

NatureWalk Community Development District		
Debt Service		
Fiscal Year 2024/2025		
Chart of Accounts Classification	Series 2007A	Budget for 2024/2025
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$411,259.14	\$411,259.14
TOTAL REVENUES	\$411,259.14	\$411,259.14
EXPENDITURES		
Administrative		
Debt Service Obligation	\$411,259.14	\$411,259.14
Administrative Subtotal	\$411,259.14	\$411,259.14
TOTAL EXPENDITURES	\$411,259.14	\$411,259.14
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Collection Costs (2%) and Early Payment Discount (4%) applicable to the county:

6.0%

GROSS ASSESSMENTS

\$437,509.72

Notes:
 Tax Roll Collection Costs (2%) and Early Payment Discount (4%) for Walton County is 6.0% of Tax Roll.
 Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received.

NATURE WALK COMMUNITY DEVELOPMENT DISTRICT 5				
FISCAL YEAR 2024/2025 O&M & DEBT SERVICE ASSESSMENT SCHEDULE				
2024/2025 O&M Budget: Collection Costs: Early Payment Discounts: 2024/2025 Total:		\$1,011,603.00	2023/2024 O&M Budget:	\$911,814.00
	2%	\$21,523.47	2024/2025 O&M Budget:	\$1,011,603.00
	4%	\$43,046.94		
		\$1,076,173.40	Total Difference:	\$99,789.00
Assessment Breakdown		Per Unit Annual Assessment Comparison		
Lot Size		2023/2024	2024/2025	Proposed Increase / Decrease
Single Family 35'	Series 2007A Debt Service	\$1,138.28	\$1,138.28	\$0.00
	Operations/Maintenance	\$1,801.66	\$1,998.84	\$197.18
	Total	\$2,939.94	\$3,137.12	\$197.18
Single Family 45'	Series 2007A Debt Service	\$1,463.51	\$1,463.51	\$0.00
	Operations/Maintenance	\$2,324.14	\$2,578.50	\$254.36
	Total	\$3,787.65	\$4,042.01	\$254.36
Office Building	Series 2007A Debt Service ⁽¹⁾	\$0.00	\$0.00	\$0.00
	Operations/Maintenance	\$6,612.10	\$7,335.73	\$723.63
	Total	\$6,612.10	\$7,335.73	\$723.63
Multifamily (Unplatted)	Series 2007A Debt Service	\$978.92	\$978.92	\$0.00
	Operations/Maintenance	\$1,549.43	\$1,719.00	\$169.57
	Total	\$2,528.35	\$2,697.92	\$169.57
⁽¹⁾ Prepaid Debt Service Assessment				

NATURE WALK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET	\$1,011,603.00
COLLECTION COSTS @ 2.0%	\$21,523.47
EARLY PAYMENT DISCOUNT@ 4.0%	\$43,046.94
TOTAL O&M ASSESSMENT	<u>\$1,076,173.40</u>

UNITS ASSESSED		ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT		
LOT SIZE	O&M	SERIES 2007A DEBT SERVICE ⁽¹⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	SERIES 2007A DEBT SERVICE ⁽²⁾ TOTAL ⁽³⁾
SINGLE FAMILY 35	143	82	1.00	143.00	26.56%	\$285,833.58	\$1,998.84	\$1,138.28
SINGLE FAMILY 45	153	84	1.29	197.37	36.66%	\$394,510.30	\$2,578.50	\$1,463.51
OFFICE BUILDING	1	0	3.67	3.67	0.68%	\$7,335.73	\$7,335.73	\$0.00
Total Platted	297	166		344.04	63.90%	\$687,679.60		
MULTIFAMILY	226	226	0.86	194.36	36.10%	\$388,493.80	\$1,719.00	\$978.92
Total Unplatted	226	226		194.36	36.10%	\$388,493.80		
Total Community	523	392		538.40	100.00%	\$1,076,173.40		

LESS: Walton County Collection Costs (2%) and Early Payment Discount Costs (4%)

(\$64,570.40)

Net Revenue to be Collected

\$1,011,603.00

⁽¹⁾ Reflects the number of total lots with Series 2007A debt outstanding.

⁽²⁾ 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.

⁽³⁾ Annual assessment that will appear on November 2024 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.