



Rizzetta & Company

# **NatureWalk Community Development District**

[www.naturewalkcdd.org](http://www.naturewalkcdd.org)

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**Adopted Budget for Fiscal Year 2017/2018**

**Presented by: Rizzetta & Company, Inc.**

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**Adopted Budget  
NatureWalk CDD Community Development District  
General Fund  
Fiscal Year 2017/2018**

Chart of Accounts Classification	Budget for 2017/2018
<b>REVENUES</b>	
Tax Roll*	\$ 219,819
Off Roll*	\$ 82,131
<b>TOTAL REVENUES</b>	<b>\$ 301,950</b>
Balance Forward from Prior Year	\$ -
<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 301,950</b>
<i>*Allocation of assessments between the Tax Roll and Off</i>	
<b>EXPENDITURES - ADMINISTRATIVE</b>	
Legislative	
Supervisor Fees	\$ 9,600
Financial & Administrative	
Administrative Services	\$ 4,500
District Management	\$ 14,700
District Engineer	\$ 2,500
Disclosure Report	\$ 5,000
Trustees Fees	\$ 7,000
Financial & Revenue Collections	\$ 8,600
Accounting Services	\$ 14,000
Auditing Services	\$ 3,170
Arbitrage Rebate Calculation	\$ 600
Public Officials Liability Insurance	\$ 3,000
Legal Advertising	\$ 2,000
Bank Fees	\$ -
Dues, Licenses & Fees	\$ 175
Website Hosting, Maintenance, Backup (and	\$ 2,475
Legal Counsel	
District Counsel	\$ 20,000
<b>Administrative Subtotal</b>	<b>\$ 97,320</b>
<b>EXPENDITURES - FIELD OPERATIONS</b>	
Electric Utility Services	
Utility Services	\$ 14,000
Stormwater Control	
Aquatic Maintenance	\$ 3,600
Wetland Monitoring & Maintenance	\$ 1,000
Aquatic Plant Replacement	\$ 1,430
Stormwater System Maintenance	\$ 3,000
Other Physical Environment	
General Liability Insurance	\$ 4,000
Property Insurance	\$ 3,000
Landscape Maintenance	\$ 77,000
Ornamental Lighting & Maintenance	\$ 1,000
Well Maintenance	\$ 500
Tree Trimming Services	\$ 1,500
Irrigation Repairs	\$ 5,000
Landscape Replacement Plants, Shrubs, Trees	\$ 2,000
Annual Mulching	\$ 57,000
Miscellaneous Expense/Rust Prevention	\$ 5,000
Road & Street Facilities	
Street Light Decorative Light Maintenance	\$ 3,000
Sidewalk Repair & Maintenance	\$ 1,100
Street Sign Repair & Replacement	\$ 500
Roadway Repair & Maintenance	\$ 1,000
Parks & Recreation	
Boardwalk and Bridge Maintenance	\$ 20,000
<b>Field Operations Subtotal</b>	<b>\$ 204,630</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 301,950</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>

**Budget Template**  
**NatureWalk Community Development District**  
**Debt Service**  
**Fiscal Year 2017/2018**

Chart of Accounts Classification	Series 2007A	Budget for 2017/2018
<b>REVENUES</b>		
Special Assessments		
Net Special Assessments <sup>(1)</sup>	\$409,545.40	\$409,545.40
<b>TOTAL REVENUES</b>	<b>\$ 409,545.40</b>	<b>\$ 409,545.40</b>
<b>EXPENDITURES</b>		
<b>Administrative</b>		
Financial & Administrative		
Bank Fees		0
Debt Service Obligation	\$ 409,545.40	\$ 409,545.40
<b>Administrative Subtotal</b>	<b>\$ 409,545.40</b>	<b>\$ 409,545.40</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 409,545.40</b>	<b>\$ 409,545.40</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>0</b>	<b>0</b>

Collection and Discount % applicable to the county: 7.0%

**Gross assessments \$ 440,371.40**

**Notes:**

Tax Roll Collection Costs for Walton County is 7.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

<sup>(1)</sup> Maximum Annual Debt Service less Prepaid Assessments received.

Nature Walk Community Development District

FISCAL YEAR 2017/2018 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2017/2018 O&M Budget	\$301,950.00
Walton Co. 7% Collection Cost:	<u>\$22,727.42</u>
2017/2018 Total:	<u><b>\$324,677.42</b></u>

2016/2017 O&M Budget	\$301,950.00
2017/2018 O&M Budget	\$301,950.00
 Total Difference:	 <u><u><b>\$0.00</b></u></u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2016/2017	2017/2018	\$	%
Debt Service - Single Family 35'	\$1,138.28	\$1,138.28	\$0.00	0.00%
Operations/Maintenance - Single Family 35'	\$605.21	\$605.21	\$0.00	0.00%
<b>Total</b>	<b><u>\$1,743.49</u></b>	<b><u>\$1,743.49</u></b>	<b><u>\$0.00</u></b>	<b><u>0.00%</u></b>
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Debt Service - Single Family 40'	\$1,303.33	\$1,303.33	\$0.00	0.00%
Operations/Maintenance - Single Family 40'	\$692.97	\$692.97	\$0.00	0.00%
<b>Total</b>	<b><u>\$1,996.30</u></b>	<b><u>\$1,996.30</u></b>	<b><u>\$0.00</u></b>	<b><u>0.00%</u></b>
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Debt Service - Single Family 45'	\$1,463.51	\$1,463.51	\$0.00	0.00%
Operations/Maintenance - Single Family 45'	\$780.72	\$780.72	\$0.00	0.00%
<b>Total</b>	<b><u>\$2,244.23</u></b>	<b><u>\$2,244.23</u></b>	<b><u>\$0.00</u></b>	<b><u>0.00%</u></b>
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Debt Service - Sales Center	\$1,778.80	\$1,778.80	\$0.00	0.00%
Operations/Maintenance - Sales Center	\$2,221.12	\$2,221.12	\$0.00	0.00%
<b>Total</b>	<b><u>\$3,999.92</u></b>	<b><u>\$3,999.92</u></b>	<b><u>\$0.00</u></b>	<b><u>0.00%</u></b>
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Debt Service - Multifamily	\$978.92	\$978.92	\$0.00	0.00%
Operations/Maintenance - Multifamily	\$520.48	\$520.48	\$0.00	0.00%
<b>Total</b>	<b><u>\$1,499.40</u></b>	<b><u>\$1,499.40</u></b>	<b><u>\$0.00</u></b>	<b><u>0.00%</u></b>

**NATURE WALK**

**FISCAL YEAR 2017/2018 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

TOTAL O&M BUDGET		\$301,950.00
COLLECTION COSTS @	7.0%	<u>\$22,727.42</u>
TOTAL O&M ASSESSMENT		<u><u>\$324,677.42</u></u>

LOT SIZE	UNITS ASSESSED <sup>(1)</sup>		ALLOCATION OF O&M ASSESSMENT				TOTAL SERIES 2007A DEBT SERVICE ASSESSMENT	PER LOT ANNUAL ASSESSMENT		
	SERIES 2007A DEBT		EAU FACTOR	TOTAL	% TOTAL	TOTAL		O&M	SERVICES <sup>(3)</sup>	TOTAL <sup>(4)</sup>
	O&M	SERVICE <sup>(2)</sup>		EAU's	EAU's	O&M BUDGET				
<b>Platted Parcels</b>										
SINGLE FAMILY 35	143	85	1.00	143.00	26.66%	\$86,545.14	\$96,753.80	\$605.21	\$1,138.28	\$1,743.49
SINGLE FAMILY 40	40	40	1.145	45.80	8.54%	\$27,718.65	\$52,133.20	\$692.97	\$1,303.33	\$1,996.30
SINGLE FAMILY 45	116	48	1.29	149.64	27.89%	\$90,563.74	\$70,248.48	\$780.72	\$1,463.51	\$2,244.23
SALES CENTER	1	0	3.67	3.67	0.68%	\$2,221.12	\$0.00	\$2,221.12	\$1,778.80	\$3,999.92
<b>Total Platted</b>	<u>300</u>	<u>173</u>		<u>342.11</u>	<u>63.77%</u>	<u>\$207,048.65</u>	<u>\$219,135.48</u>			
MULTIFAMILY	226	226	0.86	194.36	36.23%	\$117,628.76	\$221,235.92	\$520.48	\$978.92	\$1,499.40
<b>Total Unplatted</b>	<u>226</u>	<u>226</u>		<u>194.36</u>	<u>36.23%</u>	<u>\$117,628.76</u>	<u>\$221,235.92</u>			
<b>Total Community</b>	<u>526</u>	<u>399</u>		<u>536.47</u>	<u>100.00%</u>	<u>\$324,677.42</u>	<u>\$440,371.40</u>			
LESS: Walton County Collection Costs and Early Payment Discount Costs						(\$22,727.42)	(\$30,826.00)			
<b>Net Revenue to be Collected</b>						<u>\$301,950.00</u>	<u>\$409,545.40</u>			

(1) Reflects 127 (one hundred twenty sive) prepayments.

(2) Reflects the number of total lots with Series 2007A debt outstanding.

(3) Annual debt service assessment per lot adopted in connection with the Series 2007A bond issue. Annual assessment includes principal, interest, Walton County collection costs and early payment discount costs.

(4) Annual assessment that will appear on November 2017 Walton County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.