Riverwalk

Community Development District

Proposed Budget
FY2027

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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**		

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.

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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**