCS-DEC25							
						KUTAK ROCK LLP			1,618.60	000247
2/03/26	00011	1/26/26	30384	202601	320-53800-46900		*	975.00		
			RPR BROKEN RETURN LINE							
		2/01/26	30435	202602	320-53800-46900		*	550.00		
			FOUNTAIN MAINT-FEB26							
						MCDONNELL CORPORATION DBA RESORT			1,525.00	000248

TOTAL FOR BANK A 405,449.54

*** CHECK DATES 01/08/2026 - 02/04/2026 ***
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	#
1/13/26	00009	12/04/25	9238-11. 6793 S ECON TRL-NOV.25	202511	320-53800-43000			*	113.60		
							DUKE ENERGY			113.60	080025
1/13/26	00009	12/11/25	3922-11. 6777 S ECON TRL-NOV.25	202511	320-53800-43000			*	105.36		
							DUKE ENERGY			105.36	080026
1/13/26	00009	12/02/25	5113-11. 00000 S ECON- NOV.25	202511	320-53800-43100			*	1,839.10		
		12/03/25	1462-11. O S ECON-NOV.25	202511	320-53800-43100			*	2,332.27		
		12/03/25	2636-11. 6761 S ECON TRL-NOV.25	202511	320-53800-43000			*	19.99		
		12/03/25	7434-11. 6246 S ECON TRL-NOV.25	202511	320-53800-43001			*	1,053.29		
		12/10/25	1535-12. 0000 LEE VISTA BLVD-NOV25	202512	320-53800-43100			*	747.82		
							DUKE ENERGY			5,992.47	080027
1/14/26	00009	12/22/25	1761-12. 7457 SIENNA WD AVE-DEC.25	202512	320-53800-43000			*	453.74		
							DUKE ENERGY			453.74	080028
1/14/26	00009	12/22/25	9399-12. 00 REVERIE PK AVE-DEC.25	202512	320-53800-43100			*	2,211.02		
							DUKE ENERGY			2,211.02	080029
1/14/26	00009	12/19/25	3015-12. 0 REVERIE PK AVE-DEC.25	202512	320-53800-43100			*	599.62		
		12/22/25	0523-12. 11004 RISING SUN-DEC.25	202512	320-53800-43001			*	1,798.04		
		12/22/25	1350-12. 11006 RISING SUN-DEC.25	202512	320-53800-43001			*	1,702.10		
		12/22/25	8687-12. 9509 PASSAIC PKWY-DEC.25	202512	320-53800-43000			*	102.47		
		12/22/25	9733-12. 6971 REVERIE PK-DEC.25	202512	320-53800-43001			*	1,943.81		
		12/22/25	9744-12. 11001 RISING SUN-DEC.25	202512	320-53800-43000			*	49.78		
		12/22/25	9819-12. 6098 S ECON-DEC.25	202512	320-53800-43001			*	1,071.64		
		1/06/26	2636-12. 6761 S ECON MEW#2-DEC.25	202512	320-53800-43000			*	20.76		
		1/06/26	7434-12. 6246 S ECON TRL-DEC.25	202512	320-53800-43001			*	1,225.44		

*** CHECK DATES 01/08/2026 - 02/04/2026 ***
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	#
		1/07/26	5113-12. 00000 S ECON TRL-DEC.25	202512	320-53800-43100			*	1,849.57		
		1/08/26	1462-12. O S ECON TRL-DEC.25	202512	320-53800-43100			*	2,349.00		
							DUKE ENERGY			12,712.23	080030
1/27/26	00009	1/22/26	3015-01. 0 REVERIE PARK AVE-JAN.26	202601	320-53800-43100			*	603.07		
		1/23/26	0523-01. 11004 RISING SUN-JAN.26	202601	320-53800-43001			*	2,187.15		
		1/23/26	1350-01. 11006 RISING SUN-JAN.26	202601	320-53800-43001			*	1,671.68		
		1/23/26	8687-01. 9509 PASSAIC PKWY-JAN.26	202601	320-53800-43000			*	105.23		
		1/23/26	9733-01. 6971 REVERIE PARK-JAN.26	202601	320-53800-43001			*	2,370.83		
		1/23/26	9744-01. 11001 RISING SUN-JAN.26	202601	320-53800-43000			*	54.11		
		1/23/26	9819-01. 6098 S ECON TRL-JAN.26	202601	320-53800-43001			*	1,248.22		
							DUKE ENERGY			8,240.29	080031

TOTAL FOR BANK Z 29,828.71

TOTAL FOR REGISTER 435,278.25

Riverwalk
Community Development District

Summary of Check Register

February 5, 2026 to March 6, 2026

Fund	Date	Check No.'s		Amount
General Fund				
	2/11/26	249-251	$	25,503.18
	2/17/26	252-253	$	321,981.20
	3/3/26	254-255	$	4,400.00
			$	**351,884.38**
General Fund Auto Pays	2/3/26-1/12/26	80032-80038	$	9,335.36
			$	**9,335.36**
		Total Amount	**$**	**361,219.74**

*** CHECK DATES 02/05/2026 - 03/06/2026 *** 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	#
2/11/26	00001	12/31/25	83	202512	320-53800-48000		*	899.35		
			POND WILDLIFE SIGNAGE							
		12/31/25	84	202512	320-53800-48000		*	870.49		
			EVERBE SIGNAGE UPLIGHTING							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			1,769.84	000249
2/11/26	00021	2/09/26	207043	202602	320-53800-48000		*	4,095.63		
			RPR LIGHTING 3 LOCATIONS							
						NEUWIRE INC			4,095.63	000250
2/11/26	00017	1/29/26	22066	202601	320-53800-47300		*	2,740.05		
			RPR SPRAY HEAD/NOZZLE							
		1/30/26	22267	202601	320-53800-47300		*	1,689.66		
			RPLCD SPRAYS/NOZZLES/PVC							
		2/01/26	22166	202602	320-53800-46200		*	15,208.00		
			LANDSCAPE MAINT-FEB26							
						PRINCE & SONS			19,637.71	000251
2/17/26	00001	2/01/26	85	202602	320-53800-34000		*	1,351.92		
			FIELD MANAGEMENT-FEB26							
		2/01/26	86-A	202602	310-51300-34000		*	3,647.92		
			MANAGEMENT FEES-FEB26							
		2/01/26	86-A	202602	310-51300-35200		*	108.17		
			WEBSITE MANAGEMENT-FEB26							
		2/01/26	86-A	202602	310-51300-35100		*	162.25		
			INFORMATION TECH-FEB26							
		2/01/26	86-A	202602	310-51300-31300		*	583.33		
			DISSEMINATION SVCS-FEB26							
		2/01/26	86-A	202602	310-51300-51000		*	.45		
			OFFICE SUPPLIES							
		2/01/26	86-A	202602	310-51300-42000		*	11.10		
			POSTAGE							
		2/01/26	86-B	202601	310-51300-31300		*	83.33		
			DISSEMINATION JAN26							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			5,948.47	000252
2/17/26	00014	2/13/26	02132026	202602	300-20700-10000		*	169,367.49		
			DEBT SVC TRANSFER S2024							
		2/13/26	02132026	202602	300-20700-10000		*	146,665.24		
			DEBT SVC TRANSFER S2025							
						RIVERWALK CDD CO US BANK			316,032.73	000253
3/03/26	00008	1/28/26	21135	202601	320-53800-47000		*	1,925.00		
			LAKE MAINTENANCE-JAN26							
		2/24/26	21358	202602	320-53800-47000		*	1,925.00		
			LAKE MAINTENANCE-FEB26							
						AQUATIC WEED MANAGEMENT, INC			3,850.00	000254

*** CHECK DATES 02/05/2026 - 03/06/2026 ***
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	#
3/03/26	00011	3/01/26	30802	202603	320-53800-46900			*	550.00		
			FOUNTAIN MAINT-MAR26								
							MCDONNELL CORPORATION DBA RESORT			550.00	000255

TOTAL FOR BANK A 351,884.38

*** CHECK DATES 02/05/2026 - 03/06/2026 ***
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	#
2/06/26	00009	2/03/26	9238-01. 6793 S. ECON TRL-JAN.26	202601	320-53800-43000			*	104.74		
							DUKE ENERGY			104.74	080032
2/06/26	00009	2/06/26	1761-01. 7457 SIENNA WD-JAN.26	202601	320-53800-43000			*	103.47		
							DUKE ENERGY			103.47	080033
2/06/26	00009	2/06/26	9399-01. 00 REVERIE PK AVE-JAN.26	202601	320-53800-43100			*	889.61		
							DUKE ENERGY			889.61	080034
2/06/26	00009	2/03/26	9238-12. 6793 S. ECON TRL-DEC.25	202512	320-53800-43000			*	112.20		
							DUKE ENERGY			112.20	080035
2/06/26	00009	1/15/26	8548-12. 0000 LEE VISTA-DEC.25	202512	320-53800-43100			*	1,630.33		
		1/23/26	9630-12. 6777 S ECON TRL-DEC.25	202512	320-53800-43000			*	28.67		
		2/03/26	5113-01. 00000 S ECON TRL-JAN.26	202601	320-53800-43100			*	1,807.73		
		2/04/26	2636-01. 6761 S ECON TRL-JAN.26	202601	320-53800-43000			*	20.73		
		2/04/26	7434-01. 6246 S ECON TRL-JAN.26	202601	320-53800-43001			*	1,050.33		
							DUKE ENERGY			4,537.79	080036
2/10/26	00009	2/05/26	1462-01. O S ECON TRL-JAN.26	202601	320-53800-43100			*	2,282.14		
							DUKE ENERGY			2,282.14	080037
2/16/26	00009	2/12/26	8548-01. 0000 LEE VISTA-JAN.26	202601	320-53800-43100			*	1,305.41		
							DUKE ENERGY			1,305.41	080038

TOTAL FOR BANK Z 9,335.36

TOTAL FOR REGISTER 361,219.74

Riverwalk
Community Development District

Summary of Check Register

March 7, 2026 to May 8, 2026

Fund	Date	Check No.'s		Amount
General Fund				
	3/11/26	256-257	$	10,419.08
	3/17/26	258-260	$	62,265.01
	3/24/26	261	$	561.00
	3/31/26	262-263	$	13,074.50
	4/7/26	264-265	$	2,475.00
	4/15/26	266-267	$	15,594.40
	4/21/26	268-269	$	21,093.79
	4/29/26	270-271	$	3,179.97
	5/6/26	272-274	$	2,925.00
			$	**131,587.75**
General Fund Auto Pays	3/10/26 - 5/5/26	80039 - 80060	$	38,392.64
			$	**38,392.64**
		Total Amount	**$**	**169,980.39**

*** CHECK DATES 03/07/2026 - 05/08/2026 *** 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	#
3/11/26	00007	2/13/26	48453	202601	310-51300-31100		*	2,699.08		
			ENGINEERING SVCS-JAN26							
						DONALD W. MCINTOSH ASSOCIATES, INC			2,699.08	000256
3/11/26	00013	8/21/25	45020	202603	320-53800-49100		*	6,055.00		
			REMOVE UNHEALTHY SOD PH1							
		8/27/25	45682	202603	320-53800-49100		*	1,665.00		
			REMOVE UNHEALTHY SOD PH2							
						EXCLUSIVE LANDSCAPING GROUP INC			7,720.00	000257
3/17/26	00001	3/01/26	87	202603	320-53800-34000		*	1,351.92		
			FIELD MANAGEMENT-MAR26							
		3/01/26	88	202603	310-51300-34000		*	3,647.92		
			MANAGEMENT FEES-MAR26							
		3/01/26	88	202603	310-51300-35200		*	108.17		
			WEBSITE MANAGEMENT-MAR26							
		3/01/26	88	202603	310-51300-35100		*	162.25		
			INFORMATION TECH-MAR26							
		3/01/26	88	202603	310-51300-31300		*	583.33		
			DISSEMINATION SVCS-MAR26							
		3/01/26	88	202603	310-51300-51000		*	.18		
			OFFICE SUPPLIES							
		3/01/26	88	202603	310-51300-42000		*	4.44		
			POSTAGE							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			5,858.21	000258
3/17/26	00005	3/11/26	3715285	202601	310-51300-31500		*	498.80		
			ATTORNEY SVCS-JAN26							
						KUTAK ROCK LLP			498.80	000259
3/17/26	00017	2/23/26	22604	202602	320-53800-46200		*	40,700.00		
			PINE BARK MULCH							
		3/01/26	22556	202603	320-53800-46200		*	15,208.00		
			LANDSCAPE MAINT-MAR26							
						PRINCE & SONS			55,908.00	000260
3/24/26	00005	3/19/26	3716890	202602	310-51300-31500		*	561.00		
			ATTORNEY SVCS-FEB26							
						KUTAK ROCK LLP			561.00	000261
3/31/26	00010	3/25/26	38819A	202603	320-53800-46900		*	930.00		
			QTRLY FOUNT CLEAN MAR-MAY							
						FOUNTAIN DESIGN GROUP INC.			930.00	000262
3/31/26	00017	3/25/26	22821	202603	320-53800-47300		*	2,349.48		
			RPD BROKEN SPRINKLERS							

*** CHECK DATES 03/07/2026 - 05/08/2026 *** 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	#
		3/30/26	23002	202603	320-53800-47300		*	1,266.36		
			TREE BUBBLER / ROTOR							
		3/30/26	23003	202603	320-53800-47300		*	2,334.05		
			RPR CRACKS TO MAINLINE							
		3/30/26	23013	202603	320-53800-49100		*	4,835.00		
			SEASONAL ANNUAL/INSPECT							
		3/30/26	23029	202603	320-53800-47300		*	738.50		
			SPRAYS W/NOZZLE / VALVE							
		3/30/26	23037	202603	320-53800-47300		*	621.11		
			RPR CRACK ON 2 COUPLING							
						PRINCE & SONS			12,144.50	000263
4/07/26	00008	3/30/26	21556	202603	320-53800-47000		*	1,925.00		
			LAKE MAINTENANCE-MAR26							
						AQUATIC WEED MANAGEMENT, INC			1,925.00	000264
4/07/26	00011	4/01/26	31181	202604	320-53800-46900		*	550.00		
			FOUNTAIN MAINT-APR26							
						MCDONNELL CORPORATION DBA RESORT			550.00	000265
4/15/26	00014	4/14/26	04142026	202604	300-20700-10000		*	6,046.43		
			DEBT SERVICE TXFER S2024							
		4/14/26	04142026	202604	300-20700-10000		*	5,235.97		
			DEBT SERVICE TXFER S2025							
						RIVERWALK CDD CO US BANK			11,282.40	000266
4/15/26	00022	4/08/26	2213449	202604	320-53800-46900		*	4,312.00		
			FOUNTAIN REPAIRS							
						THE LAKE DOCTORS			4,312.00	000267
4/21/26	00001	4/01/26	90	202604	320-53800-34000		*	1,351.92		
			FIELD MANAGEMENT-APR26							
		4/01/26	91	202604	310-51300-34000		*	3,647.92		
			MANAGEMENT FEES-APR26							
		4/01/26	91	202604	310-51300-35200		*	108.17		
			WEBSITE MANAGEMENT-APR26							
		4/01/26	91	202604	310-51300-35100		*	162.25		
			INFORMATION TECH-APR26							
		4/01/26	91	202604	310-51300-31300		*	583.33		
			DISSEMINATION SVCS-APR26							
		4/01/26	91	202604	310-51300-51000		*	.15		
			OFFICE SUPPLIES							
		4/01/26	91	202604	310-51300-42000		*	3.70		
			POSTAGE							
		4/01/26	91	202604	310-51300-42500		*	28.35		
			COPIES							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			5,885.79	000268

*** CHECK DATES 03/07/2026 - 05/08/2026 *** 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	#
4/21/26	00017	4/01/26	23238	202604	320-53800-46200			*	15,208.00		
			LANDSCAPE MAINT-APR26								
							PRINCE & SONS			15,208.00	000269
4/29/26	00011	4/20/26	31521	202604	320-53800-46900			*	1,100.00		
			RPLCD PUMP MOTOR/SHAFT								
							MCDONNELL CORPORATION DBA RESORT			1,100.00	000270
4/29/26	00017	3/30/26	23088	202603	320-53800-49100			*	1,970.00		
			IXORAS/FOUNTAIN GRASS								
		4/28/26	23650	202604	320-53800-47300			*	109.97		
			REPAIR DRIP LINE/SLIP CAP								
							PRINCE & SONS			2,079.97	000271
5/06/26	00019	4/30/26	7907-04-	202604	310-51300-31200			*	450.00		
			SPEC ASSESS BONDS S2025								
							AMTEC			450.00	000272
5/06/26	00008	4/30/26	21760	202604	320-53800-47000			*	1,925.00		
			LAKE MAINTENANCE-APR26								
							AQUATIC WEED MANAGEMENT, INC			1,925.00	000273
5/06/26	00011	5/01/26	31591	202605	320-53800-46900			*	550.00		
			FOUNTAIN MAINT-MAY26								
							MCDONNELL CORPORATION DBA RESORT			550.00	000274

TOTAL FOR BANK A 131,587.75

*** CHECK DATES 03/07/2026 - 05/08/2026 ***
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	#
3/10/26	00009	2/05/26	2234-01. 00 REVERIE PK-JAN.26	202601	320-53800-43100			*	737.13		
							DUKE ENERGY			737.13	080039
3/10/26	00009	2/05/26	2284-01. 7457 SIENNA WD-JAN.26	202601	320-53800-43000			*	433.07		
							DUKE ENERGY			433.07	080040
3/10/26	00009	2/05/26	2333-01. 6793 S. ECON TRL-JAN.26	202601	320-53800-43000			*	231.78		
							DUKE ENERGY			231.78	080041
3/10/26	00009	2/20/26	2234-02. 00 REVERIE PK-FEB.26	202602	320-53800-43100			*	1,350.89		
							DUKE ENERGY			1,350.89	080042
3/10/26	00009	2/20/26	2284-02. 7457 SIENNA WD-FEB.26	202602	320-53800-43000			*	110.62		
							DUKE ENERGY			110.62	080043
3/10/26	00009	3/04/26	2333-02. 6793 S. ECON TRL-FEB.26	202602	320-53800-43000			*	78.49		
							DUKE ENERGY			78.49	080044
3/10/26	00009	2/19/26	3015-02. 0 REVERIE PK-FEB.26	202602	320-53800-43100			*	589.46		
		2/20/26	0523-02. 11004 RISING SUN-FEB.26	202602	320-53800-43001			*	1,203.25		
		2/20/26	1350-02. 11006 RISING SUN-FEB.26	202602	320-53800-43001			*	1,188.04		
		2/20/26	8687-02. 9509 PASSAIC PKWY-FEB.26	202602	320-53800-43000			*	87.88		
		2/20/26	9630-02. 6777 S ECON TRL-FEB.26	202602	320-53800-43000			*	20.10		
		2/20/26	9733-02. 6971 REVERIE PK-FEB.26	202602	320-53800-43001			*	1,393.06		
		2/20/26	9744-02. 11001 RISING SUN-FEB.26	202602	320-53800-43000			*	43.43		
		2/20/26	9819-02. 6098 S ECON TRL-FEB.26	202602	320-53800-43001			*	1,068.31		
		3/03/26	5113-02. 00000 S ECON TRL-FEB.26	202602	320-53800-43100			*	1,807.61		
		3/04/26	2636-02. 6761 S ECON TRL-FEB.26	202602	320-53800-43000			*	20.68		
		3/04/26	7434-02. 6246 S ECON TRL-FEB.26	202602	320-53800-43001			*	981.17		

*** CHECK DATES 03/07/2026 - 05/08/2026 ***
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	#
		3/05/26	1462-02. 202602 O S ECON TRL-FEB.26		320-53800-43100			*	2,281.95		
							DUKE ENERGY			10,684.94	080045
3/16/26	00009	3/13/26	8548-02. 202602 0000 LEE VISTA-FEB.26		320-53800-43100			*	1,295.61		
							DUKE ENERGY			1,295.61	080046
4/07/26	99999	4/07/26	VOID VOID CHECK	202604	000-00000-00000			C	.00		
							******INVALID VENDOR NUMBER******			.00	080047
4/07/26	00009	3/20/26	2234-03. 202603 00 REVERIE PK-MAR.26		320-53800-43100			*	1,350.81		
		3/20/26	3015-03. 202603 0 REVERIE PARK-MAR.26		320-53800-43100			*	589.43		
		3/23/26	0523-03. 202603 11004 RISING SUN-MAR.26		320-53800-43001			*	1,008.29		
		3/23/26	1350-03. 202603 11006 RISING SUN-MAR.26		320-53800-43001			*	1,149.00		
		3/23/26	2284-03. 202603 7457 SIENNA WOOD-MAR.26		320-53800-43000			*	102.02		
		3/23/26	8687-03. 202603 9509 PASSAIC PKWY-MAR.26		320-53800-43000			*	90.12		
		3/23/26	9630-03. 202603 6777 S ECON TRL-MAR.26		320-53800-43000			*	20.10		
		3/23/26	9733-03. 202603 6971 REVERIE PK-MAR.26		320-53800-43001			*	1,058.28		
		3/23/26	9744-03. 202603 11001 RISING SUN-MAR.26		320-53800-43000			*	40.42		
		3/23/26	9819-03. 202603 6098 S ECON TRL-MAR.26		320-53800-43001			*	1,166.09		
		4/02/26	5113-03. 202603 00000 S ECON-MAR.26		320-53800-43100			*	1,799.96		
		4/06/26	1462-03. 202603 O S ECON TRL-MAR.26		320-53800-43100			*	2,269.83		
		4/06/26	2333-03. 202603 6793 S. ECON TRL-MAR.26		320-53800-43000			*	65.17		
		4/06/26	2636-03. 202603 6761 S ECON TRL-MAR.26		320-53800-43000			*	20.71		
		4/06/26	7434-03. 202603 6246 S ECON TRL-MAR.26		320-53800-43001			*	957.62		
							DUKE ENERGY			11,687.85	080048
4/20/26	00009	4/15/26	8548-03. 202603 0000 LEE VISTA-MAR.26		320-53800-43100			*	1,295.61		
							DUKE ENERGY			1,295.61	080049

*** CHECK DATES 03/07/2026 - 05/08/2026 *** 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	#
5/05/26	00009	4/22/26	2234-04. 00 REVERIE PK-APR.26	202604	320-53800-43100		DUKE ENERGY	*	1,350.81	1,350.81	080050
5/05/26	00009	4/22/26	3015-04. 0 REVERIE PARK-APR.26	202604	320-53800-43100		DUKE ENERGY	*	589.43	589.43	080051
5/05/26	00009	4/23/26	0523-04. 11004 RISING SUN-APR.26	202604	320-53800-43001		DUKE ENERGY	*	1,417.13	1,417.13	080052
5/05/26	00009	4/23/26	1350-04. 11006 RISING SUN-APR.26	202604	320-53800-43001		DUKE ENERGY	*	1,402.24	1,402.24	080053
5/05/26	00009	4/23/26	2284-04. 7457 SIENNA WOOD-APR.26	202604	320-53800-43000		DUKE ENERGY	*	116.25	116.25	080054
5/05/26	00009	4/23/26	8687-04. 9509 PASSAIC PKWY-APR.26	202604	320-53800-43000		DUKE ENERGY	*	93.77	93.77	080055
5/05/26	00009	4/23/26	9630-04. 6777 S ECON TRL-APR.26	202604	320-53800-43000		DUKE ENERGY	*	20.10	20.10	080056
5/05/26	00009	4/23/26	9733-04. 6971 REVERIE-APR.26	202604	320-53800-43001		DUKE ENERGY	*	1,415.60	1,415.60	080057
5/05/26	00009	4/23/26	9744-04. 11001 RISING SUN-APR.26	202604	320-53800-43000		DUKE ENERGY	*	41.16	41.16	080058
5/05/26	00009	4/23/26	9819-04. 6098 S ECON TRL-APR.26	202604	320-53800-43001		DUKE ENERGY	*	1,219.50	1,219.50	080059
5/05/26	00009	5/04/26	5113-04. 00000 S ECON TRL-APR.26	202604	320-53800-43001			*	1,799.96		
		5/05/26	2333-04. 6793 S. ECON TRL-APR.26	202604	320-53800-43000			*	57.33		
		5/05/26	2636-04. 6761 S ECON TRL-APR.26	202604	320-53800-43000			*	20.71		

*** CHECK DATES 03/07/2026 - 05/08/2026 ***
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	#
		5/05/26	7434-04. 6246 S ECON TRL-APR.26	202604	320-53800-43001			*	942.66		
							DUKE ENERGY			2,820.66	080060

TOTAL FOR BANK Z 38,392.64

TOTAL FOR REGISTER 169,980.39

SECTION 2

Riverwalk

Community Development District

Unaudited Financial Reporting

March 31, 2026

Table of Contents

Riverwalk

Community Development District

Combined Balance Sheet

March 31, 2026

	General Fund	*Debt Service Fund*	*Capital Projects Fund*	*Totals Governmental Funds*
Assets:				
Cash:				
Operating Account	$ 160,439	$ -	$ -	$ 160,439
Series 2024				
Reserve	$ -	$ 194,370	$ -	$ 194,370
Revenue	$ -	$ 370,894	$ -	$ 370,894
Construction	$ -	$ -	$ 9,401	$ 9,401
Series 2025				
Reserve	$ -	$ 84,158	$ -	$ 84,158
Interest	$ -	$ 107	$ -	$ 107
Revenue	$ -	$ 303,068	$ -	$ 303,068
Construction	$ -	$ -	$ 1,599	$ 1,599
Series 2025A				
Reserve	$ -	$ 128,731	$ -	$ 128,731
Construction	$ -	$ -	$ 840	$ 840
Cost of Issuance			$ 105	$ 105
Due from General Fund	$ -	$ 11,282	$ -	$ 11,282
Total Assets	**$ 160,439**	**$ 1,092,610**	**$ 11,944**	**$ 1,264,993**
Liabilities:				
Accounts Payable	$ 23,738	$ -	$ -	$ 23,738
Due to Debt Service	$ 11,282	$ -	$ -	$ 11,282
Total Liabilites	**$ 35,020**	**$ -**	**$ -**	**$ 35,020**
Fund Balance:				
Assigned:				
Debt Service - Series 2024	$ -	$ 571,310	$ -	$ 571,310
Debt Service - Series 2025	$ -	$ 392,569	$ -	$ 392,569
Debt Service - Series 2025A	$ -	$ 128,731	$ -	$ 128,731
Capital Projects Series - 2024	$ -	$ -	$ 9,401	$ 9,401
Capital Projects Series - 2025 Ph 2	$ -	$ -	$ 1,599	$ 1,599
Capital Projects Series - 2025 Ph 3	$ -	$ -	$ 945	$ 945
Unassigned	$ 125,419	$ -	$ -	$ 125,419
Total Fund Balances	**$ 125,419**	**$ 1,092,610**	**$ 11,944**	**$ 1,229,972**
Total Liabilities & Fund Balance	$ 160,439	$ 1,092,610	$ 11,944	$ 1,264,993

Riverwalk

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Assessments - Tax Roll	$ 479,024	$ 436,370	$ 436,370	$ -
Developer Contributions	$ 426,545	$ 59,719	$ 59,719	$ -
Boundary Amendment Contribution	$ -	$ -	$ 4,706	$ 4,706
Stormwater Contributions	$ -	$ -	$ 2,542	$ 2,542
Interest	$ -	$ -	$ 1,063	$ 1,063
Total Revenues	**$ 905,569**	**$ 496,089**	**$ 504,401**	**$ 8,312**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 6,000	$ -	$ 6,000
FICA Expense	$ 918	$ 459	$ -	$ 459
Engineering	$ 13,000	$ 6,500	$ 4,687	$ 1,813
Attorney	$ 25,000	$ 12,500	$ 4,525	$ 7,975
Audit	$ 4,100	$ 4,100	$ 6,000	$ (1,900)
Assessment Administration	$ 5,408	$ 5,408	$ 5,408	$ -
Arbitrage	$ 900	$ 450	$ 450	$ -
Dissemination	$ 6,000	$ 3,000	$ 3,250	$ (250)
Disclosure Software	$ 5,000	$ 1,625	$ 1,625	$ -
Trustee Fees	$ 8,892	$ 2,477	$ 2,477	$ -
Management Fees	$ 43,775	$ 21,888	$ 21,888	$ -
Information Technology	$ 1,947	$ 974	$ 974	$ -
Website Maintenance	$ 1,298	$ 649	$ 649	$ (0)
Telephone	$ 150	$ 75	$ -	$ 75
Postage & Delivery	$ 1,000	$ 500	$ 42	$ 458
Insurance	$ 6,584	$ 6,584	$ 5,732	$ 852
Copies	$ 500	$ 250	$ 12	$ 238
Legal Advertising	$ 6,850	$ 3,425	$ 4,162	$ (737)
Contingencies	$ 2,500	$ 1,250	$ 215	$ 1,035
Boundary Amendment Expenses	$ -	$ -	$ 4,706	$ (4,706)
Office Supplies	$ 250	$ 125	$ 2	$ 123
Travel Per Diem	$ 500	$ 250	$ -	$ 250
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative	**$ 146,746**	**$ 78,663**	**$ 66,977**	**$ 11,686**

Riverwalk

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Operations & Maintenance				
Field Expenditures				
Field Management	$ 16,223	$ 8,111	$ 8,112	$ (0)
Property Insurance	$ 8,000	$ 8,000	$ 4,492	$ 3,508
Electric	$ 25,000	$ 12,500	$ 3,101	$ 9,399
Electric -Fountain	$ 225,600	$ 112,800	$ 43,508	$ 69,292
Streetlights	$ 108,000	$ 54,000	$ 49,799	$ 4,201
Water & Sewer	$ 9,500	$ 4,750	$ -	$ 4,750
Landscape Maintenance	$ 225,000	$ 112,500	$ 141,363	$ (28,863)
Landscape Contingencies	$ 50,000	$ 25,000	$ 39,840	$ (14,840)
Irrigation Repairs	$ 5,500	$ 5,500	$ 14,539	$ (9,039)
Lake Maintenance	$ 25,000	$ 12,500	$ 11,550	$ 950
Monument Fountain Maintenance	$ 10,000	$ 5,000	$ 6,635	$ (1,635)
Pond Fountain Maintenance	$ 33,500	$ 16,750	$ -	$ 16,750
Repairs & Maintenance	$ 7,500	$ 3,750	$ 6,079	$ (2,329)
Contingency	$ 10,000	$ 10,000	$ 10,449	$ (449)
Total Operations & Maintenance	**$ 758,823**	**$ 391,161**	**$ 339,467**	**$ 51,695**
Total Expenditures	**$ 905,569**	**$ 469,824**	**$ 406,444**	**$ 63,380**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 97,957	
Fund Balance - Beginning	$ -		$ 27,462	
Fund Balance - Ending	$ -		$ 125,419	

Riverwalk

Community Development District

Debt Service Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments	$ 388,740	$ 354,125	$ 354,125	$ -
Interest	$ 8,000	$ 5,908	$ 5,908	$ -
Total Revenues	**$ 396,740**	**$ 360,033**	**$ 360,033**	**$ -**
Expenditures:				
Interest Expense - 11/1	$ 153,431	$ 153,431	$ 153,431	$ -
Principal Expense - 5/1	$ 80,000	$ -	$ -	$ -
Interest Expense - 5/1	$ 155,291	$ -	$ -	$ -
Total Expenditures	**$ 388,723**	**$ 153,431**	**$ 153,431**	**$ -**
Excess (Deficiency) of Revenues over Expenditur	$ 8,017		$ 206,602	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ (3,601)	$ (3,601)
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ (3,601)**	**$ (3,601)**
Net Change in Fund Balance	**$ 8,017**		**$ 203,001**	
Fund Balance - Beginning	$ 164,334		$ 368,310	
Fund Balance - Ending	$ 172,351		$ 571,310	

Riverwalk

Community Development District

Debt Service Fund Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments	$ 336,633	$ 306,658	$ 306,658	$ -
Interest	$ -	$ -	$ 3,066	$ 3,066
Total Revenues	**$ 336,633**	**$ 306,658**	**$ 309,724**	**$ 3,066**
Expenditures:				
Interest Expense - 11/1	$ 129,654	$ 129,654	$ 129,654	$ -
Principal Expense - 5/1	$ 75,000	$ -	$ -	$ -
Interest Expense - 5/1	$ 129,654	$ -	$ -	$ -
Total Expenditures	**$ 334,309**	**$ 129,654**	**$ 129,654**	**$ -**
Excess (Deficiency) of Revenues over Expenditur	$ 2,324		$ 180,069	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ (1,453)	$ (1,453)
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ (1,453)**	**$ (1,453)**
Net Change in Fund Balance	**$ 2,324**		**$ 178,617**	
Fund Balance - Beginning	$ 130,003		$ 213,952	
Fund Balance - Ending	$ 132,328		$ 392,569	

Riverwalk

Community Development District

Debt Service Fund Series 2025A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Interest	$ -	$ -	$ 839	$ 839
Total Revenues	**$ -**	**$ -**	**$ 839**	**$ 839**
Expenditures:				
Interest Expense - 11/1	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditur	$ -		$ 839	
Other Financing Sources/(Uses):				
Bond Proceeds	$ -	$ -	$ 128,731	$ 128,731
Transfer In/(Out)	$ -	$ -	$ (839)	$ (839)
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ 127,892**	**$ 127,892**
Net Change in Fund Balance	**$ -**		**$ 128,731**	
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	$ -		$ 128,731	

Riverwalk

Community Development District

Capital Projects Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Interest	$ -	$ -	$ 138	$ 138
Total Revenues	**$ -**	**$ -**	**$ 138**	**$ 138**
Expenditures:				
Capital Outlay	$ -	$ -	$ 371	$ (371)
Total Expenditures	**$ -**	**$ -**	**$ 371**	**$ (371)**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ (233)	
Other Financing Sources/(Uses):				
Transfer In/Out	$ -	$ -	$ 3,601	$ 3,601
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ 3,601**	**$ 3,601**
Net Change in Fund Balance	**$ -**		**$ 3,368**	
Fund Balance - Beginning	$ -		$ 6,033	
Fund Balance - Ending	$ -		$ 9,401	

Riverwalk

Community Development District

Capital Projects Fund Series 2025 Phase 2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Interest	$ -	$ -	$ 16	$ 16
Total Revenues	**$ -**	**$ -**	**$ 16**	**$ 16**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 16	
Other Financing Sources/(Uses):				
Transfer In/Out	$ -	$ -	$ 1,453	$ 1,453
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ 1,453**	**$ 1,453**
Net Change in Fund Balance	**$ -**		**$ 1,468**	
Fund Balance - Beginning	$ -		$ 130	
Fund Balance - Ending	$ -		$ 1,599	

Riverwalk

Community Development District

Capital Projects Fund Series 2025 Phase 3

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Interest	$ -	$ -	$ 6	$ 6
Total Revenues	**$ -**	**$ -**	**$ 6**	**$ 6**
Expenditures:				
Capital Outlay	$ -	$ -	$ 7,166,719	$ (7,166,719)
Capital Outlay - Cost of Issuance	$ -	$ -	$ 196,550	$ (196,550)
Total Expenditures	**$ -**	**$ -**	**$ 7,363,269**	**$ (7,363,269)**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ (7,363,263)	
Other Financing Sources/(Uses):				
Bond Proceeds	$ -	$ -	$ 7,363,369	$ 7,363,369
Transfer In/Out	$ -	$ -	$ 839	$ 839
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ 7,364,208**	**$ 7,364,208**
Net Change in Fund Balance	**$ -**		**$ 945**	
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	$ -		$ 945	

Riverwalk

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	$ -	$ 8,175	$ 27,705	$ 184,336	$ 208,703	$ 7,451	$ -	$ -	$ -	$ -	$ -	$ -	$ 436,370
Developer Contributions	$ 59,719	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 59,719
Boundary Amendment Contribution	$ -	$ -	$ 4,706	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,706
Stormwater Contributions	$ 2,542	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,542
Interest	$ -	$ -	$ 0	$ 296	$ 379	$ 388	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,063
Total Revenues	**$ 62,261**	**$ 8,175**	**$ 32,412**	**$ 184,632**	**$ 209,082**	**$ 7,838**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 504,401**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
FICA Expense	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Engineering	$ 1,325	$ 398	$ 265	$ 2,699	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,687
Attorney	$ 2,289	$ 912	$ 635	$ 499	$ 190	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,525
Audit	$ -	$ -	$ -	$ -	$ -	$ 6,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,000
Assessment Administration	$ 5,408	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,408
Arbitage	$ -	$ -	$ 450	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 450
Dissemination	$ 500	$ 500	$ 500	$ 583	$ 583	$ 583	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,250
Disclosure Software	$ 1,625	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,625
Trustee Fees	$ 2,477	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,477
Management Fees	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ -	$ -	$ -	$ -	$ -	$ -	$ 21,888
Information Technology	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ -	$ -	$ -	$ -	$ -	$ -	$ 974
Website Maintenance	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ -	$ -	$ -	$ -	$ -	$ -	$ 649
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Postage & Delivery	$ 10	$ 4	$ 6	$ 6	$ 11	$ 4	$ -	$ -	$ -	$ -	$ -	$ -	$ 42
Insurance	$ 5,732	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,732
Copies	$ -	$ 5	$ 3	$ 4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 12
Legal Advertising	$ 2,081	$ 2,081	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,162
Contingencies	$ 14	$ 30	$ 43	$ 45	$ 41	$ 42	$ -	$ -	$ -	$ -	$ -	$ -	$ 215
Boundary Amendment Expenses	$ 4,706	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,706
Office Supplies	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ -	$ -	$ -	$ -	$ -	$ -	$ 2
Travel Per Diem	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative	**$ 30,261**	**$ 7,848**	**$ 5,821**	**$ 7,754**	**$ 4,744**	**$ 10,549**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 66,977**
Operations & Maintenance													
Field Expenditures													
Field Management	$ 1,352	$ 1,352	$ 1,352	$ 1,352	$ 1,352	$ 1,352	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,112
Property Insurance	$ 4,492	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,492
Electric	$ 16	$ 564	$ 768	$ 1,053	$ 361	$ 339	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,101
Electric - Fountain	$ 9,038	$ 7,027	$ 7,741	$ 8,528	$ 5,834	$ 5,339	$ -	$ -	$ -	$ -	$ -	$ -	$ 43,508
Streetlights	$ 5,644	$ 10,279	$ 11,619	$ 7,625	$ 7,326	$ 7,306	$ -	$ -	$ -	$ -	$ -	$ -	$ 49,799
Water & Sewer	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Landscape Maintenance	$ 19,916	$ 19,916	$ 15,208	$ 15,208	$ 55,908	$ 15,208	$ -	$ -	$ -	$ -	$ -	$ -	$ 141,363
Landscape Contingencies	$ 15,590	$ 4,500	$ 5,225	$ -	$ -	$ 14,525	$ -	$ -	$ -	$ -	$ -	$ -	$ 39,840
Irrigation Repairs	$ 2,800	$ -	$ -	$ 4,430	$ -	$ 7,310	$ -	$ -	$ -	$ -	$ -	$ -	$ 14,539
Lake Maintenance	$ 1,925	$ 1,925	$ 1,925	$ 1,925	$ 1,925	$ 1,925	$ -	$ -	$ -	$ -	$ -	$ -	$ 11,550
Monument Fountain Maintenance	$ 550	$ 550	$ 1,980	$ 1,525	$ 550	$ 1,480	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,635
Pond Fountain Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Repairs & Maintenance	$ -	$ 214	$ 1,770	$ -	$ 4,096	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,079
Contingency	$ -	$ -	$ 10,449	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,449
Total Operations & Maintenance	**$ 61,323**	**$ 46,327**	**$ 58,037**	**$ 41,646**	**$ 77,351**	**$ 54,783**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 339,467**
Total Expenditures	**$ 91,584**	**$ 54,175**	**$ 63,858**	**$ 49,400**	**$ 82,096**	**$ 65,331**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 406,444**
Net Change in Fund Balance	**$ (29,323)**	**$ (46,000)**	**$ (31,446)**	**$ 135,232**	**$ 126,987**	**$ (57,493)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 97,957**

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**

Series 2025A, Special Assessment Bonds

Interest Rates:	4.000%, 4.250%, 5.300%, 5.625%	
Maturity Date:	5/1/2055	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	$128,731	
Reserve Fund Balance	$128,731	
Bonds Outstanding - 12/23/25		$7,645,000
Current Bonds Outstanding		**$7,645,000**

Riverwalk CDD

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2026

ON ROLL ASSESSMENTS

Gross Assessments	$ 509,600.01	$ 413,553.11	$ 358,119.91	$ 1,281,273.03
Net Assessments	$ 479,024.01	$ 388,739.92	$ 336,632.72	$ 1,204,396.65

							39.77%	32.28%	27.95%	100.00%
Date	*Distribution*	*Gross Amount*	*Discount/Penalty*	*Commission*	*Interest*	*Net Receipts*	*General Fund*	*2024 Debt Service*	*2025 Debt Service*	*Total*
11/10/25	6/1-10/26/25	$795.33	($41.75)	$0.00	$0.00	$753.58	$299.72	$243.23	$210.63	$753.58
11/20/25	10/26-11/1/25	$2,359.09	($94.36)	($594.81)	$0.00	$1,669.92	$664.18	$539.00	$466.75	$1,669.92
11/25/25	11/2-11/7/25	$18,886.67	($755.45)	$0.00	$0.00	$18,131.22	$7,211.32	$5,852.17	$5,067.73	$18,131.22
12/05/25	11/8-11/17/25	$38,800.50	($1,552.02)	$0.00	$0.00	$37,248.48	$14,814.82	$12,022.59	$10,411.07	$37,248.48
12/15/25	11/18-11/19/25	$7,746.23	($309.84)	$0.00	$0.00	$7,436.39	$2,957.67	$2,400.22	$2,078.49	$7,436.39
12/22/25	11/20-11/24/25	$25,396.11	($1,015.84)	$0.00	$0.00	$24,380.27	$9,696.75	$7,869.16	$6,814.36	$24,380.27
12/22/25	9/1-11/30/25	$0.00	$0.00	$0.00	$593.73	$593.73	$236.14	$191.64	$165.95	$593.73
01/15/26	11/25-11/26/25	$482,783.40	($19,311.69)	$0.00	$0.00	$463,471.71	$184,336.35	$149,593.54	$129,541.83	$463,471.71
02/13/26	11/27-11/27/25	$546,599.48	($21,864.00)	$0.00	$0.00	$524,735.48	$208,702.75	$169,367.48	$146,665.25	$524,735.48
03/13/26	12/01-02/28/26	$0.00	$0.00	$0.00	$2,011.59	$2,011.59	$800.07	$649.28	$562.25	$2,011.59
03/13/26	11/28-11/30/25	$17,418.20	($696.71)	$0.00	$0.00	$16,721.49	$6,650.63	$5,397.15	$4,673.71	$16,721.49
	TOTAL	**$ 1,140,785.01**	**$ (45,641.66)**	**$ (594.81)**	**$ 2,605.32**	**$ 1,097,153.86**	**$ 436,370.39**	**$ 354,125.45**	**$ 306,658.01**	**$ 1,097,153.86**

91%	**Net Percent Collected**
$107,242.79	**Balance Remaining to Collect**

SECTION 3

REBATE REPORT

$5,585,000

Riverwalk Community Development District

(City of Orlando, Florida)

Special Assessment Bonds, Series 2024

(2024 Project Area)

Dated: May 8, 2024
Delivered: May 8, 2024

Rebate Report to the Computation Date
May 8, 2029
Reflecting Activity Through
November 30, 2025

AMTEC

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AMTEC
American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581
www.amteccorp.com

December 19, 2025

Riverwalk Community Development District
c/o Ms. Katie Costa
Director of Operations – Accounting Division
Government Management Services – CF, LLC
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Re: $5,585,000 Riverwalk Community Development District (City of Orlando, Florida), Special Assessment Bonds, Series 2024 (2024 Project Area)

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the "Bonds") at the request of Riverwalk Community Development District (the "District").

The scope of our engagement consisted of preparing computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of April 30, 2026. Thank you for this engagement and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the May 8, 2029 Computation Date
Reflecting Activity from May 8, 2024 through November 30, 2025

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition and Construction Fund	4.376916%	242.01	(89.80)
Reserve Fund	4.568933%	13,711.64	(4,204.33)
Capitalized Interest Fund	5.214657%	3,702.40	(434.50)
Cost of Issuance Fund	5.128862%	2.81	(0.40)
Totals	**4.690431%**	**$17,658.86**	**$(4,729.03)**
Bond Yield	**5.689813%**		
Rebate Computation Credit			(2,653.37)
		Net Rebatable Arbitrage	**$(7,382.40)**

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For the purpose of computing Rebatable Arbitrage, investment activity is reflected from May 8, 2024, the date of the closing, through November 30, 2025, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of May 8, 2029.

2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.

3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.

4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.

5. During the period between May 8, 2024 and November 30, 2025, the District made periodic payments into the Interest, Sinking, and Prepayment Accounts (collectively, the "Debt Service Fund", that were used, along with the interest earned, to provide the required debt service payments.

   Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

   We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

May 8, 2029.

7. Computation Period

The period beginning on May 8, 2024, the date of the closing, and ending on November 30, 2025.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the issuer. If no day is selected by the issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price to the public at which price a substantial amount of the Bonds was sold.

12. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and U.S. Bank, Trustee, as follows:

Fund / Account	Account Number
Revenue	231363000
Interest	231363001
Sinking	231363002
Prepayment	231363003
Reserve	231363004
Acquisition and Construction	231363005
Cost of Issuance	231363006

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of November 30, 2025, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to May 8, 2029. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on May 8, 2029, is the Rebatable Arbitrage.

$5,585,000
Riverwalk Community Development District
(City of Orlando, Florida)
Special Assessment Bonds, Series 2024
(2024 Project Area)
Delivered: May 8, 2024

Sources of Funds	
Par Amount	$5,585,000.00
Net Original Issue Discount	-17,350.05
Total	$5,567,649.95

Uses of Funds	
Acquisition and Construction Fund	$4,923,852.80
Reserve Fund	194,370.00
Capitalized Interest Fund	149,252.15
Cost of Issuance Fund	188,475.00
Underwriter's Discount	111,700.00
Total	$5,567,649.95

PROOF OF ARBITRAGE YIELD

$5,585,000
Riverwalk Community Development District
(City of Orlando, Florida)
Special Assessment Bonds, Series 2024
(2024 Project Area)

Date	Debt Service	Present Value to 05/08/2024 @ 5.6898134824%
11/01/2024	149,252.15	145,281.92
05/01/2025	235,291.25	222,696.80
11/01/2025	153,431.25	141,201.47
05/01/2026	233,431.25	208,882.29
11/01/2026	151,571.25	131,879.31
05/01/2027	236,571.25	200,142.36
11/01/2027	149,595.00	123,058.42
05/01/2028	239,595.00	191,641.35
11/01/2028	147,502.50	114,717.07
05/01/2029	242,502.50	183,384.28
11/01/2029	145,293.75	106,834.13
05/01/2030	245,293.75	175,374.64
11/01/2030	142,968.75	99,389.07
05/01/2031	247,968.75	167,614.54
11/01/2031	140,527.50	92,361.99
05/01/2032	250,527.50	160,104.88
11/01/2032	137,502.50	85,443.09
05/01/2033	252,502.50	152,563.01
11/01/2033	134,340.00	78,923.46
05/01/2034	254,340.00	145,288.98
11/01/2034	131,040.00	72,784.53
05/01/2035	261,040.00	140,980.64
11/01/2035	127,465.00	66,936.13
05/01/2036	262,465.00	134,016.49
11/01/2036	123,752.50	61,440.97
05/01/2037	268,752.50	129,739.97
11/01/2037	119,765.00	56,217.09
05/01/2038	269,765.00	123,123.60
11/01/2038	115,640.00	51,319.33
05/01/2039	275,640.00	118,941.21
11/01/2039	111,240.00	46,673.28
05/01/2040	281,240.00	114,736.51
11/01/2040	106,565.00	42,272.34
05/01/2041	286,565.00	110,530.49
11/01/2041	101,615.00	38,109.57
05/01/2042	291,615.00	106,341.61
11/01/2042	96,390.00	34,177.68
05/01/2043	296,390.00	102,185.99
11/01/2043	90,890.00	30,469.20
05/01/2044	300,890.00	98,077.63
11/01/2044	85,115.00	26,976.50
05/01/2045	310,115.00	95,569.52
11/01/2045	78,590.00	23,549.47
05/01/2046	313,590.00	91,367.82
11/01/2046	71,775.00	20,333.94
05/01/2047	321,775.00	88,637.56
11/01/2047	64,525.00	17,282.67
05/01/2048	329,525.00	85,819.96
11/01/2048	56,840.00	14,393.66
05/01/2049	336,840.00	82,938.85
11/01/2049	48,720.00	11,664.30
05/01/2050	348,720.00	81,179.36
11/01/2050	40,020.00	9,058.64
05/01/2051	355,020.00	78,136.87
11/01/2051	30,885.00	6,609.49
05/01/2052	365,885.00	76,134.63

PROOF OF ARBITRAGE YIELD

$5,585,000
Riverwalk Community Development District
(City of Orlando, Florida)
Special Assessment Bonds, Series 2024
(2024 Project Area)

Date	Debt Service	Present Value to 05/08/2024 @ 5.6898134824%
11/01/2052	21,170.00	4,283.27
05/01/2053	376,170.00	74,004.17
11/01/2053	10,875.00	2,080.26
05/01/2054	385,875.00	71,771.68
	11,760,763.40	5,567,649.95

Proceeds Summary

Delivery date	05/08/2024
Par Value	5,585,000.00
Premium (Discount)	-17,350.05
Target for yield calculation	5,567,649.95

BOND DEBT SERVICE

$5,585,000
Riverwalk Community Development District
(City of Orlando, Florida)
Special Assessment Bonds, Series 2024
(2024 Project Area)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/08/2024					
11/01/2024			149,252.15	149,252.15	
05/01/2025	80,000	4.650%	155,291.25	235,291.25	384,543.40
11/01/2025			153,431.25	153,431.25	
05/01/2026	80,000	4.650%	153,431.25	233,431.25	386,862.50
11/01/2026			151,571.25	151,571.25	
05/01/2027	85,000	4.650%	151,571.25	236,571.25	388,142.50
11/01/2027			149,595.00	149,595.00	
05/01/2028	90,000	4.650%	149,595.00	239,595.00	389,190.00
11/01/2028			147,502.50	147,502.50	
05/01/2029	95,000	4.650%	147,502.50	242,502.50	390,005.00
11/01/2029			145,293.75	145,293.75	
05/01/2030	100,000	4.650%	145,293.75	245,293.75	390,587.50
11/01/2030			142,968.75	142,968.75	
05/01/2031	105,000	4.650%	142,968.75	247,968.75	390,937.50
11/01/2031			140,527.50	140,527.50	
05/01/2032	110,000	5.500%	140,527.50	250,527.50	391,055.00
11/01/2032			137,502.50	137,502.50	
05/01/2033	115,000	5.500%	137,502.50	252,502.50	390,005.00
11/01/2033			134,340.00	134,340.00	
05/01/2034	120,000	5.500%	134,340.00	254,340.00	388,680.00
11/01/2034			131,040.00	131,040.00	
05/01/2035	130,000	5.500%	131,040.00	261,040.00	392,080.00
11/01/2035			127,465.00	127,465.00	
05/01/2036	135,000	5.500%	127,465.00	262,465.00	389,930.00
11/01/2036			123,752.50	123,752.50	
05/01/2037	145,000	5.500%	123,752.50	268,752.50	392,505.00
11/01/2037			119,765.00	119,765.00	
05/01/2038	150,000	5.500%	119,765.00	269,765.00	389,530.00
11/01/2038			115,640.00	115,640.00	
05/01/2039	160,000	5.500%	115,640.00	275,640.00	391,280.00
11/01/2039			111,240.00	111,240.00	
05/01/2040	170,000	5.500%	111,240.00	281,240.00	392,480.00
11/01/2040			106,565.00	106,565.00	
05/01/2041	180,000	5.500%	106,565.00	286,565.00	393,130.00
11/01/2041			101,615.00	101,615.00	
05/01/2042	190,000	5.500%	101,615.00	291,615.00	393,230.00
11/01/2042			96,390.00	96,390.00	
05/01/2043	200,000	5.500%	96,390.00	296,390.00	392,780.00
11/01/2043			90,890.00	90,890.00	
05/01/2044	210,000	5.500%	90,890.00	300,890.00	391,780.00
11/01/2044			85,115.00	85,115.00	
05/01/2045	225,000	5.800%	85,115.00	310,115.00	395,230.00
11/01/2045			78,590.00	78,590.00	
05/01/2046	235,000	5.800%	78,590.00	313,590.00	392,180.00
11/01/2046			71,775.00	71,775.00	
05/01/2047	250,000	5.800%	71,775.00	321,775.00	393,550.00
11/01/2047			64,525.00	64,525.00	
05/01/2048	265,000	5.800%	64,525.00	329,525.00	394,050.00
11/01/2048			56,840.00	56,840.00	
05/01/2049	280,000	5.800%	56,840.00	336,840.00	393,680.00
11/01/2049			48,720.00	48,720.00	
05/01/2050	300,000	5.800%	48,720.00	348,720.00	397,440.00
11/01/2050			40,020.00	40,020.00	
05/01/2051	315,000	5.800%	40,020.00	355,020.00	395,040.00
11/01/2051			30,885.00	30,885.00	
05/01/2052	335,000	5.800%	30,885.00	365,885.00	396,770.00

BOND DEBT SERVICE

$5,585,000
Riverwalk Community Development District
(City of Orlando, Florida)
Special Assessment Bonds, Series 2024
(2024 Project Area)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2052			21,170.00	21,170.00	
05/01/2053	355,000	5.800%	21,170.00	376,170.00	397,340.00
11/01/2053			10,875.00	10,875.00	
05/01/2054	375,000	5.800%	10,875.00	385,875.00	396,750.00
	5,585,000		6,175,763.40	11,760,763.40	11,760,763.40

$5,585,000
Riverwalk Community Development District
(City of Orlando, Florida)
Special Assessment Bonds, Series 2024
(2024 Project Area)
Acquisition and Construction Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.689813%)
05/08/24	Beg Bal	-4,923,852.80	-6,518,279.04
05/08/24		4,923,852.80	6,518,279.04
06/04/24		-669.14	-882.24
07/02/24		-836.53	-1,098.13
08/02/24		-863.92	-1,128.80
09/04/24		-863.77	-1,122.99
10/02/24		-804.05	-1,040.79
11/04/24		-781.44	-1,006.49
12/03/24		-725.90	-930.74
01/03/25		-723.01	-922.71
01/15/25		5,296.75	6,747.14
01/15/25		610.00	777.03
02/04/25		-701.02	-890.34
03/04/25		-633.19	-800.44
04/02/25		-701.01	-882.31
05/02/25		-678.41	-849.89
06/03/25		-700.94	-873.88
07/02/25		-678.41	-841.98
08/04/25		-701.01	-865.70
09/03/25		-700.38	-861.02
10/02/25		-656.57	-803.52
11/04/25		-657.07	-800.13
11/30/25	Bal	7,389.15	8,961.59
11/30/25	Acc	21.88	26.54
05/08/29	TOTALS:	242.01	-89.80

ISSUE DATE: 05/08/24 REBATABLE ARBITRAGE: -89.80
COMP DATE: 05/08/29 NET INCOME: 242.01
BOND YIELD: 5.689813% TAX INV YIELD: 4.376916%

$5,585,000
Riverwalk Community Development District
(City of Orlando, Florida)
Special Assessment Bonds, Series 2024
(2024 Project Area)
Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.689813%)
05/08/24	Beg Bal	-194,370.00	-257,310.27
06/04/24		669.14	882.24
07/02/24		836.53	1,098.13
08/02/24		863.92	1,128.80
09/04/24		863.77	1,122.99
10/02/24		804.05	1,040.79
11/04/24		781.44	1,006.49
12/03/24		725.90	930.74
01/03/25		723.01	922.71
02/04/25		701.02	890.34
03/04/25		633.19	800.44
04/02/25		701.01	882.31
05/02/25		678.41	849.89
06/03/25		700.94	873.88
07/02/25		678.41	841.98
08/04/25		701.01	865.70
09/03/25		700.38	861.02
10/02/25		656.57	803.52
11/04/25		657.07	800.13
11/30/25	Bal	194,370.00	235,732.66
11/30/25	Acc	635.87	771.19
05/08/29	TOTALS:	13,711.64	-4,204.33

ISSUE DATE: 05/08/24 REBATABLE ARBITRAGE: -4,204.33
COMP DATE: 05/08/29 NET INCOME: 13,711.64
BOND YIELD: 5.689813% TAX INV YIELD: 4.568933%

$5,585,000
Riverwalk Community Development District
(City of Orlando, Florida)
Special Assessment Bonds, Series 2024
(2024 Project Area)
Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.689813%)
05/08/24	Beg Bal	-149,252.15	-197,582.50
06/04/24		513.82	677.45
07/02/24		642.35	843.23
08/02/24		663.38	866.77
09/04/24		663.27	862.32
10/02/24		617.41	799.20
11/01/24		149,252.14	192,326.64
11/04/24		600.05	772.86
11/25/24		-102.81	-131.99
12/03/24		0.31	0.40
01/03/25		0.38	0.48
01/10/25		-0.01	-0.01
02/04/25		0.37	0.47
03/04/25		0.33	0.42
04/02/25		0.37	0.47
05/01/25		-155,188.42	-194,444.38
05/01/25		155,291.25	194,573.22
05/02/25		0.36	0.45
05/08/29	TOTALS:	3,702.40	-434.50

ISSUE DATE:	05/08/24	REBATABLE ARBITRAGE:	-434.50
COMP DATE:	05/08/29	NET INCOME:	3,702.40
BOND YIELD:	5.689813%	TAX INV YIELD:	5.214657%

$5,585,000
Riverwalk Community Development District
(City of Orlando, Florida)
Special Assessment Bonds, Series 2024
(2024 Project Area)
Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.689813%)
05/08/24	Beg Bal	-188,475.00	-249,506.37
05/08/24		55,000.00	72,809.92
05/08/24		42,000.00	55,600.31
05/08/24		45,000.00	59,571.76
05/08/24		30,000.00	39,714.50
05/08/24		2,500.00	3,309.54
05/08/24		1,750.00	2,316.68
05/08/24		6,000.00	7,942.90
05/08/24		6,125.00	8,108.38
11/25/24		102.81	131.99
05/08/29	TOTALS:	2.81	-0.40

ISSUE DATE: 05/08/24 REBATABLE ARBITRAGE: -0.40
COMP DATE: 05/08/29 NET INCOME: 2.81
BOND YIELD: 5.689813% TAX INV YIELD: 5.128862%

$5,585,000
Riverwalk Community Development District
(City of Orlando, Florida)
Special Assessment Bonds, Series 2024
(2024 Project Area)
Rebate Computation Credit

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.689813%)
05/08/25		-2,120.00	-2,653.37
05/08/29	TOTALS:	-2,120.00	-2,653.37

ISSUE DATE: 05/08/24 REBATABLE ARBITRAGE: -2,653.37
COMP DATE: 05/08/29
BOND YIELD: 5.689813%

REBATE REPORT

$5,030,000

Riverwalk Community Development District

(City of Orlando, Florida)

Special Assessment Bonds, Series 2025

(2025 Project Area)

Dated: March 21, 2025
Delivered: March 21, 2025

Rebate Report to the Computation Date
March 21, 2030
Reflecting Activity Through
March 31, 2026

AMTEC

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AMTEC
American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
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www.amteccorp.com

April 30, 2026

Riverwalk Community Development District
c/o Ms. Katie Costa
Director of Operations – Accounting Division
Government Management Services – CF, LLC
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Re: $5,030,000 Riverwalk Community Development District (City of Orlando, Florida), Special Assessment Bonds, Series 2025 (2025 Project Area)

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the "Bonds") at the request of Riverwalk Community Development District (the "District").

The scope of our engagement consisted of preparing computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of March 31, 2027. Thank you for this engagement and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the March 21, 2030 Computation Date
Reflecting Activity from March 21, 2025 through March 31, 2026

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition and Construction Fund	3.298235%	27.97	(20.99)
Reserve Fund	3.983617%	3,414.61	(1,413.07)
Capitalized Interest Fund	4.332216%	137.42	(39.99)
Cost of Issuance Fund	3.560455%	6.65	(4.19)
Totals	**3.988803%**	**$3,586.65**	**$(1,478.24)**
Bond Yield	**5.317521%**		
Rebate Computation Credit			(2,676.87)
		Net Rebatable Arbitrage	**$(4,155.11)**

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For the purpose of computing Rebatable Arbitrage, investment activity is reflected from March 21, 2025, the date of the closing, through March 31, 2026, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of March 21, 2030.

2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.

3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.

4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.

5. During the period between March 21, 2025 and March 31, 2026, the District made periodic payments into the Interest, Sinking, and Prepayment Accounts (collectively, the "Debt Service Fund", that were used, along with the interest earned, to provide the required debt service payments.

   Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

   We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

March 21, 2030.

7. Computation Period

The period beginning on March 21, 2025, the date of the closing, and ending on March 31, 2026.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the issuer. If no day is selected by the issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price to the public at which price a substantial amount of the Bonds was sold.

12. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and U.S. Bank, Trustee, as follows:

Fund / Account	Account Number
Revenue	292143000
Interest	292143001
Sinking	292143002
Prepayment	292143003
Reserve	292143004
Acquisition and Construction	292143005
Cost of Issuance	292143006

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of March 31, 2026, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to March 21, 2030. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on March 21, 2030, is the Rebatable Arbitrage.

$5,030,000
Riverwalk Community Development District
(City of Orlando, Florida)
Special Assessment Bonds, Series 2025
(2025 Project Area)
Delivered: March 21, 2025

Sources of Funds	
Par Amount	$5,030,000.00
Net Original Issue Discount	-17,221.80
Total	$5,012,778.20

Uses of Funds	
Acquisition and Construction Fund	$4,609,732.84
Reserve Fund	84,158.28
Capitalized Interest Fund	28,812.08
Cost of Issuance Fund	189,475.00
Underwriter's Discount	100,600.00
Total	$5,012,778.20

PROOF OF ARBITRAGE YIELD

$5,030,000
Riverwalk Community Development District
(City of Orlando, Florida)
Special Assessment Bonds, Series 2025
(2025 Project Area)

Date	Debt Service	Present Value to 03/21/2025 @ 5.3175213497%
05/01/2025	28,812.08	28,644.56
11/01/2025	129,654.38	125,562.15
05/01/2026	204,654.38	193,061.89
11/01/2026	128,098.13	117,712.42
05/01/2027	208,098.13	186,273.75
11/01/2027	126,438.13	110,246.68
05/01/2028	211,438.13	179,586.94
11/01/2028	124,674.38	103,150.81
05/01/2029	209,674.38	168,983.69
11/01/2029	122,910.63	96,492.34
05/01/2030	212,910.63	162,818.87
11/01/2030	121,043.13	90,167.81
05/01/2031	216,043.13	156,767.42
11/01/2031	118,965.00	84,088.87
05/01/2032	218,965.00	150,764.13
11/01/2032	116,777.50	78,322.49
05/01/2033	221,777.50	144,893.45
11/01/2033	114,480.63	72,856.33
05/01/2034	224,480.63	139,161.18
11/01/2034	112,074.38	67,678.32
05/01/2035	227,074.38	133,571.98
11/01/2035	109,558.75	62,776.67
05/01/2036	229,558.75	128,129.47
11/01/2036	106,438.75	57,870.73
05/01/2037	231,438.75	122,574.24
11/01/2037	103,188.75	53,235.27
05/01/2038	233,188.75	117,186.80
11/01/2038	99,808.75	48,858.90
05/01/2039	239,808.75	114,352.09
11/01/2039	96,168.75	44,670.11
05/01/2040	241,168.75	109,120.93
11/01/2040	92,398.75	40,724.63
05/01/2041	247,398.75	106,216.63
11/01/2041	88,368.75	36,957.08
05/01/2042	248,368.75	101,181.22
11/01/2042	84,208.75	33,416.75
05/01/2043	254,208.75	98,265.58
11/01/2043	79,788.75	30,043.92
05/01/2044	259,788.75	95,288.23
11/01/2044	75,108.75	26,835.73
05/01/2045	265,108.75	92,267.96
11/01/2045	70,168.75	23,788.91
05/01/2046	270,168.75	89,221.59
11/01/2046	64,718.75	20,819.44
05/01/2047	274,718.75	86,085.72
11/01/2047	58,996.25	18,008.24
05/01/2048	278,996.25	82,956.25
11/01/2048	53,001.25	15,351.15
05/01/2049	288,001.25	81,255.56
11/01/2049	46,597.50	12,806.35
05/01/2050	296,597.50	79,402.50
11/01/2050	39,785.00	10,375.05
05/01/2051	299,785.00	76,152.57
11/01/2051	32,700.00	8,091.45
05/01/2052	307,700.00	74,166.90
11/01/2052	25,206.25	5,918.27
05/01/2053	315,206.25	72,091.73

PROOF OF ARBITRAGE YIELD

$5,030,000
Riverwalk Community Development District
(City of Orlando, Florida)
Special Assessment Bonds, Series 2025
(2025 Project Area)

Date	Debt Service	Present Value to 03/21/2025 @ 5.3175213497%
11/01/2053	17,303.75	3,855.09
05/01/2054	327,303.75	71,031.26
11/01/2054	8,856.25	1,872.20
05/01/2055	333,856.25	68,748.95
	10,193,787.16	5,012,778.20

Proceeds Summary

Delivery date	03/21/2025
Par Value	5,030,000.00
Premium (Discount)	-17,221.80
Target for yield calculation	5,012,778.20

BOND DEBT SERVICE

$5,030,000
Riverwalk Community Development District
(City of Orlando, Florida)
Special Assessment Bonds, Series 2025
(2025 Project Area)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
03/21/2025					
05/01/2025			28,812.08	28,812.08	28,812.08
11/01/2025			129,654.38	129,654.38	
05/01/2026	75,000	4.150%	129,654.38	204,654.38	334,308.76
11/01/2026			128,098.13	128,098.13	
05/01/2027	80,000	4.150%	128,098.13	208,098.13	336,196.26
11/01/2027			126,438.13	126,438.13	
05/01/2028	85,000	4.150%	126,438.13	211,438.13	337,876.26
11/01/2028			124,674.38	124,674.38	
05/01/2029	85,000	4.150%	124,674.38	209,674.38	334,348.76
11/01/2029			122,910.63	122,910.63	
05/01/2030	90,000	4.150%	122,910.63	212,910.63	335,821.26
11/01/2030			121,043.13	121,043.13	
05/01/2031	95,000	4.375%	121,043.13	216,043.13	337,086.26
11/01/2031			118,965.00	118,965.00	
05/01/2032	100,000	4.375%	118,965.00	218,965.00	337,930.00
11/01/2032			116,777.50	116,777.50	
05/01/2033	105,000	4.375%	116,777.50	221,777.50	338,555.00
11/01/2033			114,480.63	114,480.63	
05/01/2034	110,000	4.375%	114,480.63	224,480.63	338,961.26
11/01/2034			112,074.38	112,074.38	
05/01/2035	115,000	4.375%	112,074.38	227,074.38	339,148.76
11/01/2035			109,558.75	109,558.75	
05/01/2036	120,000	5.200%	109,558.75	229,558.75	339,117.50
11/01/2036			106,438.75	106,438.75	
05/01/2037	125,000	5.200%	106,438.75	231,438.75	337,877.50
11/01/2037			103,188.75	103,188.75	
05/01/2038	130,000	5.200%	103,188.75	233,188.75	336,377.50
11/01/2038			99,808.75	99,808.75	
05/01/2039	140,000	5.200%	99,808.75	239,808.75	339,617.50
11/01/2039			96,168.75	96,168.75	
05/01/2040	145,000	5.200%	96,168.75	241,168.75	337,337.50
11/01/2040			92,398.75	92,398.75	
05/01/2041	155,000	5.200%	92,398.75	247,398.75	339,797.50
11/01/2041			88,368.75	88,368.75	
05/01/2042	160,000	5.200%	88,368.75	248,368.75	336,737.50
11/01/2042			84,208.75	84,208.75	
05/01/2043	170,000	5.200%	84,208.75	254,208.75	338,417.50
11/01/2043			79,788.75	79,788.75	
05/01/2044	180,000	5.200%	79,788.75	259,788.75	339,577.50
11/01/2044			75,108.75	75,108.75	
05/01/2045	190,000	5.200%	75,108.75	265,108.75	340,217.50
11/01/2045			70,168.75	70,168.75	
05/01/2046	200,000	5.450%	70,168.75	270,168.75	340,337.50
11/01/2046			64,718.75	64,718.75	
05/01/2047	210,000	5.450%	64,718.75	274,718.75	339,437.50
11/01/2047			58,996.25	58,996.25	
05/01/2048	220,000	5.450%	58,996.25	278,996.25	337,992.50
11/01/2048			53,001.25	53,001.25	
05/01/2049	235,000	5.450%	53,001.25	288,001.25	341,002.50
11/01/2049			46,597.50	46,597.50	
05/01/2050	250,000	5.450%	46,597.50	296,597.50	343,195.00
11/01/2050			39,785.00	39,785.00	
05/01/2051	260,000	5.450%	39,785.00	299,785.00	339,570.00
11/01/2051			32,700.00	32,700.00	
05/01/2052	275,000	5.450%	32,700.00	307,700.00	340,400.00
11/01/2052			25,206.25	25,206.25	
05/01/2053	290,000	5.450%	25,206.25	315,206.25	340,412.50

BOND DEBT SERVICE

$5,030,000
Riverwalk Community Development District
(City of Orlando, Florida)
Special Assessment Bonds, Series 2025
(2025 Project Area)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2053			17,303.75	17,303.75	
05/01/2054	310,000	5.450%	17,303.75	327,303.75	344,607.50
11/01/2054			8,856.25	8,856.25	
05/01/2055	325,000	5.450%	8,856.25	333,856.25	342,712.50
	5,030,000		5,163,787.16	10,193,787.16	10,193,787.16

$5,030,000
Riverwalk Community Development District
(City of Orlando, Florida)
Special Assessment Bonds, Series 2025
(2025 Project Area)
Acquisition and Construction Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.317521%)
03/21/25	Beg Bal	-4,609,732.84	-5,992,884.76
03/21/25		330.00	429.02
03/21/25		4,609,402.84	5,992,455.74
04/02/25		-107.69	-139.78
05/02/25		-293.71	-379.56
06/03/25		-303.49	-390.43
06/10/25		300.00	385.55
07/02/25		-293.74	-376.30
07/03/25		-7,162.50	-9,174.18
07/08/25		7,162.50	9,167.49
08/04/25		-303.53	-387.03
08/12/25		-360.00	-458.50
08/12/25		360.00	458.50
08/12/25		477.50	608.14
09/03/25		-303.25	-385.04
10/01/25		-1,867.89	-2,362.01
10/02/25		-284.28	-359.43
10/03/25		816.50	1,032.19
10/03/25		917.00	1,159.24
10/03/25		950.89	1,202.08
11/04/25		-284.50	-358.03
12/02/25		-259.14	-324.79
01/05/26		-255.67	-318.90
02/03/26		-249.96	-310.51
03/03/26		-225.73	-279.19
03/31/26	de minimis	1,598.66	1,969.49
03/21/30	TOTALS:	27.97	-20.99

ISSUE DATE: 03/21/25 REBATABLE ARBITRAGE: -20.99
COMP DATE: 03/21/30 NET INCOME: 27.97
BOND YIELD: 5.317521% TAX INV YIELD: 3.298235%

$5,030,000
Riverwalk Community Development District
(City of Orlando, Florida)
Special Assessment Bonds, Series 2025
(2025 Project Area)
Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.317521%)
03/21/25	Beg Bal	-84,158.28	-109,410.00
04/02/25		107.69	139.78
05/02/25		293.71	379.56
06/03/25		303.49	390.43
07/02/25		293.74	376.30
08/04/25		303.53	387.03
09/03/25		303.25	385.04
10/02/25		284.28	359.43
11/04/25		284.50	358.03
12/02/25		259.14	324.79
01/05/26		255.67	318.90
02/03/26		249.96	310.51
03/03/26		225.73	279.19
03/31/26	Bal	84,158.28	103,680.05
03/31/26	Acc	249.92	307.89
03/21/30	TOTALS:	3,414.61	-1,413.07

ISSUE DATE: 03/21/25 REBATABLE ARBITRAGE: -1,413.07
COMP DATE: 03/21/30 NET INCOME: 3,414.61
BOND YIELD: 5.317521% TAX INV YIELD: 3.983617%

$5,030,000
Riverwalk Community Development District
(City of Orlando, Florida)
Special Assessment Bonds, Series 2025
(2025 Project Area)
Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.317521%)
03/21/25	Beg Bal	-28,812.08	-37,457.15
04/02/25		36.87	47.86
05/01/25		28,812.08	37,239.37
05/02/25		100.55	129.94
03/21/30	TOTALS:	137.42	-39.99

ISSUE DATE:	03/21/25	REBATABLE ARBITRAGE:	-39.99
COMP DATE:	03/21/30	NET INCOME:	137.42
BOND YIELD:	5.317521%	TAX INV YIELD:	4.332216%

$5,030,000
Riverwalk Community Development District
(City of Orlando, Florida)
Special Assessment Bonds, Series 2025
(2025 Project Area)
Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.317521%)
03/21/25	Beg Bal	-189,475.00	-246,327.04
03/21/25		55,000.00	71,502.77
03/21/25		45,000.00	58,502.27
03/21/25		42,000.00	54,602.11
03/21/25		30,000.00	39,001.51
03/21/25		6,000.00	7,800.30
03/21/25		3,500.00	4,550.18
03/27/25		1,750.00	2,273.10
03/27/25		6,125.00	7,955.85
10/06/25		106.65	134.76
03/21/30	TOTALS:	6.65	-4.19

ISSUE DATE:	03/21/25	REBATABLE ARBITRAGE:	-4.19
COMP DATE:	03/21/30	NET INCOME:	6.65
BOND YIELD:	5.317521%	TAX INV YIELD:	3.560455%

$5,030,000
Riverwalk Community Development District
(City of Orlando, Florida)
Special Assessment Bonds, Series 2025
(2025 Project Area)
Rebate Computation Credit

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.317521%)
03/21/26		-2,170.00	-2,676.87
03/21/30	TOTALS:	-2,170.00	-2,676.87

ISSUE DATE: 03/21/25 REBATABLE ARBITRAGE: -2,676.87
COMP DATE: 03/21/30
BOND YIELD: 5.317521%

SECTION 4

LANDOWNER PROXY
RIVERWALK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 18, 2026

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ **("Proxy Holder")** for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the **Riverwalk Community Development District to be held at 219 East Livingston Street, Orlando, Florida 32801, on November 18, 2026, at 3:30 p.m**. and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

_____
Printed Name of Legal Owner

_____ _____
Signature of Legal Owner Date

Parcel Description	**Acreage**	**Authorized Votes**
See Attachment A	_____	_____
_____	_____	_____
_____	_____	_____
Total Number of Authorized Votes:		_____

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes*, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

INSTRUCTIONS

At the Board meeting, when the landowner's election is announced, instructions on how landowners may participate in the election, along with a sample proxy, shall be provided.

At a landowners meeting, landowners shall organize by electing a chair who shall conduct the meeting. The chair may be any person present at the meeting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions.

Nominations are made from the floor.

After all nominations are made, a ballot is distributed and votes are cast

Each landowner is entitled to one vote for each acre he owns or portion of an acre.

SAMPLE AGENDA

1. Determination of Number of Voting Units Represented
2. Call to Order
3. Election of a Chairman for the Purpose of Conducting the Landowners Meeting
4. Nominations for the Position of Supervisor
5. Casting of Ballots
6. Ballot Tabulation
7. Landowners Questions and Comments
8. Adjournment

SECTION 5

SECTION D

May 20th, 2026

Riverwalk CDD

Field Management Report

Completed Items

- Everbe LED sign lighting was rewired and is working properly again. The fountain light timers are also being corrected.
- Modifications were made to the roundabout LED lighting to restore operation and better protect the power supplies.
- Monument fountain repairs were completed and functionality has been restored.
- Alterations to the monument fountain overflow drain were conducted on the entrance side to reduce chlorine damage of the annuals and sod. Further alterations to the exit side drain are underway.

Contracted Services

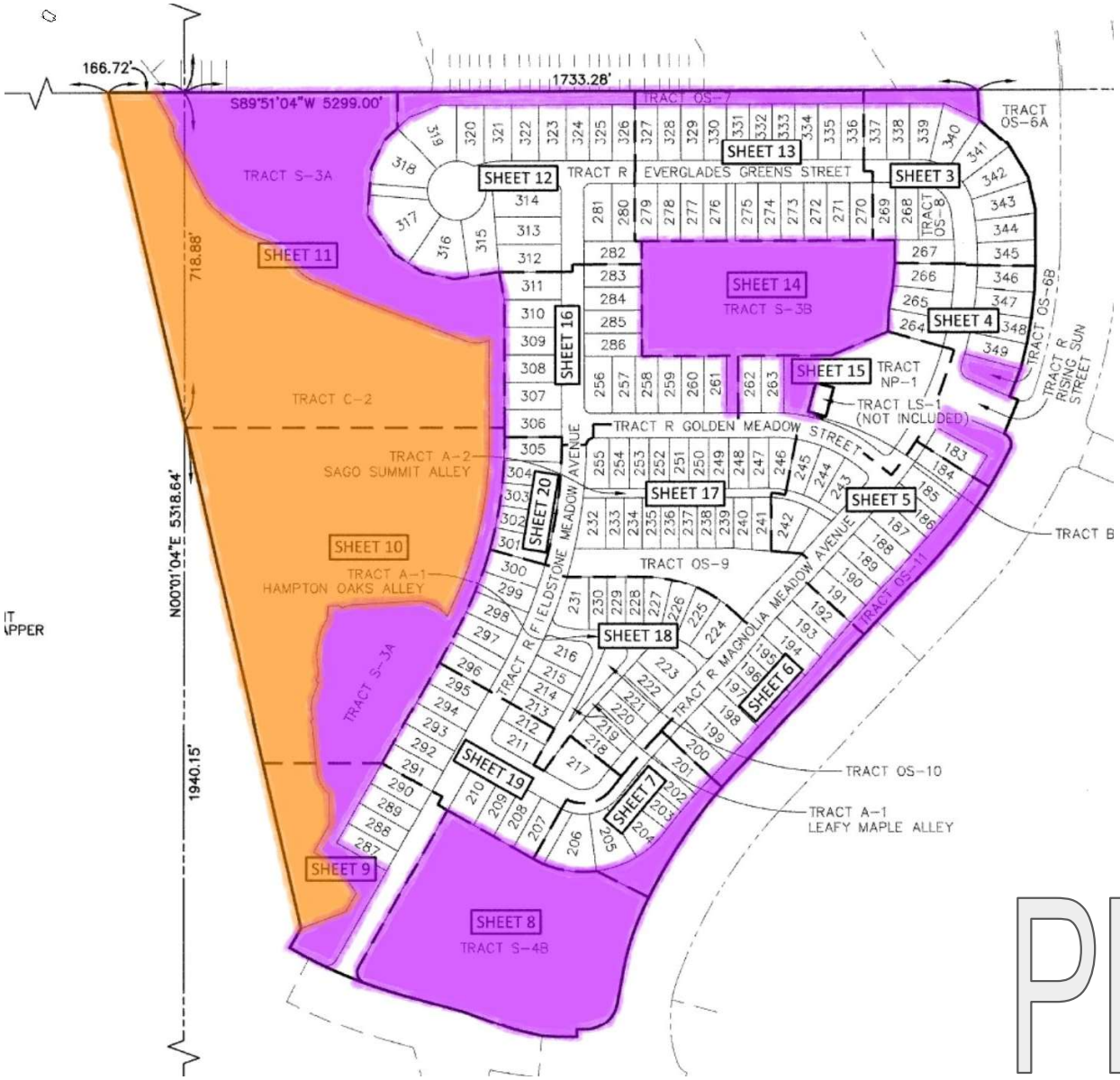
- Landscape maintenance has transitioned to weekly services as of April 1st.
- Due to the February freezes numerous plants have sustained damage. Prince and Sons have provided a proposal for replacements.
- Mulching of the property has been completed.
- Summer annuals are going to be installed at all designated CDD areas in early June.
- Fertilization treatments were conducted on 5/13/2026.
- Lake Doctors inspected issues with the pond fountains and conducted repairs to the damaged lights and power cords. All fountains are currently operational.

- Pond maintenance has been performing to industry standards with no issues to report.

Site Items

- Preparing scopes of work for landscape and aquatic maintenance for new areas in Phase 1B and Phase 3.
- New hardscaping will be added to the insurance property schedule after maintenance turnover has been completed and accepted.
- Proposals are being generated to replace declined sod in Phase 1 areas.
- Damaged street signage in Phase 3 is scheduled to be replaced.


Riverwalk CDD Maintenance Map FY2026
Phases 1 and 2
Yellow - Landscape Maintenance
Green - Pond Aquatics Maintenance
Purple - Fountain Maintenance
Lee Vista Blvd
Lee Vista Square Pool
Vickers Ridge Dr
Cobbleshae Ln
Ridgebloom Ave
Lee's Mobile Mechanic
Pond 1
S Econlockhatchee Trail
Tivoli Gardens Blvd
Muse Pl
Apollos Corner Way
Glownet Busine
& Multiservices
Reverie Pk Ave
Palm Canopy Dr
Felicity Aly
EverBe by Pulte Homes
Vesper Aly
Rising Sun St
Pond 2
Sienna Wood Ave
Willow View Ave
Passaic Pkwy
Pond 5
Rosy Sky Ave
Sienna Oak Aly
Copperwood Ave
Pond 7
Hadley St
417


166.72'
1733.28'
S89°51'04"W 5299.00'
N00°01'04"E 5318.64'
718.88'
1940.15'
TRACT OS-7
TRACT OS-6A
TRACT S-3A
SHEET 11
SHEET 12
SHEET 13
SHEET 3
TRACT R
EVERGLADES GREENS STREET
TRACT OS-8
SHEET 14
TRACT S-3B
SHEET 4
TRACT OS-6B
TRACT R RISING SUN STREET
SHEET 16
SHEET 15
TRACT NP-1
TRACT LS-1 (NOT INCLUDED)
TRACT C-2
TRACT R GOLDEN MEADOW STREET
TRACT A-2 SAGO SUMMIT ALLEY
SHEET 17
SHEET 5
TRACT B
SHEET 20
SHEET 10
TRACT A-1 HAMPTON OAKS ALLEY
TRACT OS-9
TRACT R FIELDSTONE MEADOW AVENUE
TRACT R MAGNOLIA MEADOW AVENUE
TRACT OS-11
SHEET 18
SHEET 6
TRACT S-3A
TRACT OS-10
SHEET 19
SHEET 7
TRACT A-1 LEAFY MAPLE ALLEY
SHEET 9
SHEET 8
TRACT S-4B

Phase 1B

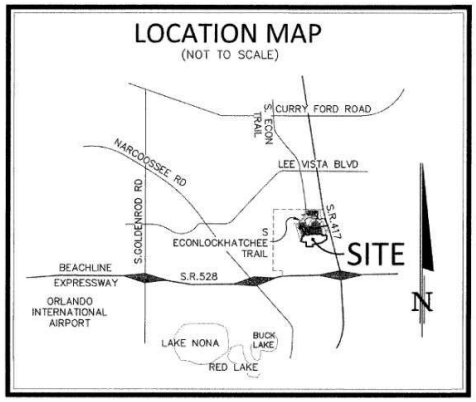
EVERBE PHASE 3

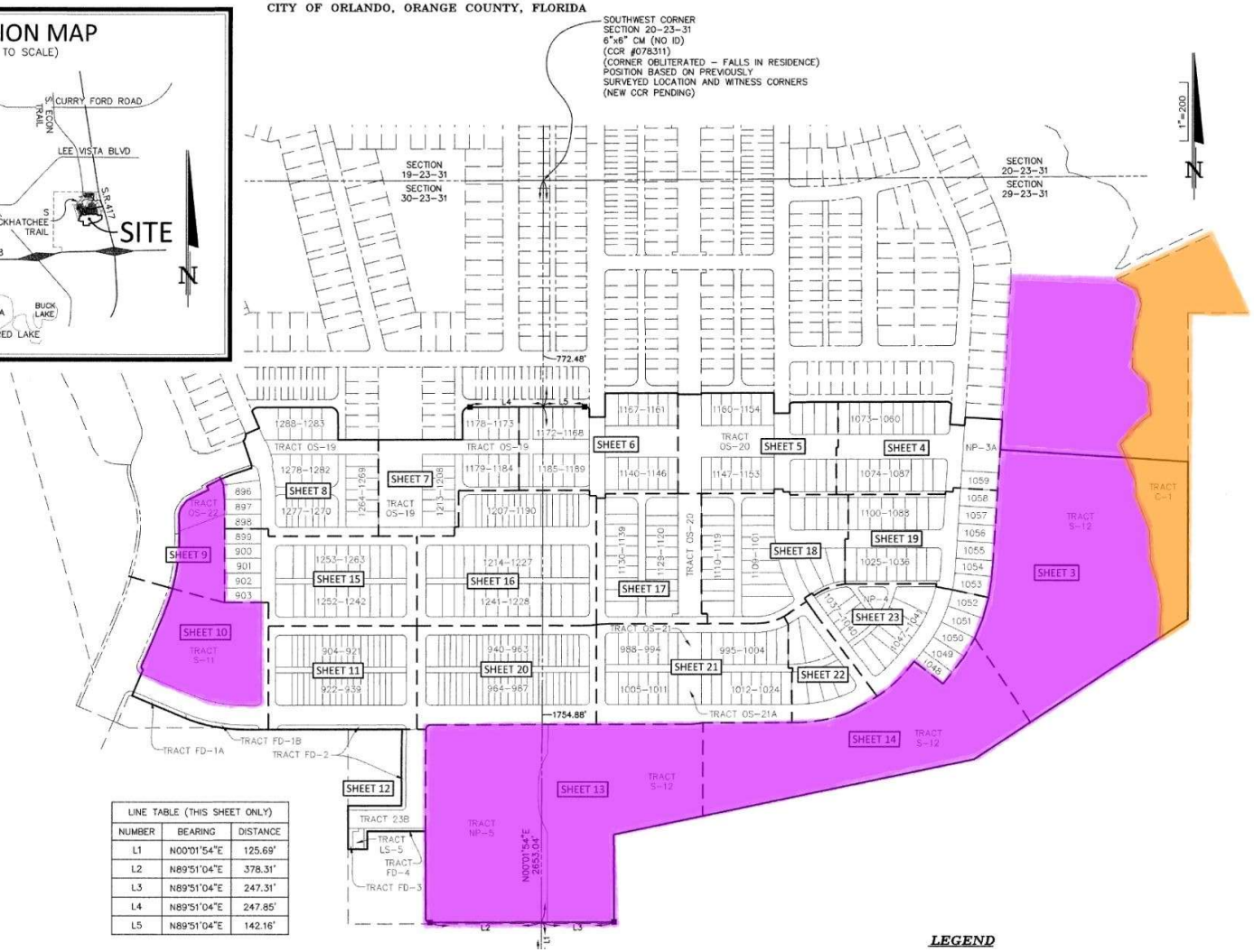
A REPLAT OF A PORTION OF TRACT FD-5,
EVERBE PHASE 1A, PLAT BOOK 110, PAGES 137 THROUGH 157
AND A REPLAT OF TRACTS FD-1, FD-2, FD-3, FD-4, FD-5 AND FD-6
EVERBE PHASE 2, PLAT BOOK 116, PAGES 19 THROUGH 42
AND A PORTION OF SECTIONS 29 AND 30, TOWNSHIP 23 SOUTH, RANGE 31 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

SHEET 2 OF 24
SEE SHEET 1 FOR NOTES
SEE SHEET 2 FOR KEY MAP AND LEGEND
SEE SHEETS 3 – 23 FOR LOTS AND TRACTS
SEE SHEET 24 FOR LEGAL DESCRIPTION

PLAT BOOK **118** PAGE **67**

200' 0 200' 400' 600'
Scale: 1" = 200'





LINE TABLE (THIS SHEET ONLY)		
NUMBER	BEARING	DISTANCE
L1	N00°01'54"E	125.69'
L2	N89°51'04"E	378.31'
L3	N89°51'04"E	247.31'
L4	N89°51'04"E	247.85'
L5	N89°51'04"E	142.16'

LEGEND

SECTION 1

200 S. F. Street
Haines City, Florida 33844
Phone 863-422-5207 | Fax 863-422-1816
Polk County License # 214815

Date: May 1, 2026

SUBMITTED TO:	Job Name / Location:
GMS Services 219 E. Livingston ST. Orlando, FL 32801 Attn: Jarrett Wright Phone:(407)-750-3599 Email: jwright@gmscfl.com	Riverwalk CDD Econlockhatchee Trl. Orlando, Fl. Econ. Trl. From Vickers Ridge to Rising Sun St.

PROPOSAL TO REPLACE DEAD PLANT MATERIAL FROM FREEZE

	Qty	Unit	Unit Cost	TOTAL
Muhly Grass	**120**	**3gal**	**$20.00**	**$2,400.00**
African Iris	**80**	**3gal**	**$20.00**	**$1,600.00**
Dwarf Red Ixora	**450**	**3gal**	**$20.00**	**$9,000.00**
Arboricola	**250**	**3gal**	**$20.00**	**$5,000.00**
Walters Vibernum	**120**	**3gal**	**$20.00**	**$2,400.00**
Plumbago	**300**	**3gal**	**$20.00**	**$6,000.00**
Plant Removal	**1**	**EA**	**$2,000.00**	**$2,000.00**
Irrigation Adjustment	**1**	**EA**	**$500.00**	**$500.00**
			Total:	**$28,800.00**

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc.required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: *Brian Bubendorf*

Date Submitted: _May 1, 2026

Accepted by:_____

Date Accepted: _____

SECTION 2

Headquarters
200 South F Street
Haines City, Florida 33844
(863) 422-5207
www.princeandsonsinc.com

Tampa
9513 US 92 East
Tampa, Florida 33610

Orlando
14645 Boggy Creek Rd
Orlando, Florida 32824

Valued Customer,

Our family-owned company at Prince & Sons thanks you for the business in servicing your property's landscaping. We are unable to continue to absorb excessive increase in the cost of fuel to our company. We do everything we can to conserve fuel and buy in bulk to keep our prices down however the increases to gas and diesel have resulted in a direct 3% increase to our hard costs that we need to pass along to our customers. We hope this is not a long-term problem so we want to have in place a clear invoicing process that can be tracked. Effective immediately we are sending a separate 3% fuel charge invoice to help offset this expense. The below increase will be invoiced:

Average gas price of >=$4/gallon we will have a 3% increase

Average gas price of $3.50-$3.99/gallon we will have a 2% increase

Average gas price $3-$3.49/gallon we will have a 1% increase

Average gas price <$3/gallon the fuel service charge will end

We thank you for your understanding with this. Please do not hesitate to contact your manager if you have any questions.

Warmest Regards,

Lucas Martin

Lucas Dean Martin
Vice President
Phone: 863-422-5207 Office