

NORTHER RIVERWALK Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☒ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☒ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☒ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☒ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☒ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☒ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☒ No ☐

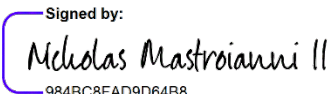
Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

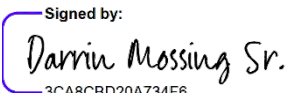
Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD’s website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

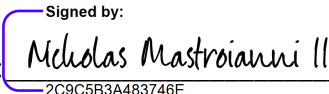
Achieved: Yes ☒ No ☐

Signed by:

984BC8FAD9D64B8...
Chair/Vice Chair: _____
Print Name: Nicholas Mastroianni II
Northern Riverwalk Community Development District

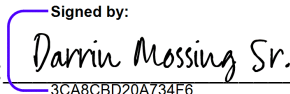
Date: 2025-12-01

Signed by:

3CA8CBD20A734F6...
District Manager: _____
Print Name: Darrin Mossing Sr.
Northern Riverwalk Community Development District

Date: 2025-11-06

Signed by:

2C9C5B3A483746E...
Chair/Vice Chair: _____
Print Name: Nicholas Mastroianni II
Northern Riverwalk Community Development District

Date: 2026-06-23

Signed by:

3CA8CBD20A734F6...
District Manager: _____
Print Name: Darrin Mossing Sr.
Northern Riverwalk Community Development District

Date: 2026-06-10

Certificate Of Completion

Envelope Id: D5225915-EC65-83FF-8322-18C16B900E8B

Status: Completed

Subject: Northern Riverwalk: Complete with Docusign: 3-4-26 Minutes.pdf, Resolution 2026-05.docx, Resolution

Source Envelope:

Document Pages: 24

Signatures: 12

Envelope Originator:

Certificate Pages: 2

Initials: 0

Ellen Acosta

AutoNav: Enabled

1001 Bradford Way

Envelopeld Stamping: Enabled

Kingston, TN 37763

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

eacosta@gmssf.com

IP Address: 162.199.192.217

Record Tracking

Status: Original

Holder: Ellen Acosta

Location: DocuSign

6/9/2026 7:00:41 AM

eacosta@gmssf.com

Signer Events

Darrin Mossing Sr.

dmossing@gmstnn.com

President

GMS-TENNESSEE

Security Level: Email, Account Authentication
(None)

Signature

Signed by:

Darrin Mossing Sr.

3CA8CBD20A734F6...

Timestamp

Sent: 6/9/2026 7:05:03 AM

Viewed: 6/10/2026 11:07:09 AM

Signed: 6/10/2026 11:07:27 AM

Signature Adoption: Pre-selected Style

Using IP Address: 24.227.116.130

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Nicholas Mastroianni II

Nick@summit.ventures

Managing Member

Security Level: Email, Account Authentication
(None)

Signed by:

Nicholas Mastroianni II

2C9C5B3A483746E...

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Resent: 6/15/2026 10:25:57 AM

Resent: 6/16/2026 5:37:22 AM

Resent: 6/17/2026 6:05:18 AM

Resent: 6/22/2026 8:50:20 AM

Viewed: 6/23/2026 11:21:25 AM

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Electronic Record and Signature Disclosure:

Not Offered via Docusign

Paul Winkeljohn

pwinkeljohn@gmssf.com

Executive Director

Security Level: Email, Account Authentication
(None)

DocuSigned by:

Paul Winkeljohn

7E743FF03E08419...

Sent: 6/9/2026 7:05:02 AM

Viewed: 6/9/2026 7:45:40 AM

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In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
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Certified Delivered	Security Checked	6/9/2026 7:45:40 AM
Signing Complete	Security Checked	6/9/2026 7:45:47 AM
Completed	Security Checked	6/23/2026 11:21:47 AM
Payment Events	Status	Timestamps