Riverwalk
Community Development District

Meeting Agenda

November 18, 2026

AGENDA

Riverwalk
Community Development District

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

November 12, 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, November 18, 2026 at 3:30 PM at the Offices of GMS-CF, 219 E. Livingston Street, Orlando, FL 32801.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
    A. Administration of Oaths of Office to Newly Elected Board Members
    B. Consideration of Resolution 2027- 02 Canvassing and Certifying the Results of the Landowners' Election
    C. Electing Officers
    D. Consideration of Resolution 2027- 03 Electing Officers
4. Approval of Minutes of the October 21, 2026 Meeting
5. Consideration of Resolution 2027-04 Amending Resolution 2027-01 Authorizing Amending the District's Boundaries
6. Staff Reports
    A. Attorney
    B. Engineer
    C. District Manager's Report
        i. Approval of Check Register
        ii. Balance Sheet and Income Statement
    D. Field Manager's Report
7. Other Business
8. Supervisor's Requests
9. Adjournment

Immediately preceding the Board of Supervisors meeting will be a Landowners' meeting of the Riverwalk Community Development District. The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,

George S. Flint

George S. Flint
District Manager

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

SECTION III

SECTION B

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERWALK COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes*, a landowners' meeting is required to be held within 90 days of the District's creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting was held on November 18, 2026, at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

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

Section 1. The following individuals are found, certified, and declared to have been duly elected as Supervisor of and for the District, having been elected by the votes cast in their favor as shown:

_____	Seat 1	Votes _____
_____	Seat 3	Votes _____
_____	Seat 5	Votes _____

Section 2. In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisor, the above-named individuals are declared to have been elected for the following term of office:

_____	4 Year Term
_____	4 Year Term
_____	2 Year Term

Section 3. This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 18th DAY OF NOVEMBER 2026.

RIVERWALK COMMUNITY DEVELOPMENT DISTRICT

Attest:

Secretary / Assistant Secretary	Chairperson, Board of Supervisors

SECTION D

RESOLUTION 2027-03

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

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

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

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

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

Chairperson _____

Vice Chairperson _____

Secretary _____

Assistant Secretary _____

Assistant Secretary _____

Assistant Secretary _____

Assistant Secretary _____

Assistant Secretary _____

Treasurer _____

Assistant Treasurer _____

Assistant Treasurer _____

PASSED AND ADOPTED this 18th day of November 2026.

ATTEST:

RIVERWALK COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson, Board of Supervisors

MINUTES

MINUTES OF MEETING
RIVERWALK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Riverwalk Community Development District was held on Wednesday, **October 21, 2026,** at 3:30 p.m. at 219 E Livingston St, Orlando, Florida.

Present and constituting a quorum:

Jessa Anderson	Chairperson
Mary Burns	Vice Chair
Bernard Sullivan	Assistant Secretary

Also present were:

George Flint	District Manager, GMS
Tucker Mackie *by phone*	District Counsel
Jarett Wright	Field Manager, GMS
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. Mr. Flint stated that he administered the oath to Ms. Burns prior to the meeting.

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 August 20, 2026 Meeting**

Mr. Flint presented the minutes from the August 20, 2026 meeting and asked for any comments, corrections, or changes from the Board. The Board had no changes to the minutes.

On MOTION by Ms. Anderson, seconded by Ms. Burns, with all in favor, the Minutes of the August 20, 2026 Meeting, were approved.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2027-01 Approving Filing of Petition to Amend the District's Boundaries**

Mr. Mackie presented Resolution 2027-01, authorizing the filing of a petition to add approximately 135–136 acres to the District's existing 611 acres. He explained that consent from all owners of the land being added is required and that the resolution would direct staff to prepare the petition and serve as consent on behalf of existing District landowners. Staff were preparing the petition with the landowner, with filing anticipated before the next board meeting, pending receipt and review of engineering exhibits.

On MOTION by Ms. Anderson, seconded by Ms. Burns, with all in favor, Resolution 2027-01 Approving Filing of Petition to Amend the District's Boundaries, was approved.

FIFTH ORDER OF BUSINESS **Consideration of Boundary Amendment Funding Agreement with Beachline North Residential**

Mr. Flint stated that the funding agreement with Beachland North Residential would cover the costs of the boundary amendment so current residents would not fund the expansion. The agreement followed the same form used for the previous boundary amendment.

On MOTION by Ms. Anderson, seconded by Ms. Burns, with all in favor, Boundary Amendment Funding Agreement with Beachline North Residential, was approved.

SIXTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Mackie stated she had nothing additional to report.

B. Engineer

i. District Infrastructure Assessment Report – Added

Mr. Flint stated that the annual infrastructure assessment includes inspecting the District's infrastructure and reviewing its budget and insurance policies to ensure proper maintenance. Mr. Townsend reported that the September inspection found the infrastructure to be in good operating condition, with no major issues or concerns. Mr. Flint invited questions and requested a motion to accept the report.

> On MOTION by Ms. Anderson, seconded by Ms. Burns, with all in favor, Accepting the District Infrastructure Assessment Report, was approved.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint presented the check register for July 8 through October 12, covering general fund payments and utility autopayments totaling $235,189.74, for Board approval.

> On MOTION by Ms. Anderson, seconded by Ms. Burns, 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.

iii. Presentation Of Arbitrage Rebate Calculation Report for the Series 2024 Bonds

Mr. Flint stated that AMTEC prepares the annual arbitrage rebate calculation report for the 2024 bonds to satisfy IRS requirements. The report indicated negative rebatable arbitrage of $13,427.58, which he stated meant there were no arbitrage issues.

> On MOTION by Ms. Anderson, seconded by Ms. Burns, with all in favor, Accepting the Arbitrage Rebate Calculation Report for the Series 2024 Bonds, was approved.

D. Field Manager's Report

Mr. Wright stated that the sign lighting on the 417 side was restored after locating and resetting its breaker. The exit-side fountain's leaking sump pump was repaired within a week, and the damaged contactor at the fountain across from the sales center was fixed. The three tot-lot fountains remained shut down because their main breaker was overheating, with replacement pending deposit funding and materials. Mr. Flint explained that developer-contribution delays had affected funding, and Ms. Anderson noted a change in payment processing. Mr. Wright expected the remaining electrical issues to be resolved within two to three weeks.

Mr. Wright reported that fountain overflow continued to saturate and damage annual planting beds, particularly on the exit side near the sales center. Options included adding rear drainage or replacing the affected annuals with decorative rock and adding colorful plants elsewhere. Ms. Burns expressed concern that chlorine overspray would continue to damage the plants and requested pricing for both options. Mr. Wright noted that the drainage destination needed further review because of concerns about chlorinated water entering the stormwater system. Pricing, design options, and plant information were to be presented at the next meeting; no final option was selected in the excerpt.

Mr. Wright stated that planting beds had been cleared, trees trimmed, and mulching preparations were underway, with completion targeted before the holidays. He would follow up on improved poinsettia selections and explore adjusting fountain autofill levels. Mowing had shifted to every other week from October 1 through March 31, while crews would remain on site weekly for detail work.

Ms. Burns reported damaged tactile warning mats and requested an inspection. Mr. Wright member agreed to inspect them once locations and photographs were provided. The Board also discussed concerns about adhesive installation compared with embedding the mats in concrete

SEVENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS Supervisor's Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS **Adjournment**

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

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION V

RESOLUTION 2027 - 04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERWALK COMMUNITY DEVELOPMENT DISTRICT, AMENDING RESOLUTION 2027-01 AND 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's Board of Supervisors ("**Board**") previously adopted Resolution 2027-01, directing the District Chairman and Staff to file a petition with the City of Orlando, Florida, requesting the passage of an ordinance amending the District's boundaries; and

WHEREAS, the District now desires to amend and restate Resolution 2027-01 in order to include property to be removed from the District's boundaries; 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 and remove certain property described in **Exhibit A** attached hereto and incorporated herein by reference ("**Amendment Area**"); and

WHEREAS, the District will obtain written consent to inclusion and exclusion within the District's boundaries from the owners of the lands within the Amendment 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 Amendment 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 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 supersedes Resolution 2027-01 and shall become effective upon its passage.

[*remainder of page left intentionally blank*]

PASSED AND ADOPTED this ___ day of _____ 2026.

ATTEST:

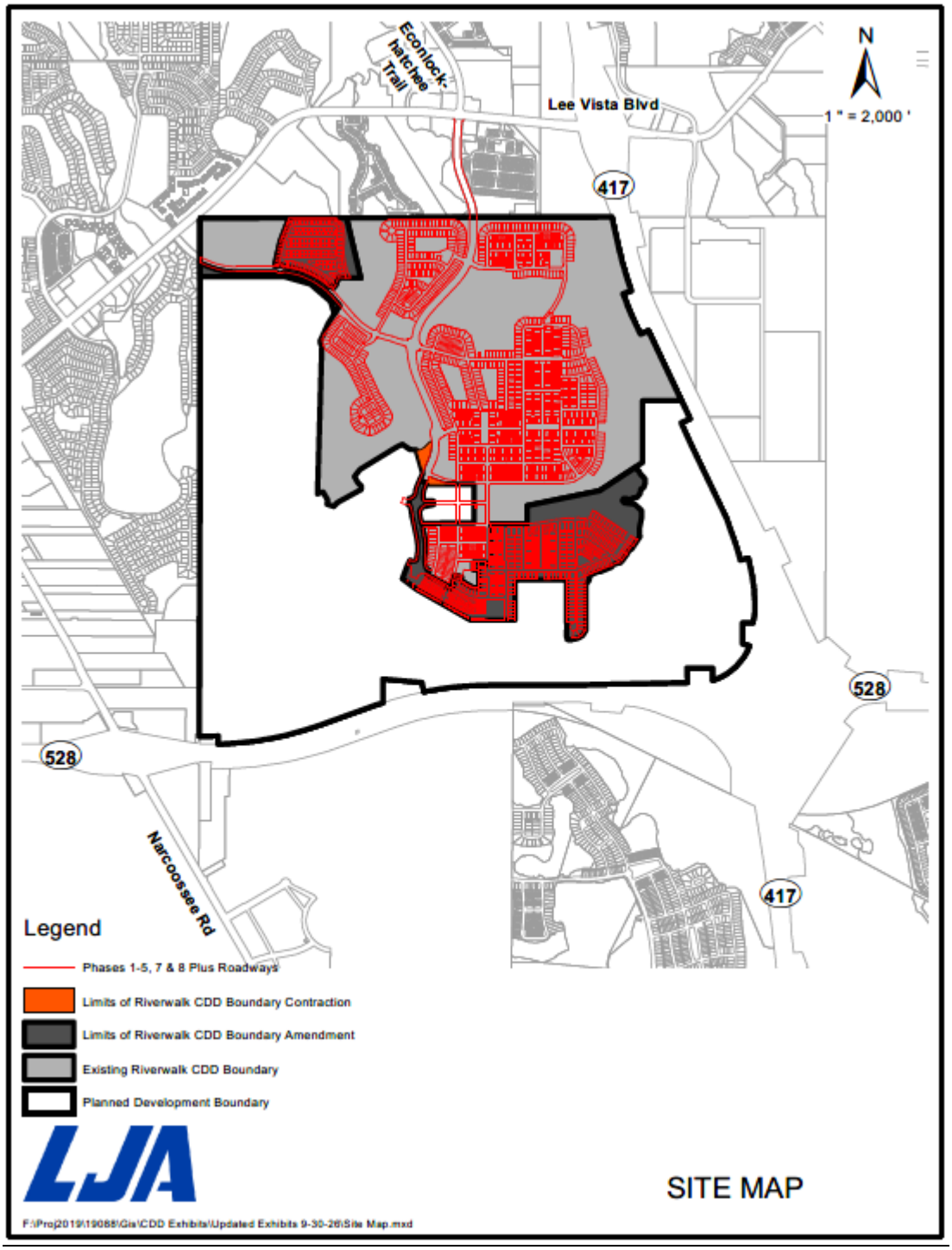
RIVERWALK COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chair/Vice-Chair, Board of Supervisors

EXHIBIT A: Amendment Area

EXHIBIT A


Econlockhatchee Trail
Lee Vista Blvd
N
1 " = 2,000 '
417
528
528
417
Narcoossee Rd
Legend
Phases 1-5, 7 & 8 Plus Roadways
Limits of Riverwalk CDD Boundary Contraction
Limits of Riverwalk CDD Boundary Amendment
Existing Riverwalk CDD Boundary
Planned Development Boundary
LJA
SITE MAP
F:\Proj2019\19088\Gis\CDD Exhibits\Updated Exhibits 9-30-26\Site Map.mxd

SECTION VI

SECTION C

SECTION 1

Riverwalk
Community Development District

Summary of Check Register

October 13, 2026 to November 11, 2026

Fund	Date	Check No.'s		Amount
General Fund				
	10/14/26	306-313	$	20,150.40
	10/20/26	314-317	$	30,444.09
			$	**50,594.49**
General Fund Auto Pays				
	10/13/26 - 11/11/26	80156-80175	$	15,914.91
			$	**15,914.91**
		Total Amount	**$**	**66,509.40**

*** CHECK DATES 10/13/2026 - 11/11/2026 *** RIVERWALK GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/14/26	00008	8/31/26	22446	202608	320-53800-47000		*	1,925.00		
			LAKE MAINTENANCE-AUG26							
		9/29/26	22608	202609	320-53800-47000		*	1,925.00		
			LAKE MAINTENANCE-SEP26							
						AQUATIC WEED MANAGEMENT, INC			3,850.00	000306
10/14/26	00002	10/01/26	95762	202610	310-51300-54000		*	175.00		
			SPECIAL DISTRICT FEE-FY27							
						FLORIDA DEPARTMENT OF COMMERCE			175.00	000307
10/14/26	00010	9/22/26	40280A	202609	320-53800-46900		*	930.00		
			QTRLY FOUNT CLEAN SEP-NOV							
						FOUNTAIN DESIGN GROUP INC.			930.00	000308
10/14/26	00005	9/08/26	3810960	202607	310-51300-31500		*	777.00		
			ATTORNEY SVCS-JUL26							
		9/23/26	3815210	202608	310-51300-31500		*	962.00		
			ATTORNEY SVCS-AUG26							
						KUTAK ROCK LLP			1,739.00	000309
10/14/26	00024	9/14/26	20264590	202608	310-51300-31100		*	397.50		
			ENGINEERING SVCS-AUG26							
						LJA, INC			397.50	000310
10/14/26	00011	9/11/26	33772	202609	320-53800-46900		*	595.00		
			REPAIR WATER FEATURE							
						MCDONNELL CORPORATION DBA RESORT			595.00	000311
10/14/26	00021	8/07/26	207129	202608	320-53800-48000		*	4,946.36		
			RPR ROUNDABOUT LIGHTING							
		8/07/26	207130	202608	320-53800-48000		*	2,800.62		
			RPR LIGHTING & MONUMENTS							
		9/07/26	207142	202609	320-53800-48000		*	1,080.00		
			RPR LIGHTING & MONUMENTS							
						NEUWIRE INC			8,826.98	000312
10/14/26	00017	9/14/26	26510	202609	320-53800-47300		*	1,890.82		
			RPLCD DECODERS/SPRAYS							
		9/14/26	26512	202609	320-53800-47300		*	82.78		
			RPLCD BUBBLER/SPRAY							
		9/21/26	26582	202609	320-53800-47300		*	1,247.13		
			RPLCD NOZZLES/ROTORS							
		9/21/26	26583	202609	320-53800-47300		*	416.19		
			RPLCD MPR SPRAY/DRIPLINE							
						PRINCE & SONS			3,636.92	000313

*** CHECK DATES 10/13/2026 - 11/11/2026 *** RIVERWALK GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/20/26	00001	8/01/26	100 POSTAGE	202608	310-51300-42000		*	1.48		
		9/01/26	101 FIELD MANAGEMENT-SEP26	202609	320-53800-34000		*	1,351.92		
		9/01/26	102 MANAGEMENT FEES-SEP26	202609	310-51300-34000		*	3,647.92		
		9/01/26	102 WEBSITE MANAGEMENT-SEP26	202609	310-51300-35200		*	108.17		
		9/01/26	102 INFORMATION TECH-SEP26	202609	310-51300-35100		*	162.25		
		9/01/26	102 DISSEMINATION SVCS-SEP26	202609	310-51300-31300		*	583.33		
		9/01/26	102 COPIES	202609	310-51300-42500		*	28.65		
		9/30/26	105 STRAIGHTENING SIGNS	202609	320-53800-48000		*	1,580.05		
						GOVERNMENTAL MANAGEMENT SERVICES-CF			7,463.77	000314
10/20/26	00011	9/01/26	33550 FOUNTAIN MAINT-SEP26	202609	320-53800-46900		*	550.00		
						MCDONNELL CORPORATION DBA RESORT			550.00	000315
10/20/26	00017	8/31/26	26332 REPLACE BUBBLER/NOZZLES	202608	320-53800-47300		*	84.29		
		8/31/26	26333 RPLCD SPRAYS/ROTOR/NOZZLE	202608	320-53800-47300		*	931.34		
		9/01/26	26141 LANDSCAPE MAINT-SEP26	202609	320-53800-46200		*	21,078.00		
						PRINCE & SONS			22,093.63	000316
10/20/26	00004	9/28/26	OSA14130 NOT OF BOS MTG 09/22/26	202609	310-51300-48000		*	336.69		
						TRIBUNE PUBLISHING COMPANY LLC DBA			336.69	000317
						TOTAL FOR BANK A		50,594.49		

*** CHECK DATES 10/13/2026 - 11/11/2026 *** RIVERWALK GENERAL FUND
BANK Z GENERAL FUND AUTOPAY

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
10/28/26	00009	10/14/26	8548-09. 0000 LEE VISTA-SEP.26	202609	320	53800-43100			DUKE ENERGY	*	1,296.45	1,296.45	080156
11/10/26	00009	10/22/26	2234-10. 00 REVERIE PK AVE-OCT.26	202610	320	53800-43100			DUKE ENERGY	*	1,351.33	1,351.33	080157
11/10/26	00009	10/22/26	3015-10. 0 REVERIE PARK-OCT.26	202610	320	53800-43100			DUKE ENERGY	*	589.67	589.67	080158
11/10/26	00009	10/23/26	0523-10. 11004 RISING SUN-OCT.26	202610	320	53800-43001			DUKE ENERGY	*	720.64	720.64	080159
11/10/26	00009	10/23/26	1350-10. 11006 RISING SUN-OCT.26	202610	320	53800-43001			DUKE ENERGY	*	573.02	573.02	080160
11/10/26	00009	10/23/26	2284-10. 7457 SIENNA WOOD-OCT.26	202610	320	53800-43000			DUKE ENERGY	*	97.49	97.49	080161
11/10/26	00009	10/23/26	8687-10. 9509 PASSAIC PKWY-OCT.26	202610	320	53800-43000			DUKE ENERGY	*	93.07	93.07	080162
11/10/26	00009	10/23/26	9630-10. 6777 S ECON TRL-OCT.26	202610	320	53800-43000			DUKE ENERGY	*	403.14	403.14	080163
11/10/26	00009	10/23/26	9733-10. 6971 REVERIE PARK-OCT.26	202610	320	53800-43001			DUKE ENERGY	*	20.33	20.33	080164
11/10/26	00009	10/23/26	9744-10. 11001 RISING SUN-OCT.26	202610	320	53800-43000			DUKE ENERGY	*	40.02	40.02	080165
11/10/26	00009	10/23/26	9819-10. 6098 S ECON TRL-OCT.26	202610	320	53800-43001			DUKE ENERGY	*	1,284.49	1,284.49	080166
11/10/26	00009	10/26/26	8474-10. 0 PASSAIC PKWY-OCT.26	202610	320	53800-43100			DUKE ENERGY	*	4,530.23	4,530.23	080167

*** CHECK DATES 10/13/2026 - 11/11/2026 *** RIVERWALK GENERAL FUND
BANK Z GENERAL FUND AUTOPAY

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
11/10/26	00009	11/03/26	5113-10. 000 S ECON TRL-OCT.26	202610	320	53800	43100			*	1,800.64		
									DUKE ENERGY			1,800.64	080168
11/10/26	00009	11/04/26	0480-10. 10794 EVERGLADES-OCT.26	202610	320	53800	43000			*	20.93		
									DUKE ENERGY			20.93	080169
11/10/26	00009	11/04/26	2333-10. 6793 S. ECON TRL-OCT.26	202610	320	53800	43000			*	75.71		
									DUKE ENERGY			75.71	080170
11/10/26	00009	11/04/26	2565-10. 6773 S ECON TRL-OCT.26	202610	320	53800	43000			*	20.79		
									DUKE ENERGY			20.79	080171
11/10/26	00009	11/04/26	2636-10. 6761 S ECON TRL-OCT.26	202610	320	53800	43000			*	20.98		
									DUKE ENERGY			20.98	080172
11/10/26	00009	11/04/26	5800-10. 6793-B S. ECON TRL-OCT.26	202610	320	53800	43000			*	35.51		
									DUKE ENERGY			35.51	080173
11/10/26	00009	11/04/26	7434-10. 6246 S ECON TRL-OCT.26	202610	320	53800	43001			*	670.30		
									DUKE ENERGY			670.30	080174
11/10/26	00009	11/05/26	1462-10. O S ECON TRL-OCT.26	202610	320	53800	43100			*	2,270.17		
									DUKE ENERGY			2,270.17	080175

TOTAL FOR BANK Z 15,914.91

TOTAL FOR REGISTER 66,509.40

SECTION 2

Riverwalk

Community Development District

Unaudited Financial Reporting

October 31, 2026

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5	Series 2025 Debt Service Fund
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7	Series 2024 Capital Projects Fund
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9	Series 2025A Capital Projects Fund
10	Month to Month
11	Long Term Debt Report

Riverwalk
Community Development District
Combined Balance Sheet
October 31, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	$ 46,673	$ -	$ -	$ 46,673
Investments:				
Series 2024				
Reserve	$ -	$ 194,370	$ -	$ 194,370
Revenue	$ -	$ 193,468	$ -	$ 193,468
Construction	$ -	$ -	$ 13,061	$ 13,061
Series 2025				
Reserve	$ -	$ 84,158	$ -	$ 84,158
Revenue	$ -	$ 146,610	$ -	$ 146,610
Prepayment	$ -	$ 20,330	$ -	$ 20,330
Construction	$ -	$ -	$ 3,372	$ 3,372
Series 2025A				
Reserve	$ -	$ 128,731	$ -	$ 128,731
Interest	$ -	$ 106	$ -	$ 106
Revenue	$ -	$ 197,629	$ -	$ 197,629
Construction	$ -	$ -	$ 373	$ 373
Cost of Issuance			$ 0	$ 0
Due from Developer	$ 71,474	$ -	$ -	$ 71,474
Total Assets	**$ 118,147**	**$ 965,403**	**$ 16,806**	**$ 1,100,356**
Liabilities:				
Accounts Payable	$ 55,870	$ -	$ -	$ 55,870
Total Liabilities	**$ 55,870**	**$ -**	**$ -**	**$ 55,870**
Fund Balance:				
Restricted:				
Debt Service - Series 2024	$ -	$ 387,838	$ -	$ 387,838
Debt Service - Series 2025	$ -	$ 251,098	$ -	$ 251,098
Debt Service - Series 2025A	$ -	$ 326,466	$ -	$ 326,466
Capital Projects - Series 2024	$ -	$ -	$ 13,061	$ 13,061
Capital Projects - Series 2025	$ -	$ -	$ 3,372	$ 3,372
Capital Projects - Series 2025A	$ -	$ -	$ 373	$ 373
Unassigned	$ 62,277	$ -	$ -	$ 62,277
Total Fund Balances	**$ 62,277**	**$ 965,403**	**$ 16,806**	**$ 1,044,486**
Total Liabilities & Fund Balance	$ 118,147	$ 965,403	$ 16,806	$ 1,100,356

Riverwalk

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Assessments - Tax Roll	$ 834,632	$ -	$ -	$ -
Developer Contributions	$ 81,738	$ 68,588	$ 68,588	$ -
Interest	$ -	$ -	$ 92	$ 92
Total Revenues	**$ 916,370**	**$ 68,588**	**$ 68,680**	**$ 92**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 1,000	$ -	$ 1,000
FICA Expense	$ 918	$ 77	$ -	$ 77
Engineering	$ 13,000	$ 1,083	$ -	$ 1,083
Attorney	$ 25,000	$ 2,083	$ -	$ 2,083
Audit	$ 7,500	$ -	$ -	$ -
Assessment Administration	$ 5,570	$ 5,570	$ 5,570	$ -
Arbitrage	$ 1,350	$ -	$ -	$ -
Dissemination	$ 7,210	$ 601	$ 601	$ -
Disclosure Software	$ 5,000	$ 5,000	$ 4,250	$ 750
Trustee Fees	$ 13,339	$ 4,600	$ 4,600	$ -
Management Fees	$ 45,088	$ 3,757	$ 3,757	$ -
Information Technology	$ 2,005	$ 167	$ 167	$ -
Website Maintenance	$ 1,337	$ 111	$ 111	$ -
Telephone	$ 150	$ 13	$ -	$ 13
Postage & Delivery	$ 1,000	$ 83	$ 34	$ 50
Insurance	$ 6,305	$ 6,305	$ 6,162	$ 143
Copies	$ 500	$ 42	$ -	$ 42
Legal Advertising	$ 6,850	$ 571	$ -	$ 571
Contingencies	$ 2,500	$ 208	$ 41	$ 167
Office Supplies	$ 250	$ 21	$ 0	$ 21
Travel Per Diem	$ 500	$ 42	$ -	$ 42
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative	**$ 157,547**	**$ 31,509**	**$ 25,469**	**$ 6,040**

Riverwalk

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Operations & Maintenance				
Field Expenditures				
Field Management	$ 16,710	$ 1,393	$ 1,393	$ -
Property Insurance	$ 8,000	$ 8,000	$ 5,739	$ 2,261
Electric	$ 10,000	$ 833	$ -	$ 833
Electric - Fountain	$ 140,000	$ 11,667	$ -	$ 11,667
Streetlights	$ 118,000	$ 9,833	$ -	$ 9,833
Water & Sewer	$ 9,500	$ 792	$ -	$ 792
Landscape Maintenance	$ 300,000	$ 25,000	$ 21,078	$ 3,922
Landscape Contingencies	$ 50,000	$ 4,167	$ -	$ 4,167
Irrigation Repairs	$ 12,500	$ 1,042	$ 75	$ 966
Lake Maintenance	$ 47,500	$ 3,958	$ 7,350	$ (3,392)
Monument Fountain Maintenance	$ 10,000	$ 833	$ 550	$ 283
Pond Fountain Maintenance	$ 20,000	$ 1,667	$ -	$ 1,667
Repairs & Maintenance	$ 7,500	$ 625	$ -	$ 625
Contingency	$ 9,113	$ 759	$ -	$ 759
Total Operations & Maintenance	**$ 758,823**	**$ 70,569**	**$ 36,185**	**$ 34,384**
Total Expenditures	**$ 916,370**	**$ 102,078**	**$ 61,654**	**$ 40,424**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 7,027	
Fund Balance - Beginning	$ -		$ 55,250	
Fund Balance - Ending	$ -		$ 62,277	

Riverwalk

Community Development District
Debt Service Fund Series 2024
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Special Assessments	$ 388,740	$ -	$ -	$ -
Interest	$ 5,977	$ 498	$ 1,109	$ 611
Total Revenues	**$ 394,717**	**$ 498**	**$ 1,109**	**$ 611**
Expenditures:				
Interest Expense - 11/1	$ 151,571	$ -	$ -	$ -
Principal Expense - 5/1	$ 85,000	$ -	$ -	$ -
Interest Expense - 5/1	$ 151,571	$ -	$ -	$ -
Total Expenditures	**$ 388,143**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 6,575		$ 1,109	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ (559)	$ (559)
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ (559)**	**$ (559)**
Net Change in Fund Balance	**$ 6,575**		**$ 550**	
Fund Balance - Beginning	$ 181,570		$ 387,288	
Fund Balance - Ending	$ 188,145		$ 387,838	

Riverwalk

Community Development District
Debt Service Fund Series 2025
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Special Assessments	$ 336,633	$ -	$ -	$ -
Interest	$ -	$ -	$ 717	$ 717
Total Revenues	**$ 336,633**	**$ -**	**$ 717**	**$ 717**
Expenditures:				
Interest Expense - 11/1	$ 128,098	$ -	$ -	$ -
Principal Expense - 5/1	$ 80,000	$ -	$ -	$ -
Interest Expense - 5/1	$ 128,098	$ -	$ -	$ -
Total Expenditures	**$ 336,196**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditur	$ 437		$ 717	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ (242)	$ (242)
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ (242)**	**$ (242)**
Net Change in Fund Balance	**$ 437**		**$ 475**	
Fund Balance - Beginning	$ 136,457		$ 250,623	
Fund Balance - Ending	$ 136,894		$ 251,098	

Riverwalk

Community Development District
Debt Service Fund Series 2025A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Special Assessments	$ 514,923	$ -	$ -	$ -
Interest	$ 1,471	$ 123	$ 504	$ 381
Total Revenues	**$ 516,394**	**$ 123**	**$ 504**	**$ 381**
Expenditures:				
Interest Expense - 11/1	$ 196,941	$ -	$ -	$ -
Principal Expense - 5/1	$ 120,000	$ -	$ -	$ -
Interest Expense - 5/1	$ 196,941	$ -	$ -	$ -
Total Expenditures	**$ 513,883**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditur	$ 2,511		$ 504	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ (370)	$ (370)
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ (370)**	**$ (370)**
Net Change in Fund Balance	**$ 2,511**		**$ 134**	
Fund Balance - Beginning	$ 515,118		$ 326,332	
Fund Balance - Ending	$ 517,629		$ 326,466	

Riverwalk

Community Development District

Capital Projects Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Interest	$ -	$ -	$ 36	$ 36
Total Revenues	**$ -**	**$ -**	**$ 36**	**$ 36**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 36	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ 559	$ 559
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ 559**	**$ 559**
Net Change in Fund Balance	**$ -**		**$ 594**	
Fund Balance - Beginning	$ -		$ 12,467	
Fund Balance - Ending	$ -		$ 13,061	

Riverwalk

Community Development District

Capital Projects Fund Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Interest	$ -	$ -	$ 9	$ 9
Total Revenues	**$ -**	**$ -**	**$ 9**	**$ 9**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 9	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ 242	$ 242
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ 242**	**$ 242**
Net Change in Fund Balance	**$ -**		**$ 251**	
Fund Balance - Beginning	$ -		$ 3,121	
Fund Balance - Ending	$ -		$ 3,372	

Riverwalk

Community Development District

Capital Projects Fund Series 2025A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Interest	$ -	$ -	$ 3	$ 3
Total Revenues	**$ -**	**$ -**	**$ 3**	**$ 3**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 3	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ 370	$ 370
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ 370**	**$ 370**
Net Change in Fund Balance	**$ -**		**$ 373**	
Fund Balance - Beginning	$ -		$ 0	
Fund Balance - Ending	$ -		$ 373	

Riverwalk
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Developer Contributions	$ 68,588	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 68,588
Interest	$ 92	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 92
Total Revenues	**$ 68,680**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 68,680**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
FICA Expense	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Engineering	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Attorney	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Assessment Administration	$ 5,570	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,570
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dissemination	$ 601	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 601
Disclosure Software	$ 4,250	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,250
Trustee Fees	$ 4,600	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,600
Management Fees	$ 3,757	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,757
Information Technology	$ 167	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 167
Website Maintenance	$ 111	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 111
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Postage & Delivery	$ 34	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 34
Insurance	$ 6,162	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,162
Copies	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Legal Advertising	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contingencies	$ 41	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 41
Office Supplies	$ 0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 0
Travel Per Diem	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative	**$ 25,469**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 25,469**
Operations & Maintenance													
Field Expenditures													
Field Management	$ 1,393	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,393
Property Insurance	$ 5,739	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,739
Electric	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Electric - Fountain	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Streetlights	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Water & Sewer	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Landscape Maintenance	$ 21,078	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 21,078
Landscape Contingencies	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Irrigation Repairs	$ 75	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 75
Lake Maintenance	$ 7,350	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,350
Monument Fountain Maintenance	$ 550	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 550
Pond Fountain Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Repairs & Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Operations & Maintenance	**$ 36,185**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 36,185**
Total Expenditures	**$ 61,654**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 61,654**
Net Change in Fund Balance	**$ 7,027**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 7,027**

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**

SECTION D

RIVERWALK CDD

Field Manager Report

NOVEMBER 18, 2026

Board of Supervisors Meeting

Jarett Wright

GMS-CFL Field Services

Site inspection: November 11, 2026



Winter annual changeout completed



COMPLETED NOVEMBER 6

Winter color installed

Annuals were changed out at the front entrance, monument fountain, and Brighton entrances.

The winter color palette is red and white.

Completed fountain & maintenance work



Fountain timer resets - November 11

All fountain timers were reset for daylight saving time. Two fountains that were not working were restored to proper operation.

Dead animal removal - November 10

GMS removed and disposed of a deer reported by the HOA on the Passaic Parkway main walking trail.

Pond trash collection - November 4

GMS maintenance staff collected trash and debris from all CDD ponds.

Phase 3 pond overlook swings





Closed due to safety concerns

The concrete footers and pad have cracked and need repair. Coordinate repairs with the installing vendor.

Fountain enhancements & street signs



Monument fountain enhancements

PENDING - LANDSCAPER / FOUNTAIN VENDORS

Developing a full scope of work and secure pricing for changes around the monument fountain due to plant-health concerns.



Leaning street signs / lightpole

IN PROGRESS - GMS STAFF

A work order has been generated to straighten leaning street signs. Scheduling is underway. Coordinating with the utility provider to repair the lightpole.

Pond bank & ornamental grasses





Pond-bank maintenance

String trim the pond bank to the water's edge.

Grass-bed maintenance

Treat bed weeds and finish trimming back the ornamental grasses.

Tree health, mulch & monument palms







Passaic Parkway & monument areas

Investigate tree health at the pond bank and schedule annual mulching as soon as possible.

Flush cut the dead palm and obtain proposals for three replacement palms at the monument signage.

Reset the sod hard edge to keep turf out of mulch beds. Remove trash and debris.

Tree stabilization & common-area cleanup



03 Leaning tree

End of South Econlockhatchee

Straighten and strap the leaning tree.



04 Ants & trash

CDD common areas

Treat all anthills on CDD property and remove excess trash from common areas.

Phase 3 watering & grass maintenance



05 Watering & dollarweed

Phase 3 verge area

Review irrigation watering schedules and treat dollarweed.



06 Ornamental grasses

Econlockhatchee corridor

Reset ornamental grasses along Econlockhatchee.