

NOTICE OF PUBLIC HEARINGS TO CONSIDER THE IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTIONS 170.07 AND 197.3632, FLORIDA STATUTES, BY RIVERWALK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF MEETING OF RIVERWALK COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 170, 190 and 197, Florida Statutes, the Riverwalk Community Development District's ("District") Board of Supervisors ("Board") hereby provides notice of the following public hearings and public meeting:

NOTICE OF PUBLIC HEARINGS	
DATE:	November 19, 2025
TIME:	3:30 p.m.
LOCATION:	219 E. Livingston Street, Orlando, Florida 32801

The purpose of the public hearings announced above is to consider the imposition of special assessments ("**Debt Assessments**"), and adoption of assessment rolls to secure proposed bonds, on benefited lands within the District, and, to provide for the levy, collection and enforcement of the Debt Assessments. The proposed bonds secured by the Debt Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, onsite and offsite roadway improvements, potable water, sanitary sewer, sanitary force main, reclaim water, duct bank undergrounding/street lights, stormwater management, landscape and irrigation, wetland mitigation and other infrastructure improvements (together, "**Project**"), benefitting certain lands within the District. The Project is described in more detail in the First Amendment to Engineer's Report for Capital Improvement Program, dated October 15, 2025 ("**Engineer's Report**"). Specifically, the Project includes public infrastructure benefitting the "**Expansion Parcel**" within the District, as identified in the Engineer's Report. The Debt Assessments are proposed to be levied as one or more assessment liens and allocated to the benefitted lands within the assessment area, as set forth in the Amended and Restated Master Assessment Methodology, dated October 15, 2025 ("**Assessment Report**"). At the conclusion of the public hearings, the Board will, by resolution, levy and impose assessments as finally approved by the Board. A regular meeting of the District will also be held where the Board may consider any other business that may properly come before it.

As amended, the District is located entirely within the City of Orlando, Florida. A geographic depiction of the District is shown below. The Expansion Parcel is expected to be improved in accordance with the reports identified above.

A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the "District's Office" located at c/o Governmental Management Services, LLC, 219 E. Livingston Street, Orlando, Florida 32801 Phone: (407) 841-5524. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

The proposed Debt Assessments for the Expansion Parcel are as follows:

Product Type	ERU (per unit)	Total Par Debt (per unit)	Annual Assessment (per unit)*
Attached Townhome 20'	0.40	\$110,248	\$13,101
Detached Bungalow 34'	0.68	\$187,422	\$22,272
Detached Single Family 50'	1.00	\$275,621	\$32,752
Detached Single Family 60'	1.20	\$330,745	\$39,303

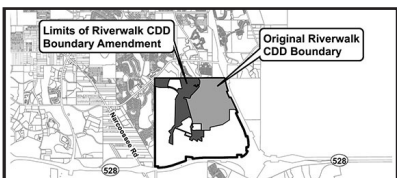
*This amount includes collection fees and early payment discounts on the County tax bill.

The assessments shall be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George S. Flint
District Manager
Governmental Management Services – Central Florida, LLC



Riverwalk Community Development District
Expansion Boundary Map

RESOLUTION 2026-01

[DECLARING RESOLUTION – BOUNDARY AMENDMENT]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERWALK COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS FOR A BOUNDARY AMENDMENT PARCEL; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, the District is authorized by Chapter 190, Florida Statutes, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct infrastructure projects and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, on March 15, 2023, and after notice and a public hearing, the District's Board of Supervisors adopted Resolution 2023-12 and determined to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the District's overall capital improvement plan as described in the Engineer's Report for Capital Improvement Program, dated January 17, 2023 (the "Project"); and

WHEREAS, as part of Resolution 2023-12, the District determined that it is in the best interest of the District to pay for all or a portion of the cost of the Project by the levy of special assessments ("**Assessments**") using the methodology set forth in that Master Assessment Methodology, dated January 18, 2023; and

WHEREAS, on October 6, 2025, and at the request of the District's Board of Supervisors, the City of Orlando enacted Ordinance No. 2025-34, expanding the District's boundaries to include a "**Boundary Amendment Parcel**"; and

WHEREAS, in order to account for the Boundary Amendment Parcel as part of the Project, the District's Engineer has now prepared its First Amendment to Engineer's Report for Capital Improvement Program, dated October 8, 2025 (together with the Engineer's Report for Capital Improvement Program, dated January 17, 2023, the "**Engineer's Report**"), and attached hereto as **Exhibit A**, and the District's Assessment Consultant has prepared its Amended and Restated Master Assessment Methodology, dated October 15, 2025 (together with the Master Special Assessment Methodology, dated January 18, 2023, the "**Assessment Report**"), and attached hereto as **Exhibit B**; and

WHEREAS, on the basis of the Engineer's Report and Assessment Report, the District now desires to levy the Assessments on the Boundary Amendment Parcel; and

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

- 1. AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS.** This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, Florida Statutes. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.
- 2. DECLARATION OF ASSESSMENTS.** The Board hereby declares that, with respect to the Boundary Amendment Parcel, the Board has determined to undertake the Project and to defray a portion of the cost thereof by the Assessments.
- 3. DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS.** The nature and general location of, and plans and specifications for the Project, including the portion that relates to the Boundary Amendment Parcel, are described in Exhibit A, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.
- 4. DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.**
 - A. The total estimated cost of the Project, including the portion that relates to the Boundary Amendment Parcel, is **\$185,929,000** ("**Estimated Cost**"), with the estimated cost of the portion of the Project related to the Boundary Amendment Parcel being **\$70,866,000** ("**Boundary Amendment Estimated Cost**").
 - B. The Assessments as they relate to the Boundary Amendment Parcel are anticipated to be levied and allocated in an amount to fund only a portion of the Boundary Amendment Estimated Cost. Specifically, as set forth in more detail in **Exhibit B**, the Assessments to be levied and allocated to the Boundary Amendment Parcel will defray approximately **\$240,000,000**, which is the anticipated maximum par value of any bonds and which includes a portion of the Boundary Amendment Estimated Cost, as well as other financing-related costs, as set forth in **Exhibit B**, and which is in addition to interest and collection costs. On an annual basis, the Assessments to be levied and allocated to the Boundary Amendment Parcel will defray no more than approximately **\$92,300,000** per year, again as set forth in **Exhibit B**.
 - C. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, as may be modified by supplemental assessment resolutions. The Assessments will constitute a "master" lien, which may be imposed without further public hearing in one or more separate liens each securing a series of bonds, and each as determined by supplemental assessment resolution. With respect to each lien securing a series of bonds, the special assessments shall be paid in not more than (30) thirty yearly installments. The special assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right to select collection methods in any given year, regardless of past practices.
- 5. DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED.** The Assessments securing the Project shall be levied on the lands within the District, including the Boundary Amendment Parcel, as described in Exhibit B, and as further designated by the assessment plat hereinafter provided for.
- 6. ASSESSMENT PLAT.** Pursuant to Section 170.04, Florida Statutes, there is on file, at the District Records Office, an assessment plat showing the area to be assessed with certain plans and specifications describing the Project and the estimated cost of the Project, all of which shall be open to inspection by the public.
- 7. PRELIMINARY ASSESSMENT ROLL.** Pursuant to Section 170.06, Florida Statutes, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.
- 8. DIRECTION TO PROVIDE NOTICE OF THE HEARINGS.** The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.
- 9. PUBLICATION OF RESOLUTION.** Pursuant to Section 170.05, Florida Statutes, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within the County and to provide such other notice as may be required by law or desired in the best interests of the District.
- 10. CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed. As a point of clarification, Resolution 2023-12 remains in full force and effect, and the intent of this Resolution is solely to add the Boundary Amendment Parcel to the property subject to the Assessments originally levied pursuant to Resolution 2023-12.
- 11. SEVERABILITY.** If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
- 12. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 15th day of October 2025.