

*Riverwalk
Community Development District*

Meeting Agenda

October 21, 2026

AGENDA

Riverwalk

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

REVISED AGENDA

October 14, 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, October 21, 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. Approval of Minutes of the August 20, 2026 Meeting
4. Consideration of Resolution 2027-01 Approving Filing of Petition to Amend the District's Boundaries
5. Consideration of Boundary Amendment Funding Agreement with Beachline North Residential
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. District Infrastructure Assessment Report - Added**
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Arbitrage Rebate Calculation Report for the Series 2024 Bonds
 - D. Field Manager's Report
7. Other Business
8. Supervisor's Requests
9. Adjournment

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

Sincerely,

George S. Flint

George S. Flint
District Manager

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

Enclosures

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, August 19, 2026, at 3:30 p.m. at 219 E Livingston St, Orlando, Florida.

Present and constituting a quorum were:

Jessa Anderson	Chairperson
Amy Steiger	Assistant Secretary
Bernard Sullivan	Assistant Secretary

Also present were:

George Flint	District Manager
Tucker Mackie <i>by phone</i>	District Counsel
Jarett Wright	Field Manager
John Townsend	District Engineer

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 May 20, 2026 Meeting

Mr. Flint presented the minutes from the May 20, 2026 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 Ms. Anderson, seconded by Mr. Grauer, with all in favor, the Minutes of the May 20, 2026 Meeting, were approved, as presented.

FOURTH ORDER OF BUSINESS**Review and Acceptance of Fiscal Year 2025 Audit Report**

Mr. Flint reviewed the FY25 audit report. He stated that the audit was required to be completed before June 30 and it had been completed and transmitted to the state. He noted the audit was described as a clean audit. The management letter at the end of the audit indicated that there were no findings or recommendations and that the District complied with the required Auditor General provisions.

On MOTION by Ms. Anderson, seconded by Mr. Grauer, with all in favor, the Fiscal Year 2025 Audit Report was accepted.

FIFTH ORDER OF BUSINESS**Public Hearing**

Mr. Flint opened public hearings related to adoption of the FY27 budget and imposition of assessments connected to that budget.

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

A. Consideration of Resolution 2026-08 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations

Mr. Flint introduced Resolution 2026-08. He stated the Board had previously approved a proposed budget and set this meeting as the final public hearing for budget consideration. The proposed budget was attached as Exhibit A to the resolution and was described as substantially the same as what the Board had reviewed previously. He noted the budget is primarily funded through assessments and balanced with approximately \$82,000 in developer contributions. The per unit assessment amounts for FY27 were stated to be the same as the current year, meaning no increase in assessments was proposed.

Mr. Wright provided an update regarding pricing for Phases 3 and 1B to be added to the maintenance contract. He noted initial pricing had been around \$240–\$250 based on plats, but after reviewing installed plant counts, the amount was expected to be closer to the \$260 range. Phase 5 was also being worked on, and staff wanted to maintain a \$300,000 range to account for new property coming in. At least six more fountains were also expected, and lake maintenance costs were anticipated to rise because of new property and two large new ponds associated with Phase 5.

On MOTION by Ms. Anderson, seconded by Mr. Grauer, with all in favor, Resolution 2026-08 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations., was approved.

B. Consideration of Resolution 2026-09 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint introduced Resolution 2026-09. He noted the budget was attached as Exhibit A, and the assessment roll listing District properties and assessment amounts was to be Exhibit B. This is formalizing the assessments tied to the approved budget.

On MOTION by Ms. Anderson, seconded by Mr. Grauer, with all in favor, Resolution 2026-09 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

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

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

SIXTH ORDER OF BUSINESS

Consideration of Fiscal Year 2027 Deficit Funding Agreement

Mr. Flint stated that the FY27 budget includes approximately \$82,000 in developer contributions. The agreement would act as a backstop between the developer and the CDD if assessments did not fully fund the District's actual expenses.

On MOTION by Ms. Anderson, seconded by Mr. Grauer, with all in favor, the Fiscal Year 2027 Deficit Funding Agreement, was approved.

SEVENTH ORDER OF BUSINESS

Ratification of Requisitions

A. Series 2024 Requisition #5

B. Series 2025A Requisitions #5-#10

Mr. Flint stated that the requisitions had already been signed by the Engineer and the District and transmitted to the trustee. The Board was asked to ratify them.

On MOTION by Ms. Anderson, seconded by Mr. Grauer, with all in favor, the Series 2024 Requisition #5 & Series 2025A Requisitions #5-#10, were ratified.

EIGHTH ORDER OF BUSINESS**Consideration of Agreement with Grau & Associates to Provide Auditing Services For the Fiscal Year 2026**

Mr. Flint stated that the District had previously bid out independent auditing services, selected Grau as auditor, and enters into annual engagements with the firm. The fee for the FY26 audit engagement was stated to be not to exceed \$8,100. Mr. Grauer asked whether the fee was consistent with what the District had historically paid. Mr. Flint answered yes and explained that Grau adjusts its fee based on the number of bond issues, typically increasing by about \$1,500 for each additional bond issue.

On MOTION by Ms. Anderson, seconded by Mr. Grauer, with all in favor, the Agreement with Grau & Associates to Provide Auditing Services For the Fiscal Year 2026, was approved.

NINTH ORDER OF BUSINESS**Consideration of Agreement with Orange County Property Appraiser for 2026-2027 Non-Ad Valorem Assessment Administration**

Mr. Flint presented the agreement with Orange County Property Appraiser for 2026-2027 non-ad valorem assessment administration. He stated that statutes require the District to enter into an agreement with the county for collection of non-ad valorem assessments on the tax bill. The agreement is entered into annually, and the fees charged by the property appraiser are set by statute, so there is no real negotiation over the fees.

On MOTION by Ms. Anderson, seconded by Mr. Grauer, with all in favor, the Agreement with Orange County Property Appraiser for 2026-2027 Non-Ad Valorem Assessment Administration, was approved.

TENTH ORDER OF BUSINESS**District Goals & Objectives****A. Adoption of Fiscal Year 2027 Goals and Objectives**

Mr. Flint explained that the previous year was the first year the state required special Districts to establish annual goals and objectives, report on them at the end of the reporting period and post the final report on the District website. The goals and objectives previously approved by the District were reproduced for FY27. The Board was told they could approve them as presented or modify them.

On MOTION by Ms. Anderson, seconded by Mr. Grauer, with all in favor, Adoption of Fiscal Year 2027 Goals and Objectives, was approved.

B. Presentation Of Fiscal Year 2026 Goals and Objectives and Authorization to Chairman to Execute Final Form

Mr. Flint reviewed the current-year goals and objectives report for the fiscal year ending September 30, 2026. The Board was asked to authorize the Chair to execute the final report once the fiscal year is complete.

On MOTION by Ms. Anderson, seconded by Mr. Grauer, with all in favor, the Fiscal Year 2026 Goals and Objectives and Authorization to Chairman to Execute Final Form, was approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Mackie stated she had nothing additional to report.

B. Engineer

There being no comments, the next item followed.

C. District Manager's Report

i. Approval of Check Registers (2)

1. May 9 – July 7, 2026
2. July 8 - August 10, 2026

Mr. Flint presented the check register to the Board. There were no questions, so a motion was made to approve the check register.

On MOTION by Ms. Anderson, seconded by Mr. Grauer, 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. He explained that, through the end of the fiscal year, the District would rely on developer funding agreements because a significant portion of the budget was developer funded. Funding requests were expected through the end of September. The District was holding enough assessment revenue to pay utilities, and this reliance on developer funding had been anticipated when the budget was adopted.

iii. Approval of Fiscal Year 2027 Meeting Schedule

Mr. Flint reviewed the annual meeting schedule. The District is required to approve an annual meeting schedule each year. Staff prepared a schedule using the same meeting date, time, and location as the current year

On MOTION by Ms. Anderson, seconded by Mr. Grauer, with all in favor, the Fiscal Year 2027 Meeting Schedule, was approved.

D. Field Manager's Report

Mr. Wright provided an update on District maintenance and operations. He noted an LED bracket around the second roundabout on Econ had been bumped by a mower, pulled down, and temporarily rendered inoperable. An electrician who had previously worked on the EverBe sign performed repairs. Because the original installation vendor had left paperwork inside the equipment, staff were able to swap parts directly, and the lighting became operational again.

He stated while the electrician was onsite, additional electrical and lighting work was completed across the property. One or two monument signs that had never had power connected were attached to the available power conduit source. Some landscape lighting was also replaced. As a result, landscape lighting and LED lighting were reported to be fully operational again. Detailed vendor reports will be included with the next agenda.

Mr. Wright noted that landscape maintenance was reported to be performing well. Annual plantings had been changed out in July, and staff was preparing for the fall and winter rotation.

He explained that the original contract from the former vendor, Exclusive, included 800 annuals. However, the District currently has approximately 2,700 annuals and recently added another estimated 1,500 annuals with newly maintained areas. These totals will be reflected in updated pricing and an amended contract.

Mr. Wright stated that going forward, annuals should be included in the regular contract maintenance amount rather than handled through separate side proposals. A Board member asked whether that meant there would be no additional charge, and Mr. Wright clarified that the cost would be included in the base contract value. The current contract had accounted for only 800 annuals, and the remaining 1,900 had required a separate proposal because previous counts were incorrect. Additional phases have increased the total further.

At the next meeting, Mr. Wright expects to present updated pricing and a contract amendment covering Phase 3, Phase 1B, and all current maintained property. He noted they will also begin preparing for Phase 5 as plats become ready.

He noted they installed mulch or sod around the sales center area at the request of the developer. Some areas had begun browning out or dying, so the affected areas were pulled and replaced. The area was reported to be established well and in good condition.

Freeze-damaged plants had mostly been removed and replaced, with approximately 90% complete. Two areas had not yet been replanted because working water was unavailable. The vendor was troubleshooting the water issue and did not want to install plants until irrigation was functioning. The plants were available, and the vendor was expected to return the following week to finish the work.

A Board member asked whether the area around the sales center was normally maintained by the District. He clarified that the District was not maintaining the sales center property itself, but rather city property behind the sales center and an adjacent strip that the District owns.

Mr. Wright reported that Aquatic maintenance was performing to standard, with no major issues. Updated pricing had been submitted and would be presented at the next meeting along with other contract renewals for the next fiscal year.

The Board discussed recurring fountain issues. Some fountains trip off during lightning storms. Staff reset timers and breakers on the next site visit to get them working again. One fountain had pulled away from the electrical box and required rewiring. It was working manually, but a provider component had burned out and needed to be replaced. The fountain could be turned on manually and worked properly, but it would not reset automatically the next day. They are working with the vendor to resolve the issue. All fountains were currently operational.

New hardscaping in the new phases was being added to the insurance schedule. Electrical code compliance issues involving new condo boxes and related work had been corrected, and the property was reported to be up to standard.

Mr. Flint asked about a separate issue that was raised involving pool construction by a homeowner or contractor crossing CDD property. The construction activity damaged landscaping and involved discharging water into a mulch bed, causing a washout. He explained that normally the HOA should not issue a pool construction permit involving crossing CDD property unless the homeowner provides evidence that the CDD has authorized access. In typical cases, the District

prepares a temporary construction easement or construction access agreement, sometimes requiring a deposit. The agreement includes restoration language requiring the homeowner to repair or restore damaged areas.

In this instance, the normal process did not occur. The pool construction apparently received approval, but it was unclear whether the applicant disclosed that they would cross CDD property. He had contacted Mary, who interfaces with the HOA, to help communicate with the HOA management company so that future pool construction permits are not approved when CDD property is crossed unless the required agreement is in place.

Mr. Wright clarified that the sidewalk had not been broken. The contractor was crossing over a berm at the end of Phase 2 and working behind the homeowner's fence. However, water was being discharged into a pine bark mulch bed located on a hill, creating erosion or washout concerns.

The issue had been observed the prior day, and Amy had spoken with the workers, obtained permit information, and informed the vendor that work needed to cease until the issue was resolved. They had not been onsite that day but believed the contractor was not supposed to be working at the moment.

Mr. Mackie offered to assist with any additional cease-and-desist demands related to the pool issue. Mr. Flint mentioned having a standard agreement form and stated it would be sent to Counsel for review.

Ms. Anderson suggested that the District should consider moving toward solar-powered fountains at some point. Mr. Flint agreed that this could save significant money on electric bills. The discussion noted that fountain electricity can cost approximately \$500 per fountain per month, and one Board member stated that in 2025 the District spent almost \$300,000 powering fountains.

Mr. Flint noted uncertainty about the current reliability of solar but agreed that an alternative would be beneficial if feasible.

TWELFTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

FOURTEENTH ORDER OF BUSINESS

Adjournment

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

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERWALK COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO FILE A PETITION WITH THE CITY OF ORLANDO, FLORIDA, REQUESTING THE PASSAGE OF AN ORDINANCE AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Riverwalk Community Development District ("**District**") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("**Act**"), and City of Orlando, Florida, Ordinance No. 2022-44, as amended by Ordinance 2025-34 (together, the "**Ordinance**"); and

WHEREAS, pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services including, but not limited to, onsite and offsite roadway improvements, potable water, sanitary sewer, reuse water, stormwater improvements, street lighting and undergrounding of electrical utilities, wetland conservation/mitigation, landscape and irrigation improvements, and other infrastructure; and

WHEREAS, the District presently consists of 610.94 acres, more or less, as more fully described in the Ordinance; and

WHEREAS, the District desires to amend its boundaries to include certain property described in **Exhibit A** attached hereto and incorporated herein by reference ("**Expansion Area**") and upon which the District intends to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the District will obtain written consent to inclusion within the District's boundaries from the owners of the lands within the Expansion Area; and

WHEREAS, the proposed boundary amendment is in the best interests of the District and the area of land within the proposed amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, for the area of land within the amended boundaries of the District, the District is the best alternative available for delivering community development services and facilities; and

WHEREAS, the incorporation of the Expansion Area within the District's boundaries is not inconsistent with either the State or local comprehensive plan; and

WHEREAS, the area of land that will lie within the District's boundaries as amended is amenable to separate special district government; and

WHEREAS, in order to seek a boundary amendment pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the boundary amendment process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board of Supervisors ("**Board**"); and

WHEREAS, the District desires to petition to amend its boundaries in accordance with the procedures and processes described in Chapter 190, *Florida Statutes*, which processes include the preparation of a petition to the City of Orlando, Florida, and such other actions as are necessary in furtherance of the boundary amendment process.

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

SECTION 1. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The Board hereby directs its Chair and District staff to prepare and file a petition and any other materials with the City of Orlando, Florida, as necessary to amend the District's boundaries and incorporate the lands within the Expansion Area pursuant to Chapter 190, *Florida Statutes*, and any other applicable Florida law (the "**Petition**").

SECTION 3. The Board hereby authorizes Tucker F. Mackie of Kutak Rock LLP, to act as the District's agent regarding any and all matters pertaining to the Petition.

SECTION 4. This Resolution shall become effective upon its passage.

[remainder of page left intentionally blank]

PASSED AND ADOPTED this 21st day of October 2026.

ATTEST:

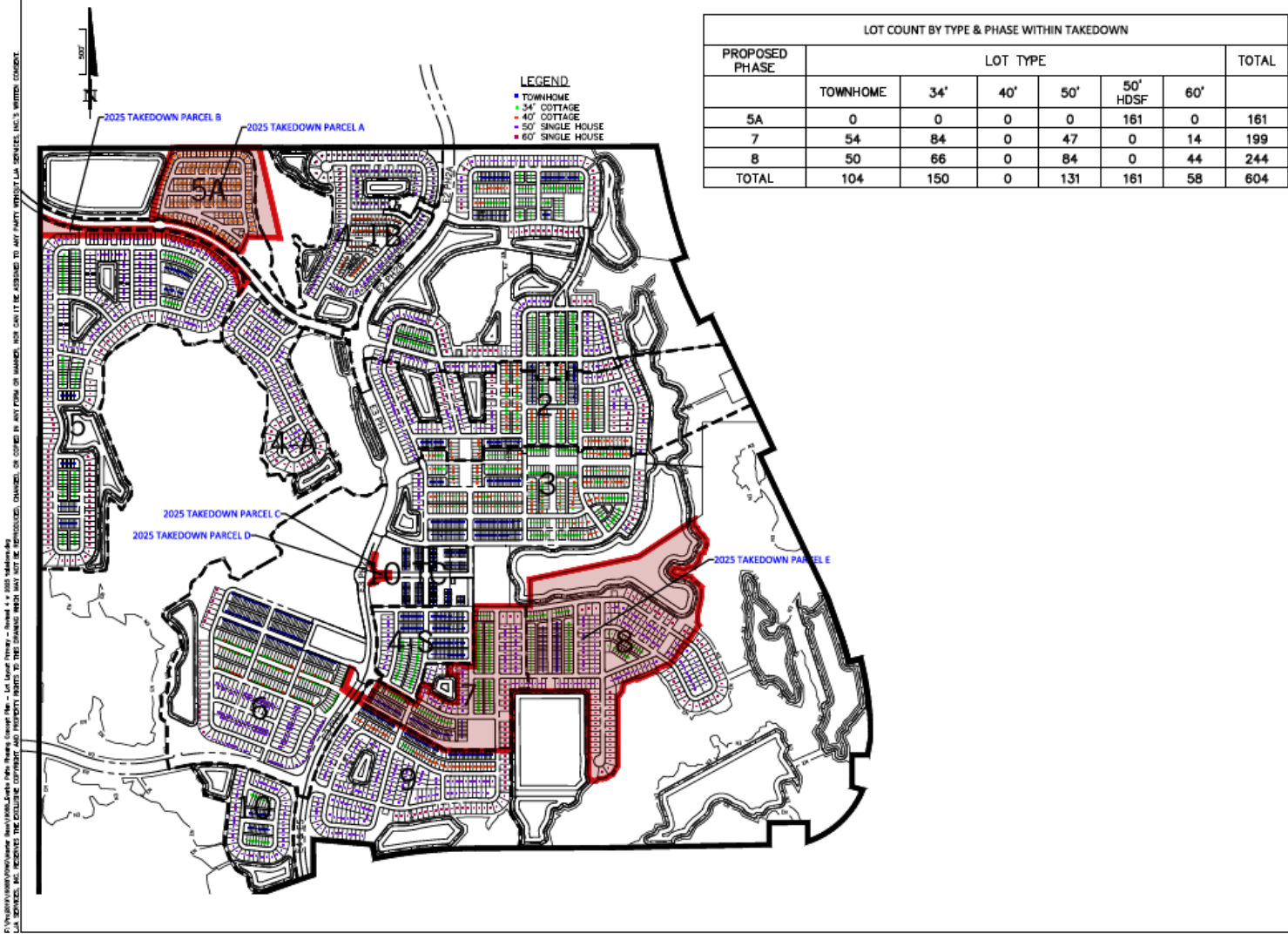
RIVERWALK COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice-Chair, Board of Supervisors

EXHIBIT A: Expansion Area

EXHIBIT A



SECTION V

BOUNDARY AMENDMENT FUNDING AGREEMENT

This Agreement ("Agreement") is made and entered into as of ____ day of October 2026, by and between:

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

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

RECITALS

WHEREAS, the District is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (the "**Act**"), by Ordinance No. 2022-44, as amended by Ordinance 2025-34 (together, the "**Ordinance**"), both adopted by the City Council of the City of Orlando, Florida ("**City**"), for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the District presently consists of 610.94 acres, more or less, as more fully described in the Ordinance; and

WHEREAS, the District desires to amend its boundaries to add approximately 135.81 acres, more or less ("**Boundary Amendment**"); and

WHEREAS, the District has authorized the Boundary Amendment, and, in consideration, Developer has agreed to fund all managerial, engineering, legal and other fees and costs and filing fees that the District incurs in connection with the Boundary Amendment ("**Amendment Expenses**"); and

WHEREAS, the District intends to file a petition to amend its boundary in accordance with the procedures and processes described in Chapter 190, *Florida Statutes*, which processes include the preparation of a petition to the City and such other actions as are necessary in furtherance of the boundary amendment process.

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

1. PROVISION OF FUNDS. The Developer agrees to make available to the District such monies as are necessary to enable the District to proceed with the Boundary Amendment and to provide such monies as are necessary to fund the Amendment Expenses ("**Funds**"). The Developer will make such Funds available on a monthly basis, within thirty (30) days of a written request by the District. The District financial manager shall require consultants to provide invoices for the Amendment Expenses separate from other services provided to the District.

2. DISTRICT USE OF FUNDS. The District agrees to use the Funds solely for the Amendment Expenses. The District agrees to use its good faith best efforts to proceed in an expeditious manner with the prosecution of the procedural requirements detailed in the Act, to affect the Boundary Amendment. The District shall not have any obligation to reimburse or repay the Developer for Funds made available to the District under this Agreement.

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

4. ENFORCEMENT OF AGREEMENT. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

5. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

6. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both of the parties hereto.

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

8. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to District: Riverwalk Community Development District
219 East Livingston Street
Orlando, Florida 32801
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to Developer: Beachline North Residential, LLC
3350 Peachtree Road NE, Suite 1500
Atlanta, Georgia 30326
Attn: Chris Wrenn

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth in this Agreement. Notices delivered after 5:00 p.m. (at the place

of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addresses of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addresses set forth in this Agreement.

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

10. ASSIGNMENT. Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party.

11. CONTROLLING LAW. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. Parties consent to and agree that for purposes of venue, any litigation arising out of this Agreement shall be brought in a court of appropriate jurisdiction, in and for Orange County, Florida.

12. EFFECTIVE DATE. The Agreement shall be effective after execution by both parties to this Agreement and shall remain in effect unless terminated by either of the parties.

13. TERMINATION. Either party may terminate this Agreement upon a breach by the other party, notice of which breach shall be provided to all parties at the addresses noted above, and only after the breaching party is provided fifteen (15) calendar day's period to cure said breach.

14. PUBLIC RECORDS. Developer understands and agrees that all documents of any kind provided to the District or to District staff in connection with the work contemplated under this Agreement may be public records and will be treated as such in accord with Florida law.

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

16. SOVEREIGN IMMUNITY. Developer agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability beyond those contained in Section 768.28, *Florida Statutes*, or other statutes or law.

17. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

18. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[REMAINDER OF PAGE LEFT BLANK]

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

Attest:

**Riverwalk Community
Development District**

Secretary/Assistant Secretary

By: _____
Its: _____

Beachline North Residential, LLC,
a Florida limited liability company

Witness

By: _____
Its: _____

SECTION VI

SECTION B

SECTION 1

DISTRICT INFRASTRUCTURE ASSESSMENT REPORT

RIVERWALK COMMUNITY DEVELOPMENT DISTRICT

September 8, 2026

for:

**RIVERWALK COMMUNITY DEVELOPMENT DISTRICT
ORLANDO, FLORIDA**



by:

**LJA SERVICES, INC.
1101 SOUTHHALL LANE, SUITE 100
MAITLAND, FL 32751**

District Infrastructure Assessment Report

Riverwalk Community Development District

September 8, 2026

Introduction

In accordance with the Riverwalk Community District (District) Goals, Objectives and Performance Measures and Standards, the District Engineer conducts an annual inspection of the District's infrastructure and related systems. The purpose of this inspection is to evaluate the overall condition, functionality, and maintenance needs of the district's assets to ensure they continue to meet operational, safety, and community standards.

This report serves as the formal record of the Fiscal Year 2026 inspection, providing documentation and findings consistent with the District's established performance standards. The following sections outline the observations resulting from the current inspection cycle. See Appendix A for photographs of specific observations and a key map showing the location of each photograph.

Multi-Purpose Trails

Multi-Purpose trails (pedestrian paths wider than standard 5-foot-wide concrete) around the stormwater ponds are owned and maintained by the District were found to be in good repair.

Stormwater Management Facilities

Stormwater ponds and outfall structures owned and maintained by the District were generally in good repair.

Roads and Alleys

Roads and alleys owned and maintained by the District were generally in good repair.

Noted Deficiencies

No deficiencies were found that require action.

Conclusion

The annual inspection of the Riverwalk Community Development District's infrastructure and related systems has been completed in accordance with District requirements. This inspection fulfills the objective of ensuring that at least one comprehensive review of District assets is conducted and documented each fiscal year.

The findings presented in this report provide a current assessment of the condition of the District's infrastructure. The assessment is intended to assist the District in prioritizing resources, addressing issues proactively, and sustaining long-term operational reliability.

Through the completion of this inspection and report, the District continues to uphold its commitment to maintaining safe, efficient, and functional infrastructure in service of the community.

APPENDIX A

Photos



PHOTO KEY MAP



PHOTO 1 – POND SMA-06



PHOTO 2 – POND SMA-06



PHOTO 3 – VESPER ALLEY



PHOTO 4 – FELICITY ALLEY



PHOTO 5 – POND SMA-05B



PHOTO 6 – POND SMA-07D

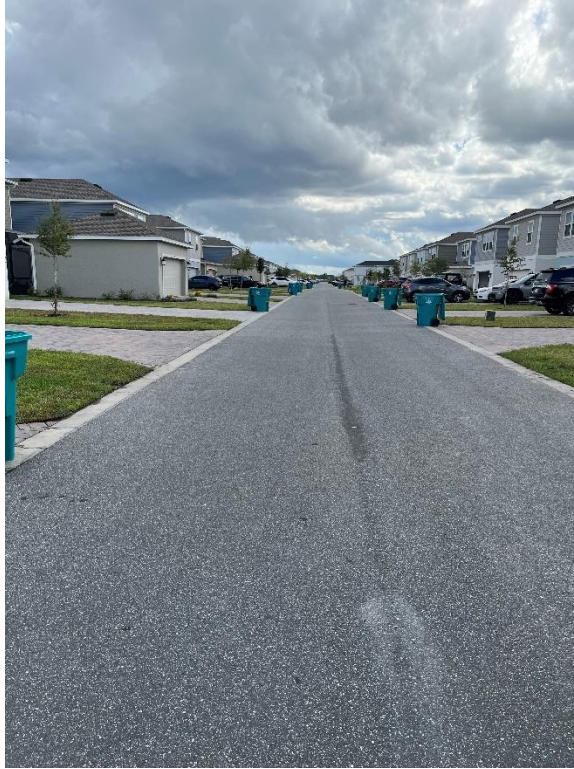


PHOTO 7 – SUMMER IVY ALLEY

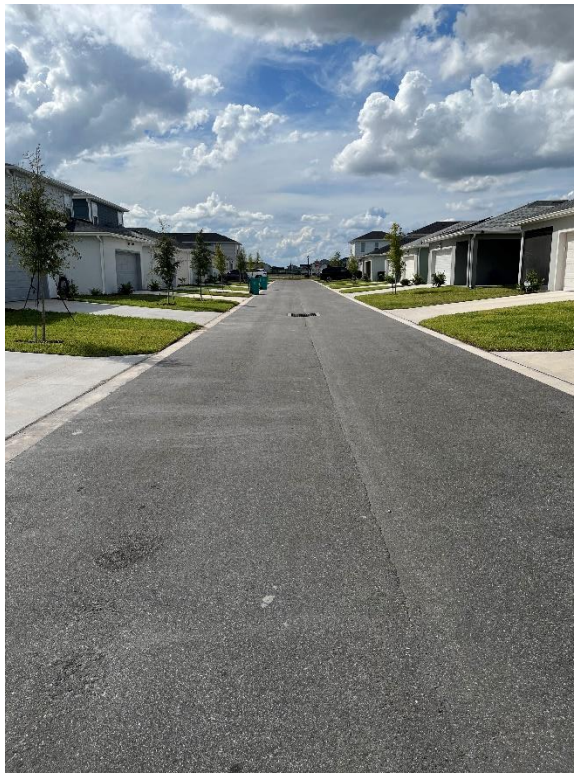


PHOTO 9 – EMERALD OAK ALLEY



PHOTO 9 – PARK AT END OF LEAFY LAUREL ST



PHOTO 10 – SIENNA OAK ALLEY



PHOTO 11 – MOONSCAPE ALLEY



PHOTO 12 – WOODLAND SONG ALLEY



PHOTO 13 – PARK OVERLOOKING POND SMA-05A AT PASSAIC PARKWAY & ECONLOCKHATCHEE TRAIL



PHOTO 14 – PARK IN BRIGHTON



PHOTO 15 – PARK IN BRIGHTON



PHOTO 16 – POND SMA-03A OUTFALL



PHOTO 17 – POND SMA-03A

SECTION C

SECTION 1

Riverwalk Community Development District

Summary of Check Register

July 8, 2026 to October 12, 2026

Fund	Date	Check No.'s	Amount
General Fund	7/23/26	289-292	\$ 35,459.02
	8/18/26	293	\$ 9,407.08
	9/2/26	294-300	\$ 113,991.68
	9/11/26	301	\$ 450.00
	9/16/26	302	\$ 3,743.20
	10/2/26	303-304	\$ 12,681.78
	10/6/26	305	\$ 223.92
			<u>\$ 175,956.68</u>
General Fund Auto Pays	07/08/26 - 10/12/26	80089-80155	\$ 59,233.06
			<u>\$ 59,233.06</u>
Total Amount			<u>\$ 235,189.74</u>

DATE	VEND#	INVOICE	EXPENSED TO	VENDOR NAME	STATUS	AMOUNT	CHECK	
DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	AMOUNT	#
7/23/26	00023	7/15/26	9078884	202607	310-51300-42000		*	316.00
			POSTAL SERVICES					
						ACTION MAIL SERVICES		316.00 000289
7/23/26	00001	5/29/26	96	202605	320-53800-48000		*	550.00
			REPAIR STREET SIGNS					
						GOVERNMENTAL MANAGEMENT SERVICES-CF		550.00 000290
7/23/26	00017	6/01/26	24317	202606	320-53800-46200		*	21,078.00
			LANDSCAPE MAINT-JUN26					
		6/19/26	24724	202606	320-53800-47300		*	335.46
			REPLACE SPRAYS/NOZZLES					
		6/19/26	24725	202606	320-53800-47300		*	72.41
			REPLACE BUBBLER/NOZZLE					
						PRINCE & SONS		21,485.87 000291
7/23/26	00014	7/20/26	07202026	202607	300-20700-10000		*	7,024.35
			DEBT SERVICE TXFER S2024					
		7/20/26	07202026	202607	300-20700-10000		*	6,082.80
			DEBT SERVICE TXFER S2025					
						RIVERWALK CDD CO US BANK		13,107.15 000292
8/18/26	00014	8/14/26	08142026	202608	300-20700-10000		*	5,041.41
			DEBT SERVICE TXFER S2024					
		8/14/26	08142026	202608	300-20700-10000		*	4,365.67
			DEBT SERVICE TXFER S2025					
						RIVERWALK CDD CO US BANK		9,407.08 000293
9/02/26	00008	5/29/26	21898	202605	320-53800-47000		*	1,925.00
			LAKE MAINTENANCE-MAY26					
		6/30/26	22017	202606	320-53800-47000		*	1,925.00
			LAKE MAINTENANCE-JUN26					
		7/31/26	22364	202607	320-53800-47000		*	1,925.00
			LAKE MAINTENANCE-JUL26					
						AQUATIC WEED MANAGEMENT, INC		5,775.00 000294
9/02/26	00001	7/01/26	97	202607	320-53800-34000		*	1,351.92
			FIELD MANAGEMENT-JUL26					
		7/01/26	98	202607	310-51300-34000		*	3,647.92
			MANAGEMENT FEES-JUL26					
		7/01/26	98	202607	310-51300-35200		*	108.17
			WEBSITE MANAGEMENT-JUL26					
		7/01/26	98	202607	310-51300-35100		*	162.25
			INFORMATION TECH-JUL26					
		7/01/26	98	202607	310-51300-31300		*	583.33
			DISSEMINATION SVCS-JUL26					

RVWK RIVERWALK BOH

DATE CHECK	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		7/01/26	98	202607 310-51300-51000	OFFICE SUPPLIES	*	.27		
		7/01/26	98	202607 310-51300-42000	POSTAGE	*	10.06		
		8/01/26	100	202608 310-51300-34000	MANAGEMENT FEES-AUG26	*	3,647.92		
		8/01/26	100	202608 310-51300-35200	WEBSITE MANAGEMENT-AUG26	*	108.17		
		8/01/26	100	202608 310-51300-35100	INFORMATION TECH-AUG26	*	162.25		
		8/01/26	100	202608 310-51300-31300	DISSEMINATION SVCS-AUG26	*	583.33		
		8/01/26	100	202608 310-51300-51000	OFFICE SUPPLIES	*	.06		
		8/01/26	99	202608 320-53800-34000	FIELD MANAGEMENT-AUG26	*	1,351.92		
					GOVERNMENTAL MANAGEMENT SERVICES-CF			11,717.57	000295
9/02/26	00005	7/28/26	3779414	202605 310-51300-31500	ATTORNEY SVCS-MAY26	*	829.00		
		7/29/26	3779413	202606 310-51300-31500	ATTORNEY SVCS-JUN26	*	1,155.50		
					KUTAK ROCK LLP			1,984.50	000296
9/02/26	00011	7/01/26	AV32408	202607 320-53800-46900	FOUNTAIN MAINT-JUL26	*	550.00		
		8/01/26	AV33006	202608 320-53800-46900	FOUNTAIN MAINT-AUG26	*	550.00		
		8/19/26	33317	202608 320-53800-46900	100 SQFT CARDRIDGE FILTER	*	300.00		
					MCDONNELL CORPORATION DBA RESORT			1,400.00	000297
9/02/26	00021	8/03/26	207127	202608 320-53800-48000	NEW LANDSCAPE WIRING	*	4,032.76		
					NEUWIRE INC			4,032.76	000298
9/02/26	00017	7/20/26	25274	202607 320-53800-49100	LANDSCAPING MATERIALS	*	28,800.00		
					PRINCE & SONS			28,800.00	000299
9/02/26	00017	7/01/26	24871	202607 320-53800-46200	LANDSCAPE MAINT-JUL26	*	21,078.00		
		7/06/26	24980	202607 320-53800-47300	REPAIR DRIPLINE COUPLING	*	246.06		
		7/10/26	25140	202607 320-53800-47300	RPLCD ROTORS/NOZZLE/PVC	*	616.80		
					RVWK RIVERWALK BOH				

DATE CHECK	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		7/15/26	25192	202607 320-53800-47300		*	252.63		
			REPLACE	SPRAYS/ROTOR					
		7/20/26	25229	202607 320-53800-47300		*	2,328.45		
			NEW 4-STATION	DECODER					
		7/20/26	25240	202607 320-53800-46201		*	12,500.00		
			ST AUGUSTINE	QTY25					
		7/20/26	25248	202607 320-53800-47300		*	111.05		
			REPLACE	SPRAYS/BUBBLER					
		7/31/26	25420	202607 320-53800-47300		*	78.62		
			REPAIR	BUBBLER LINES					
		7/31/26	25680	202607 320-53800-47300		*	672.17		
			REPLACED	SPRAYS/ROTORS					
		8/01/26	25516	202608 320-53800-46200		*	21,078.00		
			LANDSCAPE	MAINT-AUG26					
		8/13/26	25854	202608 320-53800-47300		*	493.69		
			REPLACE	NOZZLE/ROTOR/DRIP					
		8/18/26	25905	202608 320-53800-47300		*	753.41		
			REPLCD	NOZZLE/ROTOR/PVC					
		8/18/26	25906	202608 320-53800-47300		*	72.97		
			REPLACE	NOZZLES					
				PRINCE & SONS				60,281.85	000300
9/11/26	00019	9/02/26	7906-09-	202609 310-51300-31200		*	450.00		
			SPEC ASSESS	BONDS S2024					
				AMTEC				450.00	000301
9/16/26	00014	9/16/26	09162026	202609 300-20700-10000		*	2,006.05		
			DEBT SERVICE	TXFER S2024					
		9/16/26	09162026	202609 300-20700-10000		*	1,737.15		
			DEBT SERVICE	TXFER S2025					
				RIVERWALK CDD CO US BANK				3,743.20	000302
10/02/26	00003	9/21/26	34341	202610 320-53800-45000		*	11,901.00		
			FY27	INSURANCE POLICY					
				EGIS INSURANCE & RISK ADVISORS				11,901.00	000303
10/02/26	00004	8/31/26	0SA10817	202608 310-51300-48000		*	780.78		
			NOT OF BOS	MTG 8/19					
				TRIBUNE PUBLISHING COMPANY LLC DBA				780.78	000304
10/06/26	00014	10/06/26	10062026	202610 300-20700-10200		*	223.92		
			031 FR#6						
				RIVERWALK CDD CO US BANK				223.92	000305
				TOTAL FOR BANK A			175,956.68		
				RVWK RIVERWALK	BOH				

DATE	VEND#	INVOICE	EXPENSED TO	VENDOR NAME	STATUS	AMOUNT	CHECK
	DATE	INVOICE	YRMO DPT ACCT# SUB SUBCLASS				AMOUNT #
TOTAL FOR REGISTER						175,956.68	

AP300R
*** CHECK NOS. 080089-080155

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
RIVERWALK GENERAL FUND
BANK Z GENERAL FUND AUTOPAY

RUN 10/13/26

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CHECK	VEND#	INVOICE.....	...EXPENSED TO...	VENDOR NAME	STATUS	AMOUNT	CHECK.....
DATE	INVOICE	YRMO DPT ACCT# SUB SUBCLASS					AMOUNT #
7/08/26 00009	7/02/26	5113-06. 202606 320-53800-43100 00000 S ECON TRL-JUN.26		DUKE ENERGY	*	1,792.26	1,792.26 080089
7/08/26 00009	7/06/26	1462-06. 202606 320-53800-43100 0 S ECON TRL-JUN.26		DUKE ENERGY	*	2,254.69	2,254.69 080090
7/08/26 00009	7/06/26	2333-06. 202606 320-53800-43000 6793 S. ECON TRL-JUN.26		DUKE ENERGY	*	49.69	49.69 080091
7/08/26 00009	7/06/26	2565-06. 202606 320-53800-43000 6773 S ECON TRL-JUN.26		DUKE ENERGY	*	103.18	103.18 080092
7/08/26 00009	7/06/26	2636-06. 202606 320-53800-43000 6761 S ECON-JUN.26		DUKE ENERGY	*	20.78	20.78 080093
7/08/26 00009	7/06/26	7434-06. 202606 320-53800-43001 6246 S ECON TRL-JUN.26		DUKE ENERGY	*	916.44	916.44 080094
7/21/26 00009	7/15/26	8548-06. 202606 320-53800-43100 0000 LEE VISTA-JUN.26		DUKE ENERGY	*	1,285.81	1,285.81 080095
7/22/26 00009	5/22/26	9233-05. 202605 320-53800-43100 0 PASSAIC PKWY-MAY.26		DUKE ENERGY	*	3,276.37	3,276.37 080096
7/22/26 00009	6/22/26	9233-06. 202606 320-53800-43100 0 PASSAIC PKWY-JUN.26		DUKE ENERGY	*	3,478.68	3,478.68 080097
7/22/26 00009	7/06/26	0480-06. 202606 320-53800-43000 10794 EVERGLADES-JUN.26		DUKE ENERGY	*	102.74	102.74 080098
8/04/26 00009	7/22/26	2234-07. 202607 320-53800-43100 00 REVERIE PARK-JUL.26		DUKE ENERGY	*	1,344.69	1,344.69 080099
8/04/26 00009	7/22/26	3015-07. 202607 320-53800-43100 0 REVERIE PARK-JUL.26		DUKE ENERGY	*	586.79	586.79 080100
				RVWK RIVERWALK	BOH		

AP300R
*** CHECK NOS. 080089-080155

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
RIVERWALK GENERAL FUND
BANK Z GENERAL FUND AUTOPAY

RUN 10/13/26

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CHECK	VEND#	INVOICE.....	...EXPENSED TO...	VENDOR NAME	STATUS	AMOUNT	CHECK.....
DATE	INVOICE	YRMO	DPT ACCT# SUB	SUBCLASS			AMOUNT #
8/04/26	00009	7/23/26	0523-07. 202607 320-53800-43001 11004 RISING SUN-JUL.26	DUKE ENERGY	*	1,585.22	1,585.22 080101
8/04/26	00009	7/23/26	1350-07. 202607 320-53800-43001 11006 RISING SUN-JUL.26	DUKE ENERGY	*	1,128.96	1,128.96 080102
8/04/26	00009	7/23/26	2284-07. 202607 320-53800-43000 7457 SIENNA WOOD-JUL.26	DUKE ENERGY	*	62.13	62.13 080103
8/04/26	00009	7/23/26	8687-07. 202607 320-53800-43000 9509 PASSAIC PKWY	DUKE ENERGY	*	89.19	89.19 080104
8/04/26	00009	7/23/26	9630-07. 202607 320-53800-43000 6777 S ECON TRL-JUL.26	DUKE ENERGY	*	110.95	110.95 080105
8/04/26	00009	7/23/26	9733-07. 202607 320-53800-43001 6971 REVERIE PK-JUL.26	DUKE ENERGY	*	857.03	857.03 080106
8/04/26	00009	7/23/26	9744-07. 202607 320-53800-43000 11001 RISING SUN-JUL.26	DUKE ENERGY	*	50.98	50.98 080107
8/04/26	00009	7/23/26	9819-07. 202607 320-53800-43001 6098 S ECON TRL-JUL.26	DUKE ENERGY	*	1,230.26	1,230.26 080108
8/04/26	00009	8/04/26	5113-07. 202607 320-53800-43100 00000 S ECON TRL-JUL.26	DUKE ENERGY	*	1,792.26	1,792.26 080109
8/10/26	00009	8/05/26	0480-07. 202607 320-53800-43000 10794 EVERGLADES-JUL.26	DUKE ENERGY	*	20.76	20.76 080110
8/10/26	00009	8/05/26	2333-07. 202607 320-53800-43000 6793 S. ECON TRL-JUL.26	DUKE ENERGY	*	53.57	53.57 080111
8/10/26	00009	8/05/26	2565-07. 202607 320-53800-43000 6773 S ECON TRL-JUL.26	DUKE ENERGY	*	20.65	20.65 080112
				RVWK RIVERWALK	BOH		

AP300R
*** CHECK NOS. 080089-080155

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
RIVERWALK GENERAL FUND
BANK Z GENERAL FUND AUTOPAY

RUN 10/13/26

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CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
8/10/26	00009	8/05/26 2636-07. 6761 S ECON TRL-JUL.26	202607 320-53800-43000	DUKE ENERGY	*	20.83	20.83 080113
8/10/26	00009	8/05/26 7434-07. 6246 S ECON TRL-JUL.26	202607 320-53800-43001	DUKE ENERGY	*	987.50	987.50 080114
8/10/26	00009	8/06/26 1462-07. 0 S ECON TRL-JUL.26	202607 320-53800-43100	DUKE ENERGY	*	2,254.69	2,254.69 080115
8/17/26	00009	8/14/26 8548-07. 0000 LEE VISTA-JUL.26	202607 320-53800-43100	DUKE ENERGY	*	1,285.81	1,285.81 080116
9/01/26	00009	8/21/26 2234-08. 00 REVERIE PK-AUG.26	202608 320-53800-43100	DUKE ENERGY	*	1,344.69	1,344.69 080117
9/01/26	00009	8/21/26 3015-08. 0 REVERIE PK-AUG.26	202608 320-53800-43100	DUKE ENERGY	*	586.79	586.79 080118
9/01/26	00009	8/24/26 0523-08. 11004 RISING SUN-AUG.26	202608 320-53800-43001	DUKE ENERGY	*	1,474.89	1,474.89 080119
9/01/26	00009	8/24/26 1350-08. 11006 RISING SUN-AUG.26	202608 320-53800-43001	DUKE ENERGY	*	1,026.55	1,026.55 080120
9/01/26	00009	8/24/26 2284-08. 7457 SIENNA WD AVE-AUG.26	202608 320-53800-43000	DUKE ENERGY	*	32.65	32.65 080121
9/01/26	00009	8/24/26 8474-08. 0 PASSAIC PKWY-AUG.26	202608 320-53800-43100	DUKE ENERGY	*	3,377.05	3,377.05 080122
9/01/26	00009	8/24/26 8687-08. 9509 PASSAIC PKWY-AUG.26	202608 320-53800-43000	DUKE ENERGY	*	92.32	92.32 080123
9/01/26	00009	8/24/26 9630-08. 6777 S ECON TRL-AUG.26	202608 320-53800-43000	DUKE ENERGY	*	326.86	326.86 080124

RVWK RIVERWALK BOH

AP300R
*** CHECK NOS. 080089-080155

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
RIVERWALK GENERAL FUND
BANK Z GENERAL FUND AUTOPAY

RUN 10/13/26

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CHECK	VEND#	INVOICE.....	...EXPENSED TO...	VENDOR NAME			STATUS	AMOUNT	CHECK.....
DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS			AMOUNT #
9/01/26	00009	8/24/26 9733-08.	202608	320-53800-43001			*	659.47	
		6971 REVERIE PK-AUG.26				DUKE ENERGY			659.47 080125
9/01/26	00009	8/24/26 9744-08.	202608	320-53800-43000			*	52.82	
		11001 RISING SUN-AUG.26				DUKE ENERGY			52.82 080126
9/01/26	00009	8/24/26 9819-08.	202608	320-53800-43001			*	1,100.62	
		6098 S ECON TRL-AUG.26				DUKE ENERGY			1,100.62 080127
9/10/26	00009	9/02/26 5113-08.	202608	320-53800-43100			*	1,792.39	
		00000 S ECON TRL-AUG.26				DUKE ENERGY			1,792.39 080128
9/10/26	00009	9/03/26 0480-08.	202608	320-53800-43000			*	20.75	
		10794 EVERGLADES-AUG.26				DUKE ENERGY			20.75 080129
9/10/26	00009	9/03/26 2333-08.	202608	320-53800-43000			*	63.53	
		6793 S. ECON TRL-AUG.26				DUKE ENERGY			63.53 080130
9/10/26	00009	9/03/26 2565-08.	202608	320-53800-43000			*	20.62	
		6773 S ECON TRL-AUG.26				DUKE ENERGY			20.62 080131
9/10/26	00009	9/03/26 2636-08.	202608	320-53800-43000			*	20.77	
		6761 S ECON TRL-AUG.26				DUKE ENERGY			20.77 080132
9/10/26	00009	9/03/26 5800-08.	202608	320-53800-43000			*	31.11	
		6793-B S. ECON-AUG.26				DUKE ENERGY			31.11 080133
9/10/26	00009	9/03/26 7434-08.	202608	320-53800-43001			*	908.01	
		6246 S ECON TRL-AUG.26				DUKE ENERGY			908.01 080134
9/10/26	00009	9/04/26 1462-08.	202608	320-53800-43100			*	2,165.62	
		0 S ECON TRL-AUG.26				DUKE ENERGY			2,165.62 080135
9/22/26	00009	9/15/26 8548-08.	202608	320-53800-43100			*	1,285.97	
		0000 LEE VISTA-SEP.26				DUKE ENERGY			1,285.97 080136

RVWK RIVERWALK BOH

AP300R
*** CHECK NOS. 080089-080155

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
RIVERWALK GENERAL FUND
BANK Z GENERAL FUND AUTOPAY

RUN 10/13/26

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CHECK	VEND#	INVOICE.....	EXPENSED TO...	VENDOR NAME	STATUS	AMOUNT	CHECK.....
DATE	INVOICE	YRMO	DPT ACCT# SUB	SUBCLASS			AMOUNT #
9/22/26	00009	9/22/26 2234-09.	202609 320-53800-43100		*	1,344.79	
		"00 REVERIE PK AVE-SEP.26		DUKE ENERGY			1,344.79 080137
9/22/26	00009	9/22/26 3015-09.	202609 320-53800-43100		*	586.83	
		0 REVERIE PARK AVE-SEP.26		DUKE ENERGY			586.83 080138
9/29/26	00009	9/23/26 0523-09.	202609 320-53800-43001		*	1,539.71	
		11004 RISING SUN-SEP.26		DUKE ENERGY			1,539.71 080139
9/29/26	00009	9/23/26 1350-09.	202609 320-53800-43001		*	1,106.68	
		11006 RISING SUN-SEP.26		DUKE ENERGY			1,106.68 080140
9/29/26	00009	9/23/26 8687-09.	202609 320-53800-43000		*	92.02	
		9509 PASSAIC PKWY-SEP.26		DUKE ENERGY			92.02 080141
9/29/26	00009	9/23/26 9630-09.	202609 320-53800-43000		*	247.30	
		6777 S ECON TRL-SEP.26		DUKE ENERGY			247.30 080142
9/29/26	00009	9/23/26 9733-09.	202609 320-53800-43001		*	357.34	
		6971 REVERIE PARK-SEP.26		DUKE ENERGY			357.34 080143
9/29/26	00009	9/23/26 9744-09.	202609 320-53800-43000		*	52.39	
		11001 RISING SUN-SEP.26		DUKE ENERGY			52.39 080144
9/29/26	00009	9/23/26 9819-09.	202609 320-53800-43001		*	1,188.94	
		6098 S ECON TRL-SEP.26		DUKE ENERGY			1,188.94 080145
9/29/26	00009	9/24/26 2284-09.	202609 320-53800-43000		*	58.78	
		7457 SIENNA WOOD-SEP.26		DUKE ENERGY			58.78 080146
9/29/26	00009	9/24/26 8474-09.	202609 320-53800-43100		*	4,504.07	
		0 PASSAIC PKWY-SEP.26		DUKE ENERGY			4,504.07 080147
10/06/26	00009	10/02/26 5113-09.	202609 320-53800-43100		*	1,800.64	
		00000 S ECON TRL-SEP.26		DUKE ENERGY			1,800.64 080148

RVWK RIVERWALK BOH

AP300R
*** CHECK NOS. 080089-080155

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 10/13/26
RIVERWALK GENERAL FUND
BANK Z GENERAL FUND AUTOPAY

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CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/06/26	00009	10/05/26	0480-09. 10794 EVERGLADES-SEP.26	202609 320-53800-43000	DUKE ENERGY	*	20.91	20.91	080149
10/06/26	00009	10/05/26	1462-09. O S ECON TRL-SEP.26	202609 320-53800-43100	DUKE ENERGY	*	2,267.87	2,267.87	080150
10/06/26	00009	10/05/26	2333-SEP 6793 S. ECON TRL-SEP.26	202609 320-53800-43000	DUKE ENERGY	*	69.60	69.60	080151
10/06/26	00009	10/05/26	2565-09. 6773 S ECON TRL-SEP.26	202609 320-53800-43000	DUKE ENERGY	*	20.77	20.77	080152
10/06/26	00009	10/05/26	2636-09. 6761 S ECON TRL-SEP.26	202609 320-53800-43000	DUKE ENERGY	*	20.94	20.94	080153
10/06/26	00009	10/05/26	5800-09. 6793-B S. ECON TRL-SEP.26	202609 320-53800-43000	DUKE ENERGY	*	33.86	33.86	080154
10/06/26	00009	10/05/26	7434-09. 6246 S ECON TRL-SEP.26	202609 320-53800-43001	DUKE ENERGY	*	773.23	773.23	080155
TOTAL FOR BANK Z							59,233.06		
TOTAL FOR REGISTER							59,233.06		

RVWK RIVERWALK

BOH

SECTION 2

Riverwalk
Community Development District

Unaudited Financial Reporting
September 30, 2026



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Riverwalk
Community Development District
Combined Balance Sheet
September 30, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 27,468	\$ -	\$ -	\$ 27,468
<u>Series 2024</u>				
Reserve	\$ -	\$ 194,370	\$ -	\$ 194,370
Revenue	\$ -	\$ 192,918	\$ -	\$ 192,918
Construction	\$ -	\$ -	\$ 12,467	\$ 12,467
<u>Series 2025</u>				
Reserve	\$ -	\$ 84,158	\$ -	\$ 84,158
Revenue	\$ -	\$ 146,193	\$ -	\$ 146,193
Prepayment	\$ -	\$ 20,272	\$ -	\$ 20,272
Construction	\$ -	\$ -	\$ 3,121	\$ 3,121
<u>Series 2025A</u>				
Reserve	\$ -	\$ 128,731	\$ -	\$ 128,731
Interest	\$ -	\$ 106	\$ -	\$ 106
Revenue	\$ -	\$ 197,495	\$ -	\$ 197,495
Construction	\$ -	\$ -	\$ 1,145	\$ 1,145
Due from Developer	\$ 88,736	\$ -	\$ 224	\$ 88,960
Prepaid Expenses	\$ 4,600	\$ -	\$ -	\$ 4,600
Liabilities:				
Accounts Payable	\$ 56,731	\$ -	\$ -	\$ 56,731
Unearned Revenue	\$ 11,901	\$ -	\$ -	\$ 11,901
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 4,600	\$ -	\$ -	\$ 4,600
Restricted:				
Debt Service - Series 2024	\$ -	\$ 387,288	\$ -	\$ 387,288
Debt Service - Series 2025	\$ -	\$ 250,623	\$ -	\$ 250,623
Debt Service - Series 2025A	\$ -	\$ 326,332	\$ -	\$ 326,332
Capital Projects Series - 2024	\$ -	\$ -	\$ 12,467	\$ 12,467
Capital Projects Series - 2025 Ph 2	\$ -	\$ -	\$ 3,121	\$ 3,121
Capital Projects Series - 2025 Ph 3	\$ -	\$ -	\$ 1,369	\$ 1,369
Unassigned	\$ 47,571	\$ -	\$ -	\$ 47,571
Total Liabilities & Fund Balance	\$ 120,803	\$ 964,243	\$ 16,956	\$ 1,102,003

Riverwalk
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 479,024	\$ 479,024	\$ 492,098	\$ 13,074
Developer Contributions	\$ 426,545	\$ 426,545	\$ 282,232	\$ (144,313)
Boundary Amendment Contribution	\$ -	\$ -	\$ 4,706	\$ 4,706
Stormwater Contributions	\$ -	\$ -	\$ 2,542	\$ 2,542
Interest	\$ -	\$ -	\$ 2,031	\$ 2,031
Total Revenues	\$ 905,569	\$ 905,569	\$ 783,610	\$ (121,959)
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 12,000	\$ -	\$ 12,000
FICA Expense	\$ 918	\$ 918	\$ -	\$ 918
Engineering	\$ 13,000	\$ 13,000	\$ 5,304	\$ 7,696
Attorney	\$ 25,000	\$ 25,000	\$ 12,357	\$ 12,643
Audit	\$ 4,100	\$ 4,100	\$ 6,000	\$ (1,900)
Assessment Administration	\$ 5,408	\$ 5,408	\$ 5,408	\$ (1)
Arbitrage	\$ 900	\$ 900	\$ 1,350	\$ (450)
Dissemination	\$ 6,000	\$ 6,000	\$ 6,750	\$ (750)
Disclosure Software	\$ 5,000	\$ 5,000	\$ 1,625	\$ 3,375
Trustee Fees	\$ 8,892	\$ 8,892	\$ 6,369	\$ 2,523
Management Fees	\$ 43,775	\$ 43,775	\$ 43,775	\$ -
Information Technology	\$ 1,947	\$ 1,947	\$ 1,947	\$ (0)
Website Maintenance	\$ 1,298	\$ 1,298	\$ 1,298	\$ (0)
Telephone	\$ 150	\$ 150	\$ -	\$ 150
Postage & Delivery	\$ 1,000	\$ 1,000	\$ 397	\$ 603
Insurance	\$ 6,584	\$ 6,584	\$ 5,732	\$ 852
Copies	\$ 500	\$ 500	\$ 71	\$ 429
Legal Advertising	\$ 6,850	\$ 6,850	\$ 4,943	\$ 1,907
Contingencies	\$ 2,500	\$ 2,500	\$ 471	\$ 2,029
Boundary Amendment Expenses	\$ -	\$ -	\$ 4,706	\$ (4,706)
Office Supplies	\$ 250	\$ 250	\$ 2	\$ 248
Travel Per Diem	\$ 500	\$ 500	\$ -	\$ 500
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 146,746	\$ 146,746	\$ 108,681	\$ 38,065

Riverwalk
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

Operations & Maintenance

Field Expenditures

Field Management	\$	16,223	\$	16,223	\$	16,223	\$	(1)
Property Insurance	\$	8,000	\$	8,000	\$	4,492	\$	3,508
Electric	\$	25,000	\$	25,000	\$	6,678	\$	18,322
Electric-Fountain	\$	225,600	\$	225,600	\$	80,184	\$	145,416
Streetlights	\$	108,000	\$	108,000	\$	104,918	\$	3,082
Water & Sewer	\$	9,500	\$	9,500	\$	-	\$	9,500
Landscape Maintenance	\$	225,000	\$	225,000	\$	258,267	\$	(33,267)
Landscape Contingencies	\$	50,000	\$	50,000	\$	81,140	\$	(31,140)
Irrigation Repairs	\$	5,500	\$	5,500	\$	26,343	\$	(20,843)
Lake Maintenance	\$	25,000	\$	25,000	\$	23,100	\$	1,900
Monument Fountain Maintenance	\$	10,000	\$	10,000	\$	10,405	\$	(405)
Pond Fountain Maintenance	\$	33,500	\$	33,500	\$	7,102	\$	26,398
Repairs & Maintenance	\$	7,500	\$	7,500	\$	20,919	\$	(13,419)
Contingency	\$	10,000	\$	10,000	\$	10,449	\$	(449)

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Excess (Deficiency) of Revenues over Expenditures	\$	-	\$	24,710
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Fund Balance - Beginning	\$	-	\$	27,462
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Fund Balance - Ending	\$	-	\$	52,171
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Riverwalk

Community Development District

Debt Service Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

Revenues:

Special Assessments	\$	388,740	\$	388,740	\$	399,350	\$	10,610
Interest	\$	8,000	\$	8,000	\$	13,519	\$	5,519

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Expenditures:

Interest Expense - 11/1	\$	153,431	\$	153,431	\$	153,431	\$	-
Principal Expense - 5/1	\$	80,000	\$	80,000	\$	80,000	\$	-
Interest Expense - 5/1	\$	155,291	\$	155,291	\$	153,431	\$	1,860

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Excess (Deficiency) of Revenues over Expenditur	\$	8,017	\$	26,006
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Other Financing Sources/(Uses):

Transfer In/(Out)	\$	-	\$	-	\$	(7,027)	\$	(7,027)
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Total Other Financing Sources/(Uses)	\$	-	\$	-	\$	(7,027)	\$	(7,027)
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Net Change in Fund Balance	\$	8,017	\$	18,978
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Fund Balance - Beginning	\$	164,334	\$	368,310
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Fund Balance - Ending	\$	172,351	\$	387,288
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Riverwalk

Community Development District

Debt Service Fund Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

Revenues:

Special Assessments	\$	336,633	\$	336,633	\$	345,820	\$	9,187
Assessments - Prepayment	\$	-	\$	-	\$	20,235	\$	20,235
Interest	\$	-	\$	-	\$	7,860	\$	7,860

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Expenditures:

Interest Expense - 11/1	\$	129,654	\$	129,654	\$	129,654	\$	-
Principal Expense - 5/1	\$	75,000	\$	75,000	\$	75,000	\$	-
Interest Expense - 5/1	\$	129,654	\$	129,654	\$	129,654	\$	-

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Excess (Deficiency) of Revenues over Expenditur	\$	2,324	\$	39,607
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Other Financing Sources/(Uses):

Transfer In/(Out)	\$	-	\$	-	\$	(2,936)	\$	(2,936)
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Total Other Financing Sources/(Uses)	\$	-	\$	-	\$	(2,936)	\$	(2,936)
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Net Change in Fund Balance	\$	2,324	\$	36,671
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Fund Balance - Beginning	\$	130,003	\$	213,952
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Fund Balance - Ending	\$	132,328	\$	250,623
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Riverwalk

Community Development District

Debt Service Fund Series 2025A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

Revenues:

Special Assessments	\$	-	\$	-	\$	514,477	\$	514,477
Interest	\$	-	\$	-	\$	3,661	\$	3,661

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Expenditures:

Principal Expense - 5/1	\$	-	\$	-	\$	175,000	\$	(175,000)
Interest Expense - 5/1	\$	-	\$	-	\$	142,536	\$	(142,536)

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Excess (Deficiency) of Revenues over Expenditur	\$	-	\$	-	\$	200,603		
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Other Financing Sources/(Uses):

Bond Proceeds	\$	-	\$	-	\$	128,731	\$	128,731
Transfer In/(Out)	\$	-	\$	-	\$	(3,001)	\$	(3,001)

Total Other Financing Sources/(Uses)	\$	-	\$	-	\$	125,730	\$	125,730
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Net Change in Fund Balance	\$	-	\$	-	\$	326,332		
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Fund Balance - Beginning	\$	-	\$	-	\$	-		
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Fund Balance - Ending	\$	-	\$	-	\$	326,332		
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Riverwalk
Community Development District
Capital Projects Fund Series 2024
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

<u>Revenues:</u>									
Interest	\$	-	\$	-	\$	326	\$	326	
<u>Expenditures:</u>									
Capital Outlay	\$	-	\$	-	\$	919	\$	(919)	
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$	(593)			
<u>Other Financing Sources/(Uses):</u>									
Transfer In/Out	\$	-	\$	-	\$	7,027	\$	7,027	
Total Other Financing Sources/(Uses)	\$	-	\$	-	\$	7,027	\$	7,027	
Net Change in Fund Balance	\$	-			\$	6,434			
Fund Balance - Beginning	\$	-			\$	6,033			
Fund Balance - Ending	\$	-			\$	12,467			

Riverwalk
Community Development District
Capital Projects Fund Series 2025 Phase 2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

<u>Revenues:</u>									
Interest	\$	-	\$	-	\$	55	\$	55	
<u>Expenditures:</u>									
Capital Outlay	\$	-	\$	-	\$	-	\$	-	
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$	55			
<u>Other Financing Sources/(Uses):</u>									
Transfer In/Out	\$	-	\$	-	\$	2,936	\$	2,936	
Total Other Financing Sources/(Uses)	\$	-	\$	-	\$	2,936	\$	2,936	
Net Change in Fund Balance	\$	-			\$	2,991			
Fund Balance - Beginning	\$	-			\$	130			
Fund Balance - Ending	\$	-			\$	3,121			

Riverwalk
Community Development District
Capital Projects Fund Series 2025 Phase 3
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

Revenues:

Developer Contributions	\$	-	\$	-	\$	1,867	\$	1,867
Interest	\$	-	\$	-	\$	29	\$	29

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Expenditures:

Capital Outlay	\$	-	\$	-	\$	7,170,347	\$	(7,170,347)
Capital Outlay - Cost of Issuance	\$	-	\$	-	\$	349,450	\$	(349,450)

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Excess (Deficiency) of Revenues over Expenditures	\$	-	\$	-	\$	(7,517,902)			
--	-----------	----------	-----------	----------	-----------	--------------------	--	--	--

Other Financing Sources/(Uses):

Bond Proceeds	\$	-	\$	-	\$	7,516,269	\$	7,516,269
Transfer In/Out	\$	-	\$	-	\$	3,001	\$	3,001

Total Other Financing Sources/(Uses)	\$	-	\$	-	\$	7,519,270	\$	7,519,270
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Net Change in Fund Balance	\$	-	\$	-	\$	1,369			
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Fund Balance - Beginning	\$	-	\$	-	\$	-			
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Fund Balance - Ending	\$	-	\$	-	\$	1,369			
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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	\$ 12,916	\$ 9,773	\$ 16,142	\$ 8,211	\$ 6,212	\$ 2,472	\$ 492,098
Developer Contributions	\$ 59,719	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 95,406	\$ 50,273	\$ 76,835	\$ 282,232
Boundary Amendment Contribution	\$ -	\$ -	\$ 4,706	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,706
Stormwater Contributions	\$ 2,542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,542
Interest	\$ -	\$ -	\$ 0	\$ 296	\$ 379	\$ 388	\$ 279	\$ 221	\$ 159	\$ 103	\$ 48	\$ 158	\$ 2,031
Total Revenues	\$ 62,261	\$ 8,175	\$ 32,412	\$ 184,632	\$ 209,082	\$ 7,838	\$ 13,195	\$ 9,995	\$ 16,301	\$ 103,720	\$ 56,534	\$ 79,464	\$ 783,610
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ 1,325	\$ 398	\$ 265	\$ 2,699	\$ 220	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 398	\$ -	\$ 5,304
Attorney	\$ 2,289	\$ 912	\$ 635	\$ 499	\$ 190	\$ 2,287	\$ 1,822	\$ 829	\$ 1,156	\$ 777	\$ 962	\$ -	\$ 12,357
Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000
Assessment Administration	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Arbitrage	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ 1,350
Dissemination	\$ 500	\$ 500	\$ 500	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 6,750
Disclosure Software	\$ 1,625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,625
Trustee Fees	\$ 2,477	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,123	\$ 1,769	\$ -	\$ -	\$ -	\$ -	\$ 6,369
Management Fees	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 43,775
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 1,947
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 1,298
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 10	\$ 4	\$ 6	\$ 6	\$ 11	\$ 4	\$ 4	\$ 21	\$ 4	\$ 326	\$ 1	\$ -	\$ 397
Insurance	\$ 5,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,732
Copies	\$ -	\$ 5	\$ 3	\$ 4	\$ -	\$ -	\$ 28	\$ -	\$ 2	\$ -	\$ -	\$ 29	\$ 71
Legal Advertising	\$ 2,081	\$ 2,081	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 781	\$ -	\$ 4,943
Contingencies	\$ 14	\$ 30	\$ 43	\$ 45	\$ 41	\$ 42	\$ 40	\$ 48	\$ 48	\$ 41	\$ 40	\$ 39	\$ 471
Boundary Amendment Expenses	\$ 4,706	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,706
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 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	\$ 4,964	\$ 12,835	\$ 8,969	\$ 7,168	\$ 5,712	\$ 5,646	\$ 6,683	\$ 5,020	\$ 108,681
Operations & Maintenance													
Field Expenditures													
Field Management	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ 16,223
Property Insurance	\$ 4,492	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,492
Electric	\$ 16	\$ 564	\$ 655	\$ 948	\$ 361	\$ 339	\$ 349	\$ 1,146	\$ 592	\$ 429	\$ 661	\$ 617	\$ 6,678
Electric - Fountain	\$ 9,038	\$ 7,027	\$ 7,741	\$ 8,528	\$ 5,834	\$ 5,339	\$ 8,197	\$ 6,339	\$ 6,215	\$ 5,789	\$ 5,170	\$ 4,966	\$ 80,184
Streetlights	\$ 5,644	\$ 10,279	\$ 11,619	\$ 7,625	\$ 7,326	\$ 7,306	\$ 5,506	\$ 10,549	\$ 10,743	\$ 7,264	\$ 10,553	\$ 10,504	\$ 104,918
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ 19,916	\$ 19,916	\$ 15,208	\$ 15,208	\$ 55,908	\$ 15,208	\$ 15,208	\$ 15,208	\$ 21,534	\$ 21,955	\$ 21,499	\$ 21,499	\$ 258,267
Landscape Contingencies	\$ 15,590	\$ 4,500	\$ 5,225	\$ -	\$ -	\$ 14,525	\$ -	\$ -	\$ -	\$ 41,300	\$ -	\$ -	\$ 81,140
Irrigation Repairs	\$ 2,800	\$ -	\$ -	\$ 4,430	\$ -	\$ 7,310	\$ 110	\$ 1,007	\$ 408	\$ 4,306	\$ 2,336	\$ 3,637	\$ 26,343
Lake Maintenance	\$ 1,925	\$ 1,925	\$ 1,925	\$ 1,925	\$ 1,925	\$ 1,925	\$ 1,925	\$ 1,925	\$ 1,925	\$ 1,925	\$ 1,925	\$ 1,925	\$ 23,100
Monument Fountain Maintenance	\$ 550	\$ 550	\$ 1,050	\$ 1,525	\$ 550	\$ 550	\$ 1,650	\$ 550	\$ 550	\$ 550	\$ 850	\$ 1,480	\$ 10,405
Pond Fountain Maintenance	\$ -	\$ -	\$ 930	\$ -	\$ -	\$ 930	\$ 4,312	\$ -	\$ 930	\$ -	\$ -	\$ -	\$ 7,102
Repairs & Maintenance	\$ -	\$ 214	\$ 1,770	\$ -	\$ 5,526	\$ -	\$ -	\$ 550	\$ -	\$ -	\$ 11,780	\$ 1,080	\$ 20,919
Contingency	\$ -	\$ -	\$ 10,449	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,449
Total Operations & Maintenance	\$ 61,323	\$ 46,327	\$ 57,925	\$ 41,541	\$ 78,781	\$ 54,783	\$ 38,609	\$ 38,627	\$ 44,249	\$ 84,870	\$ 56,125	\$ 47,060	\$ 650,219
Total Expenditures	\$ 91,584	\$ 54,175	\$ 63,745	\$ 49,295	\$ 83,746	\$ 67,618	\$ 47,578	\$ 45,796	\$ 49,960	\$ 90,516	\$ 62,808	\$ 52,079	\$ 758,900
Net Change in Fund Balance	\$ (29,323)	\$ (46,000)	\$ (31,334)	\$ 135,337	\$ 125,337	\$ (59,780)	\$ (34,382)	\$ (35,801)	\$ (33,659)	\$ 13,204	\$ (6,274)	\$ 27,385	\$ 24,710

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)
Less: Principal Payment 5/1/26	(\$80,000)
Current Bonds Outstanding	\$5,425,000

Series 2025, Special Assessment Bonds	
Interest Rates:	4.150%, 4.375%, 5.200%, 5.450%
Maturity Date:	5/1/2055
Reserve Fund Definition	25% of Maximum Annual Debt Service
Reserve Fund Requirement	\$84,158
Reserve Fund Balance	\$84,158
Bonds Outstanding - 03/21/25	\$5,030,000
Less: Principal Payment 5/1/26	(\$75,000)
Current Bonds Outstanding	\$4,955,000

Series 2025A, Special Assessment Bonds	
Interest Rates:	4.000%, 4.250%, 5.300%, 5.625%
Maturity Date:	5/1/2055
Reserve Fund Definition	25% of Maximum Annual Debt Service
Reserve Fund Requirement	\$128,731
Reserve Fund Balance	\$128,731
Bonds Outstanding - 12/23/25	\$7,645,000
Less: Principal Payment 5/1/26	(\$175,000)
Current Bonds Outstanding	\$7,470,000

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
04/15/26	12/01-12/10/25	\$33,755.23	(\$1,280.53)	\$0.00	\$0.00	\$32,474.70	\$12,916.14	\$10,481.77	\$9,076.78	\$32,474.70
05/15/26	12/11-12/31/25	\$25,408.65	(\$835.56)	\$0.00	\$0.00	\$24,573.09	\$9,773.44	\$7,931.39	\$6,868.26	\$24,573.09
06/15/26	01/01-02/28/26	\$40,170.35	(\$701.94)	\$0.00	\$0.00	\$39,468.41	\$15,697.75	\$12,739.11	\$11,031.55	\$39,468.41
06/16/26	03/01-05/31/26	\$0.00	\$0.00	\$0.00	\$1,117.24	\$1,117.24	\$444.36	\$360.61	\$312.27	\$1,117.24
07/15/26	06/11/26	\$20,044.33	\$0.00	\$0.00	\$601.33	\$20,645.66	\$8,211.39	\$6,663.75	\$5,770.53	\$20,645.66
08/12/26	03/01-04/30/26	\$15,601.96	(\$113.23)	\$130.63	\$0.00	\$15,619.36	\$6,212.28	\$5,041.42	\$4,365.66	\$15,619.36
09/14/26	05/01-06/30/26	\$5,507.50	\$0.00	\$0.00	\$165.23	\$5,672.73	\$2,256.21	\$1,830.97	\$1,585.55	\$5,672.73
09/14/26	06/01-08/31/26	\$0.00	\$0.00	\$0.00	\$542.41	\$542.41	\$215.73	\$175.07	\$151.61	\$542.41
TOTAL		\$ 1,281,273.03	\$ (48,572.92)	\$ (464.18)	\$ 5,031.53	\$ 1,237,267.46	\$ 492,097.70	\$ 399,349.55	\$ 345,820.21	\$ 1,237,267.46

103%	Net Percent Collected
0	Balance Remaining to Collect

Pulte Home Company LLC 2026-02							Net Assessments	\$514,477.25
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Amt Received General Fund	Amt Received Series 2025A		
4/13/26	Upon Receipt	WIRED TO TRUSTEE	\$ 317,536.00	\$ 317,536.00	\$ -	\$ 317,536.00		
9/22/26	9/1/26	0095042928	\$ 196,941.25	\$ 196,941.25	\$ -	\$ 196,941.25		
				\$ 514,477.25	\$ 514,477.25	\$ -	\$ 514,477.25	

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

July 31, 2026



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

September 2, 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: \$5,585,000 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, 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 May 8, 2029 Computation Date
Reflecting Activity from May 8, 2024 through July 31, 2026

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition and Construction Fund	3.905327%	467.67	(254.71)
Reserve Fund	4.252599%	18,212.16	(7,516.83)
Capitalized Interest Fund	5.214657%	3,702.40	(434.50)
Cost of Issuance Fund	5.128862%	2.81	(0.40)
Totals	4.382755%	\$22,385.04	\$(8,206.44)
Bond Yield	5.689813%		
Rebate Computation Credits			(5,221.14)
Net Rebatable Arbitrage			\$(13,427.58)

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 July 31, 2026, 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 July 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

May 8, 2029.

7. Computation Period

The period beginning on May 8, 2024, the date of the closing, and ending on July 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	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 July 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 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	<u>-17,350.05</u>
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	<u>111,700.00</u>
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
12/02/25		-598.51	-725.65
01/05/26		-590.50	-712.26
01/13/26		371.00	446.95
02/03/26		-577.29	-693.30
03/03/26		-521.33	-623.17
04/02/26		-577.17	-686.81
05/04/26		-558.56	-661.36
06/02/26		-577.29	-680.56
07/02/26		-558.56	-655.41
07/31/26	Bal	11,792.08	13,776.45
07/31/26	Acc	32.82	38.34

05/08/29	TOTALS:	467.67	-254.71

ISSUE DATE:	05/08/24	REBATABLE ARBITRAGE:	-254.71
COMP DATE:	05/08/29	NET INCOME:	467.67
BOND YIELD:	5.689813%	TAX INV YIELD:	3.905327%

\$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
12/02/25		598.51	725.65
01/05/26		590.50	712.26
02/03/26		577.29	693.30
03/03/26		521.33	623.17
04/02/26		577.17	686.81
05/04/26		558.56	661.36
06/02/26		577.29	680.56
07/02/26		558.56	655.41
07/31/26	Bal	194,370.00	227,078.51
07/31/26	Acc	577.18	674.31

05/08/29	TOTALS:	18,212.16	-7,516.83

ISSUE DATE:	05/08/24	REBATABLE ARBITRAGE:	-7,516.83
COMP DATE:	05/08/29	NET INCOME:	18,212.16
BOND YIELD:	5.689813%	TAX INV YIELD:	4.252599%

\$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 Credits

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
05/08/26		-2,170.00	-2,567.77

05/08/29	TOTALS:	-4,290.00	-5,221.14

ISSUE DATE: 05/08/24 REBATABLE ARBITRAGE: -5,221.14
COMP DATE: 05/08/29
BOND YIELD: 5.689813%

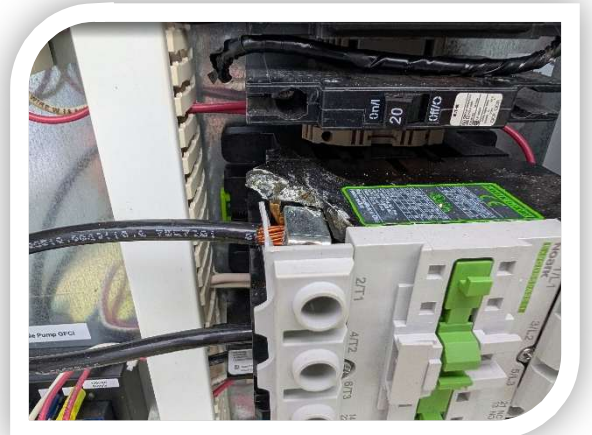
SECTION D

Riverwalk CDD

Field Management Report

Completed Items

- The Everbe sign adjacent to 417 experienced power issues that have since been resolved. The breaker was tripped and reset. All lights have been confirmed to be restored to operation.
- The sump pump in the exit side fountain pump room was leaking, and the fountain feature was disabled while repairs were made. The feature is currently working again.
- One pond fountain had a damaged contactor, and Lake Doctors conducted the repair and the fountain is operational again.



Site Items

- Due to the design over the monument fountain overflow drains, the area continues to be oversaturated with chlorine which causes the annuals to die. Recommend removing the annuals from the fountain areas and installing gray river rock to the edge of the turf line.
- The tot lot fountain breaker box is overheating causing the systems to shut down. The damaged breaker is being replaced. The parts have been ordered and the work is being scheduled. The system is currently shut down to prevent any potential fire or safety hazards.



