

NATURE WALK COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2023/2024 O&M Budget		\$911,814.00
County Collection Cost @	2%	\$19,400.30
Early Payment Discount @	4%	\$38,800.60
2023/2024 Total		<u>\$970,014.89</u>

2022/2023 O&M Budget	\$911,814.00
2023/2024 O&M Budget	\$911,814.00

Total Difference	<u><u>\$0.00</u></u>
------------------	----------------------

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
Bond Series 2007A Debt Service - Single Family 35'	\$1,138.28	\$1,138.28	\$0.00	0.00%
Operations/Maintenance - Single Family 35'	\$1,801.66	\$1,801.66	\$0.00	0.00%
Total	\$2,939.94	\$2,939.94	\$0.00	0.00%
Bond Series 2007A Debt Service - Single Family 45'	\$1,463.51	\$1,463.51	\$0.00	0.00%
Operations/Maintenance - Single Family 45'	\$2,324.14	\$2,324.14	\$0.00	0.00%
Total	\$3,787.65	\$3,787.65	\$0.00	0.00%
Bond Series 2007A Debt Service - Office Building ⁽¹⁾	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Office Building	\$6,612.10	\$6,612.10	\$0.00	0.00%
Total	\$6,612.10	\$6,612.10	\$0.00	0.00%
Bond Series 2007A Debt Service - Multifamily	\$978.92	\$978.92	\$0.00	0.00%
Operations/Maintenance - Multifamily	\$1,549.43	\$1,549.43	\$0.00	0.00%
Total	\$2,528.35	\$2,528.35	\$0.00	0.00%

⁽¹⁾ Prepaid Debt Service Assessment

NATURE WALK COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$911,814.00
COLLECTION COSTS @	2.0%	\$19,400.30
EARLY PAYMENT DISCOUNT@	4.0%	\$38,800.60
TOTAL O&M ASSESSMENT		<u>\$970,014.89</u>

LOT SIZE	UNITS ASSESSED		ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT		
	O&M	SERIES 2007A DEBT SERVICE ^{(1) (2)}	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	2007A DEBT SERVICE ⁽³⁾	TOTAL ⁽⁴⁾
SINGLE FAMILY 35	143	82	1.00	143.00	26.56%	\$257,637.69	\$1,801.66	\$1,138.28	\$2,939.94
SINGLE FAMILY 45	153	84	1.29	197.37	36.66%	\$355,594.06	\$2,324.14	\$1,463.51	\$3,787.65
OFFICE BUILDING	1	0	3.67	3.67	0.68%	\$6,612.10	\$6,612.10	\$0.00	\$6,612.10
Total Platted	297	166		344.04	63.90%	\$619,843.84			
MULTIFAMILY	226	226	0.86	194.36	36.10%	\$350,171.05	\$1,549.43	\$978.92	\$2,528.35
Total Unplatted	226	226		194.36	36.10%	\$350,171.05			
Total Community	523	392		538.40	100.00%	\$970,014.89			
LESS: Walton County Collection Costs (2%) and Early Payment Discount Costs (4%)						(\$58,200.89)			
Net Revenue to be Collected						<u>\$911,814.00</u>			

(1) Reflects 131 (one hundred thirty one) 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 2023 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.