



Rizzetta & Company

NatureWalk Community Development District

**Board of Supervisors' Meeting
August 7, 2025**

**District Office:
120 Richard Jackson Blvd, Suite 220
Panama City Beach, Florida 32407
(850) 334-9055**

www.naturewalkcdd.org

NATUREWALK

COMMUNITY DEVELOPMENT DISTRICT AGENDA

Walton Area Chamber of Commerce, 63 South Centre Trail, Santa Rosa Beach, FL 32459

District Board of Supervisors	Jonette Coram Mike Grubbs Skylar Lee Danell Head Mike Duffey	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Holly Bailey	Rizzetta & Company, Inc.
District Counsel	Joseph Brown	Kutak Rock LLP
District Engineer	Jim Martelli, P.E.	Innerlight Engineering Corporation
Bond Counsel	Cynthia E. Wilhelm	Nabors, Giblin & Nickerson, P.A.

All cellular phones must be placed on mute while in the meeting room.

The Public Comment portion of the agenda is where individuals may make comments on any matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. 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), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the 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 the appeal is to be based.

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
District Office · Panama City Beach, Florida · (850) 334-9055
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.naturewalkcdd.org

**Board of Supervisors
NatureWalk Community
Development District**

July 25, 2025

REVISED FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the NatureWalk Community Development District will be held on **Thursday, August 7, 2025, at 12:00 p.m. (CT)** at the **Walton Chamber of Commerce** located at **63 South Centre Trail, Santa Rosa Beach, FL 32459**. The following is the **Final Agenda** for the meeting:

1. CALL TO ORDER/ROLL CALL

2. AUDIENCE COMMENTS ON AGENDA ITEMS

3. BUSINESS ADMINISTRATION

- A. Consideration of the Minutes of the Board of Supervisors Meeting Held on
Thursday, July 10, 2025 **Tab 1**
- B. Ratification of the Operations and Maintenance Expenditures for
The Month of June 2025 **Tab 2**
- C. Consideration of Resolution 2025-07, Re-Designating an Assistant Secretary..... **Tab 3**

4. STAFF REPORTS

- A. District Landscape Provider
 - 1. Presentation of District Landscaping Reports **Tab 4**
- B. District Engineer
 - 1. Discussion of Innerlight WA# 10 Stormwater System Inspections
 - 2. Discussion of Innerlight WA# 11 Bathymetric Surveys
 - 3. Discussion of Innerlight WA# 12 Irrigation System Assessment Efforts
- C. District Counsel
 - 1. Parcels Update
 - 2. Presentation of the Proposed PBA Towing Contract..... **Tab 5**
- D. District Manager
 - 1. Review of Goals and Objectives for Fiscal Year 2025-2026
- E. District Chair

5. BUSINESS ITEMS

- A. Public Hearing on Fiscal Year 2025/2026 Final Budget
 - 1. Presentation of Proposed Final Budget for Fiscal Year 2025/2026**Tab 6**
 - 2. Consideration of Resolution 2025-08, Adopting FY 2025/2026 Final Budget**Tab 7**
- B. Public Hearing on Fiscal Year 2025/2026 Special Assessments
 - 1. Consideration of Resolution 2025-09, Imposing Special Assessments**Tab 8**
- C. Discussion and Consideration of Green Earth
WA# 25-18-C for Palm Tree Trimming.....**Tab 9**
- D. Ratification of Green Earth WA# 25-21 June Irrigation repairs **Tab 10**

E. Discussion and Consideration of Digital Speed Limit Sign Options**Tab 11**

F. Discussion and Consideration of On Demand Paver Proposal # 2367 for
 Bridge 1 West Approach Paver Leveling**Tab 12**

G. Discussion and Consideration of Tract H Emergency Egress

H. Discussion and Consideration of Copy Systems Proposal for No Street Parking Sign.....**Tab 13**

I. Discussion and Consideration of the Lake Doctors October 2025 Renewal.....**Tab 14**

J. Consideration of District Management Services Renewal.....**Tab 15**

6. SUPERVISOR REQUESTS AND COMMENTS

7. ADJOURNMENT

Very truly yours,
Stephanie DeLuna
 Stephanie DeLuna
 District Manager

Tab 1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT

The meeting of the Board of Supervisors of the NatureWalk Community Development District was held on **Thursday, July 10, 2025, at 12:00 p.m.** at the Walton Area Chamber of Commerce, located at 63 South Centre Trail, Santa Rosa Beach, FL 32459.

Present and constituting a quorum:

Jonette Coram	Board Supervisor, Chairman
Mike Grubbs	Board Supervisor, Vice-Chairman
Danell Head	Board Supervisor, Assistant Secretary
Mike Duffey	Board Supervisor, Assistant Secretary

Also present were:

Stephanie DeLuna	Rizzetta & Company, Inc.
Trevor Knowles	Landscape Provider, GreenEarth
Jim Martelli	District Engineer, Innerlight Engineering <i>(via speakerphone)</i>
Katie Buchanan	District Counsel, Kutak Rock <i>(via speakerphone)</i>
Patrick O'Bryant	District Counsel, Kutak Rock <i>(via speakerphone)</i>

Audience	There was one audience member present
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FIRST ORDER OF BUSINESS

Call to Order

Ms. DeLuna called the meeting to order at 12:00 p.m. and confirmed there was a quorum present.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments.

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
July 10, 2025 - Minutes of Meeting

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors (BOS) Meeting
held on June 5, 2025**

Ms. DeLuna presented the BOS meeting minutes. No changes were requested.

On a motion by Mr. Duffey, seconded by Ms. Head with all in favor, the BOS approved the Minutes of the BOS Meeting held on June 5, 2025, for NatureWalk Community Development District.

FOURTH ORDER OF BUSINESS

**Ratification of the Operations and
Maintenance (O&M) Expenditures for
the Month of May 2025**

Ms. DeLuna presented the O&M expenditures for May 2025.

On a motion by Ms. Head, seconded by Ms. Coram, with all in favor, the BOS ratified Operations and Maintenance Expenditures for the Month of May 2025, in the amount of \$93,565.21 for NatureWalk Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Landscape Provider

Trevor Knowles presented the June 2025 Completed Services Report. June irrigation audit findings have not been confirmed as complete and the associated work authorization (WA# 25-21) has not been created for the repairs. Mr. Knowles will investigate and report the results to Ms. Coram.

Ms. Coram noted that Turf Aeration was marked as Not Applicable in the June report, however this service is in contract. Mr. Knowles will schedule aeration during July, 2025.

Mr. Knowles has a team assessing the entranceway turf for the possibility of fungus formation due to recent rains and will treat the areas to prevent turf damage if warranted.

During the July property walk, it was noted that not all turf areas require weekly mowing, so it may be possible for crew efforts to be diverted from grass cutting to more detail work such as trimming shrubs or removing foliage from sidewalks, etc. Mr. Knowles will make that determination on a weekly basis via a community drive through one day prior to the District's service date and communicate it to the crew manager.

In July 2025, tree trimming began to remove branches that obscure safety signage and streetlights. Branches, vines and grasses that impact pedestrians walking on sidewalks will also be trimmed.

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
July 10, 2025 - Minutes of Meeting

GreenEarth has been asked to revise their rudimentary irrigation maps during the July audit so that District maps may be created using the correct information.

Mr. Knowles presented the crew map and stated that the crew will be performing detail work in Section 2 on July 14th; however, weeds and volunteer plants on the north side of Cinnamon Fern in Section 1 will also be addressed.

Crews will begin cutting dead foliage to ground level weekly. This includes muhly grasses that did not recover from the January snowfall or have reached the end of their lifespan. Pine straw will be rearranged to cover the empty areas and replacement plants will be added when budget allows to provide a more manicured, healthy landscape throughout the community.

GreenEarth has been asked to provide additional details regarding a proposal for well maintenance previously provided for budgeting purposes only by a former Account Manager.

Mr. Knowles presented GreenEarth's proposals for Pond #21 Landscape Improvements and Retention Basin Sod Replacement which will be considered by the BOS later in the meeting.

B. District Engineer

Mr. Martelli confirmed that Stormwater Management Ponds and Retention Basin inspections, along with Bathymetric surveys of the first five (5) ponds will begin in July 2025 and complete in early August, weather permitting.

Ms. Coram asked if it is possible to schedule any necessary repairs to complete by September 30 as funds are available in the FY24-25 budget.

Mr. Martelli stated that, depending on their findings, Innerlight will schedule contractors to first clear the items whose scopes of work can be completed during the months of August and September, 2025.

Ms. Martelli confirmed the timeframe for completion of Innerlight WA# 12: Irrigation System Assessment & Mapping, should the BOS approve it. Tasks 1 and 3 will be started immediately, with an estimated time of completion in early August. Task 2: Irrigation Supply Wells Mapping will begin once GreenEarth has furnished their updated irrigation drawings.

On a motion by Ms. Head, seconded by Mr. Grubbs, with all in favor, the BOS approved the addition of Innerlight Work Authorization #12 to the July 10, 2025 agenda for NatureWalk Community Development District.

On a motion by Ms. Coram, seconded by Ms. Head, with all in favor, the BOS approved Innerlight Work Authorization #12 in the amount of \$6,200.00 for NatureWalk Community Development District.
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NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
July 10, 2025 - Minutes of Meeting

Ms. Coram asked if the District would need approval from Walton County Traffic Control to install an additional FDOT 15mph speed limit sign equipped with a flashing radar speed indicator at the Bridge 1 east approach.

Mr. Martelli stated this would not be necessary.

Ms. Coram explained that the pavers at the Bridge 1 west approach which were re-leveled in January 2023 by On Demand Pavers have begun to shift slightly.

Mr. Martelli stated that the paver shift can be addressed as a maintenance item.

Ms. Coram will contact On Demand Pavers to request a proposal for paver leveling for consideration by the BOS at a later date.

C. District Counsel

Ms. Buchanan reported that the hearing was held on the notice and order to show cause for failure to prosecute in the Starkey-Hughes quiet title action. CDD counsel appeared, the Starkey-Hughes did not. The court set it for a further case management.

Ms. Coram gave an update on the District's formal requests to the Walton County Fire District and Planning Department for emergency egress through Tract H.

Signs noticing a Technical Review Committee Meeting for the Tract H Minor Development Order were installed by Walton County on July 9th. Ms. Coram contacted Stephen Schoen, Deputy Planning Director, to ask if the District's previous emergency egress request would need to be resubmitted to the entire TRC during the July 23, 2025 hearing.

Mr. Schoen confirmed that the request will be made part of the record. However, he encourages members of the public to attend any meetings that have a project of interest, so Ms. Coram will attend on behalf of the District.

Ms. Coram asked if Ms. Buchanan or Mr. O'Bryant had any input on the PBA Towing services letter under Tab 8. The intent of the District Parking and Towing policy is to keep streets and alleys clear for emergency and trash collection vehicle access and to prevent damage to landscaping.

Discussion ensued. The BOS is in favor of allowing roam towing between the hours of 12AM and 6AM only.

As with previous contracts, the District Manager will authorize towing during regular business hours and in emergencies. After business hours and on weekends, or if Rizzetta is otherwise unavailable, two representatives from the District Board of Supervisors are authorized to tow: Mike Duffey and Danell Head.

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
July 10, 2025 - Minutes of Meeting

On a motion by Mr. Grubbs, seconded by Ms. Head, with all in favor, the BOS authorized the Chair to work with Staff to execute a towing contract with PBA Towing which allows roam towing between the hours of 12AM and 6AM on behalf of the NatureWalk Community Development District.

D. District Manager

Ms. DeLuna stated that Holly Bailey is no longer with Rizzetta. Ms. DeLuna, Melissa Dobbins and Administrative Assistant Heidi Jacobs will be the points of contact for NatureWalk CDD until a replacement is hired or assigned.

Ms. DeLuna asked for a motion to update GreenEarth WA# 25-18.

Ms. Coram noted that the correct price had been approved by the BOS previously, but the wrong proposal was attached to the Work Authorization.

On a motion by Ms. Head, seconded by Mr. Duffey, with all in favor, the BOS approved updating GreenEarth WA# 25-18, for NatureWalk Community Development District.

E. District Chair

Virgin Brothers will begin boardwalk and bridge wear deck repairs on July 14, 2025 starting with the east Preserve Trail approach.

The July lighting audit found one (1) streetlight and three (3) Bridge 1 pedestrian walkway light outages. Gulf Coast Electric is currently onsite to retrofit streetlight #81 to LED. The B1 walkway lights were replaced with LED fixtures via volunteer effort on July 5, 2025.

The Lake Doctors estimates that installation of the Pond #10 fountain motor will complete by July 18, 2025.

Animal Control was unable to collect any of the Pond #13 ducks during a site visit in June. A resident volunteer is working with the officer to schedule their removal to a farm nearby in July.

The Florida Fish and Wildlife Conservation Commission (FWC) permit for trapper removal of the Pond #15 alligator was completed on June 19, 2025.

SIXTH ORDER OF BUSINESS

BUSINESS ITEMS

A. Discussion and Consideration of GreenEarth Pond #21 Landscape Improvements

GreenEarth WA #25-22 will provide for the removal of two (2) wax myrtles and installation of three (3) bay magnolias, one (1) cypress and twelve (12) sand cord plants.

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
July 10, 2025 - Minutes of Meeting

On a motion by Mr. Duffey, seconded by Mr. Grubbs, with all in favor, the BOS approved GreenEarth Proposal #85857 in the amount of \$7,305.88 for NatureWalk Community Development District.

B. Discussion & Consideration of GreenEarth Proposal for Retention Basin Sod Replacement WA# 25-23

GreenEarth WA# 25-23 will provide for installation of Bermuda sod on the west side of the retention basin. SavATree will first perform tree root and limb removal. GreenEarth will install Bermuda sod to grade using staples to prevent soil movement / erosion so that silt does not impact stormwater system piping.

On a motion by Mr. Duffey, seconded by Mr. Grubbs, with all in favor, the BOS approved GreenEarth Proposal # in the amount of \$2,255.09, for NatureWalk Community Development District.

C. Discussion of the Approved Fiscal Year 2025-2026 Proposed Budget

The BOS made no changes to the Budget, which includes an assessment increase for as follows:

35' lots	\$73.47	Office	\$269.66
45' lots	\$94.79	Multifamily	\$63.19

On a motion by Ms. Coram, seconded by Mr. Grubbs, with all in favor, the BOS approved making no changes to the Approved Fiscal Year 2025-2026 Budget, for NatureWalk Community Development District.

Ms. DeLuna recommended attaching a cover letter to the public hearing notice which offers explanation for the increase.

On a motion by Ms. Head, seconded by Mr. Duffey, with all in favor, the BOS approved the District Manager and Chair to draft a cover letter to accompany the public hearing notice, for NatureWalk Community Development District.

D. Discussion & Consideration of Assuming Responsibility for the NatureWalk HOA Digital Speed Limit Sign

Discussion ensued regarding the HOA's request for the District to accept responsibility for its Digital Speed Limit sign which is located at the Bridge 1 west approach.

Ms. Coram also proposed the purchase of a second flashing radar sign, to be installed at the east approach of Bridge 1.

The BOS asked Ms. Coram to research more advanced digital speed signs with better data collection capabilities for consideration at the August 7, 2025 board meeting.

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
July 10, 2025 - Minutes of Meeting

On a motion by Ms. Head, seconded by Mr. Grubbs, with Mr. Duffey opposed, the BOS voted 3-1 to accept the Digital Speed Limit sign as a gift from the HOA and for District Counsel to draft a bill of sale, for NatureWalk Community Development District.

E. Discussion of District Towing

Please see Staff Report C. District Counsel for discussion of towing.

SEVENTH ORDER OF BUSINESS

**SUPERVISOR REQUESTS AND
AUDIENCE COMMENTS**

Audience member Ms. Paulson requested clarification regarding emergency egress through Tract H. NatureWalk does not have access through this parcel currently but the District has contacted the Walton County Planning Commission and Fire District to request that it be mandated during the development process.

Ms. Coram asked if the District could contact Regional Utilities to request repair of a section of roadway excavated by their crew to address a homeowner issue. A hole with loose asphalt was left behind several weeks ago.

Ms. Buchanan suggested that Ms. Coram contact Regional Utilities first and then Legal can step in if the District's request is unsuccessful.

EIGHTH ORDER OF BUSINESS

ADJOURNMENT

On a motion by Mr. Grubbs, seconded by Ms. Head, with all in favor, the BOS Adjourned the Meeting at 2:04PM for NatureWalk Community Development District.

Secretary/Assistant Secretary

Chairman/ Vice Chairman

Tab 2

NatureWalk Community Development District

DISTRICT OFFICE · PANAMA CITY BEACH, FL 32407

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.NATUREWALKCDD.ORG

Operations and Maintenance Expenditures June 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2025 through June 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$52,307.06**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

NatureWalk Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Berger, Toombs, Elam, Gaines & Frank CPA	300084	372437	Auditing Services FY 09/30/24	\$3,350.00
CHELCO	20250625-1	Monthly Summary 05/25 ACH	Monthly Summary 05/25	\$1,891.34
Danell Head	300076	DH060525	Board of Supervisors Meeting 06/05/25	\$200.00
Gannett Florida LocaliQ	300077	0007143857	Legal Advertising 05/25	\$151.45
Gannett Florida LocaliQ	300085	0007037840	Legal Advertising 03/25	\$153.45
GreenEarth Southeast, LLC	300078	168098	Landscape Maintenance 06/25	\$12,907.12
GreenEarth Southeast, LLC	300078	169147	Investigate Fence Install Irrigation Issues 05/25	\$109.88
GreenEarth Southeast, LLC	300078	169148	Irrigation Repair 06/25	\$194.02
IPFS Corporation	300086	GAA-D64507 Payment # 9	GAA-D64507 Payment # 9	\$4,511.25
Jonette Anne Coram	300079	JC060525	Board of Supervisors Meeting 06/05/25	\$200.00
Michael E. Duffey	300080	MD060525	Board of Supervisors Meeting 06/05/25	\$200.00
Michael W Grubbs	300081	MG060525	Board of Supervisors Meeting 06/05/25	\$200.00
Rizzetta & Company, Inc.	300074	INV0000099665	District Management Fees 06/25	\$5,382.84
The Lake Doctors, Inc.	300082	2022136	Pond Maintenance 05/25	\$746.00

NatureWalk Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
The Lake Doctors, Inc.	300082	2023184	Fountain Cleaning 06/25	\$179.00
The Lake Doctors, Inc.	300087	285408B	Aeration repair	\$647.21
VGlobal Tech	300083	7341	ADA Website Maintenance 06/25	\$300.00
Virgin Brothers LLC	300075	060625 Virgin Brothers	Board Replacement WA # 20 06/25 (60% Deposit)	\$15,502.50
Virgin Brothers LLC	300075	060625 Virgin Brothers 321	Trail Boardwalk WA # 19 06/25 (60% Deposit)	<u>\$5,481.00</u>
Report Total				<u>\$ 52,307.06</u>



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120
FAX: 772/468-9278

RECEIVED
JUN 12 2025

BY:

*NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
3434 COLWELL AVE
SUITE 200
TAMPA, FL 33614*

*Invoice No. 372437
Date 06/06/2025
Client No. 20829*

Services rendered in connection with the audit of Financial Statements
as of and for the year ended September 30, 2024

Total Invoice Amount \$ 3,350.00

You can pay online at: <https://treasurecoastcpas.com> or

Scan to Pay

Berger, Toombs, Elam, Gaines, Frank,
McGuire & Gonano CPAs PL

Invoice Payment



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CPACHARGE

We accept major credit cards.
A 3% fee will be applied.

Please enter client number on your check.

Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.



Choctawhatchee Electric Cooperative, Inc.
PO Box 512
DeFuniak Springs, FL 32435
Phone: (850) 892-2111
Toll Free: (800) 342-0990

Regular Business Hours
Monday - Friday
7:30 a.m. - 4:00 p.m.

www.chelco.com



Owned By Those We Serve

Statement Number 32351058

Member Name NATUREWALK COMMUNITY DEV DIST

Billing Date 06/04/25

Account Number	Location Description	Amount Due
9000040735	2063 COUNTY HIGHWAY 395	\$41.40
9000040736	104 IRIS TRCE	\$57.17
9000040740	2063 E CO HWY 395-B	\$121.61
9000040741	2063 E CO HWY 395-A	\$150.77
9000040742	2063 E CO HWY 395 C	\$124.47
9000047754	797 SANDGRASS BLVD LIFT STATION	\$80.81
9000047755	795 SANDGRASS BLVD SPRINKLER	\$77.08
9000051138	763 SANDGRASS BLVD	\$80.35
9000074337	107 FLATWOODS FOREST LOOP	\$54.18
9000074339	694 FLATWOODS FOREST LOOP	\$47.55
9000083697	127 SANDGRASS BLVD	\$60.17
9000083723	30 FLATWOODS FOREST LOOP	\$49.69
9000085306	393 FLATWOODS FOREST LOOP	\$68.80

Owned by those we serve!

RECEIVED
06/11/25

AUTHORIZATION TO CONVERT YOUR CHECK TO AN ELECTRONIC TRANSFER DEBIT: By sending your check to us, you authorize CHELCO to convert the check into an electronic transfer. Please be aware that your bank account may be debited on the same day we receive your payment. Call our Member Services at (850)892-2111 if you have any questions.

Detach the stub below and return with your payment. Please provide the stub to avoid posting delays.

FL112220F



CHOCTAWHATCHEE ELECTRIC COOPERATIVE INC
PO BOX 512
DEFUNIAK SPRINGS FL 32435-0512

Account Number	Statement Number	Due Date	Amount Due
9007819	32351058	06/23/25	\$1,891.34

Amount Enclosed: _____

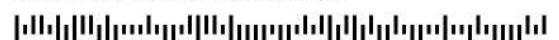
Do not pay this statement: Account to be paid by Bank
Draft 06/23/25

GROUPED BILL



NATUREWALK COMMUNITY DEV DIST 0
C/O RIZZETTA & COMPANY 1989
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

CHELCO
PO BOX 71281
CHARLOTTE NC 28272-1281



304900000323510580623250000001891349



Choctawhatchee Electric Cooperative, Inc.
 PO Box 512
 DeFuniak Springs, FL 32435
 Phone: (850) 892-2111
 Toll Free: (800) 342-0990

Regular Business Hours
 Monday - Friday
 7:30 a.m. - 4:00 p.m.

www.chelco.com



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Statement Number 32351058

Billing Date

06/04/25

Account Number	Location Description	Amount Due
9000093468	221 FLATWOODS FOREST LOOP	\$58.50
9000102896	10 FLATWOODS FOREST LOOP	\$73.41
9000113974	1077 SANDGRASS BLVD	\$191.58
9000119022	1140 SANDGRASS BLVD	\$116.76
9000119048	14 PRAIRIE PASS	\$51.34
9000119050	140 PRAIRIE PASS	\$57.07
9000119056	276 PRAIRIE PASS	\$52.18
9000132820	1059 SANDGRASS BLVD	\$45.00
9000143124	554 FLATWOODS FOREST LOOP	\$231.45
Total Amount Due		\$1,891.34

Owned by those we serve!

Continued...

AUTHORIZATION TO CONVERT YOUR CHECK TO AN ELECTRONIC TRANSFER DEBIT: By sending your check to us, you authorize CHELCO to convert the check into an electronic transfer. Please be aware that your bank account may be debited on the same day we receive your payment. Call our Member Services at (850)892-2111 if you have any questions.





Choctawhatchee Electric Cooperative, Inc.
PO Box 512
DeFuniak Springs, FL 32435
Phone: (850) 892-2111
Toll Free: (800) 342-0990

Regular Business Hours
Monday - Friday
7:30 a.m. - 4:00 p.m.

www.chelco.com



Owned By Those We Serve

Account Name NATUREWALK COMMUNITY DEV DIST
Service Address 2063 COUNTY HIGHWAY 395
Service Description LANDSCAPING LIGHTS

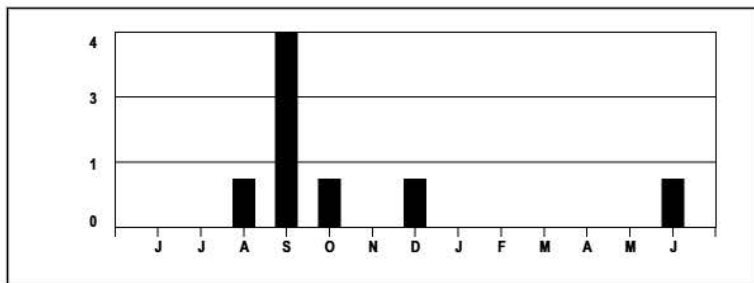
Billing Date 06/04/25
Account Number 9000040735
Statement Number 32351058

Previous Balance		Current Bill		Total Amount Due	
Your previous balance due	\$44.31	Your current charges for this billing period	\$44.42	Your total amount due is	\$41.40
Your total credits were	-\$47.33	Your current charges are due by	06/23/25		
Thank you for your payment!		For full detail breakdown of charges, see the reverse side. →			

Message Center:

TO BE PAID BY BANK DRAFT

Usage Comparison	Days of Service	Total kWh	AVG kWh/Day	AVG Cost/Day
Current Billing Period	31	1	0	0.00
Previous Billing Period	30	0	0.0	0.00
Same Period Last Year	31	0	0.0	0.00



Billing Summary For Account Number: 9000040735

SERVICE DETAILS

RATE: B1 CYCLE: C

LOCATION: 355-21-030

DISTRICT NUMBER: 3

METER DETAILS

SERVICE	METER	LAST READ	PRESENT	MULT	KWH USE
05/01/25 to 06/01/25	163247081	7	8	1	1

CHARGE DETAILS

PREVIOUS BALANCE	\$44.31
THANK YOU FOR YOUR PAYMENT	-\$44.31
Interest on Deposit	-\$3.02

06/04/25 Basic Service	\$40.00
1 KWH @ .06946	\$0.07
1 DCA @ 0	
1 WPCA @ .038339	\$0.04
TOTAL ENERGY	\$40.11

Gross Receipts Tax	\$1.03
Sales Tax	\$3.28

TOTAL AMOUNT DUE	\$41.40
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Other Services:

Average Billing	PrePay	Surge Protection
Outdoor Lighting	Switch to Save	Cooperative Solar
Beat the Peak	Time of Use	Net Billing

PAYMENTS MADE EASY:

Avoid lines by paying by mail, auto draft, CHELCO Connect App, over the phone by dialing (850) 307-1212, or via Our website at www.chelco.com.

Call (850) 892-2111 or visit a member service center near you.

Auburn (Inside Auburn Water)

3097 Locke Lane; Crestview
8am-11:30am & 12 noon-4pm M-F

24 HR Kiosk Location

Baker

1351 Georgia Ave; Baker
7:30am-11am & 11:30am-4pm M-F

Bluewater Bay / Seminole

1401 Cat Mar Rd;
Bluewater Bay
7:30am-12 noon & 12:30pm-4pm M-F

24 HR Kiosk Location

DeFuniak Springs (Main Office)

655 US Highway 331 N;
DeFuniak Springs
7:30am-4pm M-F

24 HR Kiosk Location

Freeport (In City Hall)

112 US Hwy 20 W; Freeport
8am-1pm & 1:30pm-4pm M-F

24 HR Kiosk Location

Santa Rosa Beach

3906 Hwy 98 Unit #3;
Santa Rosa Beach
7:30am-1:30pm & 2pm-4pm M-F

24 HR Kiosk Location

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PO Box 512
DeFuniak Springs, FL 32435
Phone: (850) 892-2111
Toll Free: (800) 342-0990

Regular Business Hours
Monday - Friday
7:30 a.m. - 4:00 p.m.

www.chelco.com



Owned By Those We Serve

Account Name NATUREWALK COMMUNITY DEV DIST
Service Address 104 IRIS TRCE
Service Description WELL/STORM PUMP

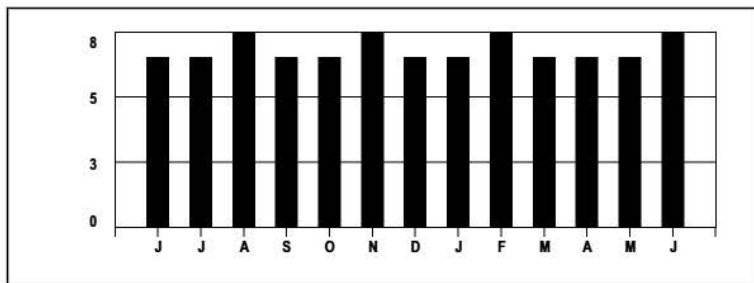
Billing Date 06/04/25
Account Number 9000040736
Statement Number 32351058

Previous Balance		Current Bill		Total Amount Due	
Your previous balance due	\$60.06	Your current charges for this billing period	\$60.19	Your total amount due is	\$57.17
Your total credits were	-\$63.08	Your current charges are due by	06/23/25		
Thank you for your payment!		For full detail breakdown of charges, see the reverse side. →			

Message Center:

TO BE PAID BY BANK DRAFT

Usage Comparison	Days of Service	Total kWh	AVG kWh/Day	AVG Cost/Day
Current Billing Period	31	8	.3	0.03
Previous Billing Period	30	7	0.2	0.02
Same Period Last Year	31	7	0.2	0.02



Billing Summary For Account Number: 9000040736

SERVICE DETAILS

RATE: B3 CYCLE: C

LOCATION: 375-02-081

DISTRICT NUMBER: 1

METER DETAILS

SERVICE	METER	LAST READ	PRESENT	MULT	KWH USE
05/01/25 to 06/01/25	144326239	3136	3144	1	8

CHARGE DETAILS

PREVIOUS BALANCE	\$60.06
THANK YOU FOR YOUR PAYMENT	-\$60.06
Interest on Deposit	-\$3.02

06/04/25 Basic Service	\$53.50
8 KWH @ .06946	\$0.55
8 DCA @ 0	
8 WPCA @ .038339	\$0.31
TOTAL ENERGY	\$54.36

Gross Receipts Tax	\$1.39
Sales Tax	\$4.44

TOTAL AMOUNT DUE	\$57.17
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Other Services:

Average Billing	PrePay	Surge Protection
Outdoor Lighting	Switch to Save	Cooperative Solar
Beat the Peak	Time of Use	Net Billing

PAYMENTS MADE EASY:

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Auburn (Inside Auburn Water) 3097 Locke Lane; Crestview 8am-11:30am & 12 noon-4pm M-F 24 HR Kiosk Location	Baker 1351 Georgia Ave; Baker 7:30am-11am & 11:30am-4pm M-F
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Bluewater Bay / Seminole 1401 Cat Mar Rd; Bluewater Bay 7:30am-12 noon & 12:30pm-4pm M-F 24 HR Kiosk Location	DeFuniak Springs (Main Office) 655 US Highway 331 N; DeFuniak Springs 7:30am-4pm M-F 24 HR Kiosk Location
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Freeport (In City Hall) 112 US Hwy 20 W; Freeport 8am-1pm & 1:30pm-4pm M-F 24 HR Kiosk Location	Santa Rosa Beach 3906 Hwy 98 Unit #3; Santa Rosa Beach 7:30am-1:30pm & 2pm-4pm M-F 24 HR Kiosk Location
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Regular Business Hours
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7:30 a.m. - 4:00 p.m.

www.chelco.com



Owned By Those We Serve

Account Name NATUREWALK COMMUNITY DEV DIST
Service Address 2063 E CO HWY 395-B
Service Description STREET LIGHTS

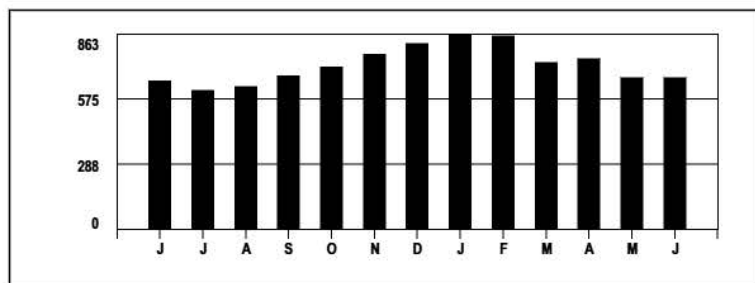
Billing Date 06/04/25
Account Number 9000040740
Statement Number 32351058

Previous Balance		Current Bill		Total Amount Due	
Your previous balance due	\$124.33	Your current charges for this billing period	\$124.63	Your total amount due is	\$121.61
Your total credits were	-\$127.35	Your current charges are due by	06/23/25		
Thank you for your payment!		For full detail breakdown of charges, see the reverse side. →			

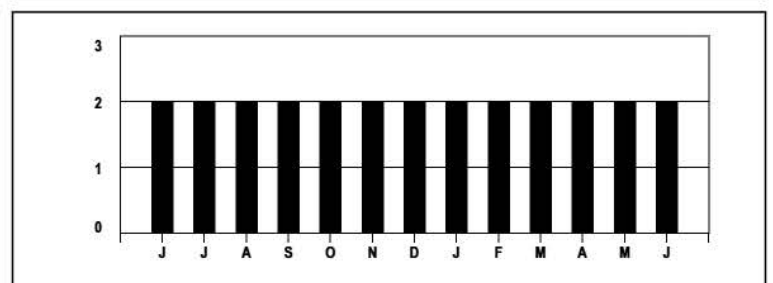
Message Center:

TO BE PAID BY BANK DRAFT

Usage Comparison	Days of Service	Total kWh	AVG kWh/Day	AVG Cost/Day
Current Billing Period	31	673	21.7	2.34
Previous Billing Period	30	674	22.5	2.41
Same Period Last Year	31	661	21.3	2.24



Usage Comparison	Days of Service	Total KW	AVG KW/Day	AVG Cost/Day
Current Billing Period	31	1.956		0.00
Previous Billing Period	30	1.992		0.00
Same Period Last Year	31	2.004		0.00



Billing Summary For Account Number: 9000040740**SERVICE DETAILS**

RATE: B1 CYCLE: C

LOCATION: 355-22-005

DISTRICT NUMBER: 3

METER DETAILS

SERVICE	METER	LAST READ	PRESENT	MULT	KWH USE
05/01/25 to 06/01/25	184648360	9144	9817	1	673

CHARGE DETAILS

PREVIOUS BALANCE	\$124.33
THANK YOU FOR YOUR PAYMENT	-\$124.33
Interest on Deposit	-\$3.02

06/04/25 Basic Service	\$40.00
673 KWH @ .06946	\$46.75
673 DCA @ 0	
673 WPCA @ .038339	\$25.80
TOTAL ENERGY	\$112.55

Gross Receipts Tax	\$2.88
Sales Tax	\$9.20

TOTAL AMOUNT DUE	\$121.61
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Other Services:Average Billing
Outdoor Lighting
Beat the PeakPrePay
Switch to Save
Time of UseSurge Protection
Cooperative Solar
Net Billing**PAYMENTS MADE EASY:**

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24 HR Kiosk Location

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7:30am-11am & 11:30am-4pm M-F

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7:30am-12 noon & 12:30pm-4pm M-F
24 HR Kiosk Location

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7:30am-4pm M-F
24 HR Kiosk Location

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8am-1pm & 1:30pm-4pm M-F
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3906 Hwy 98 Unit #3;
Santa Rosa Beach
7:30am-1:30pm & 2pm-4pm M-F
24 HR Kiosk Location

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www.chelco.com



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Account Name NATUREWALK COMMUNITY DEV DIST
Service Address 2063 E CO HWY 395-A
Service Description WELL PUMP/MUNICIPAL

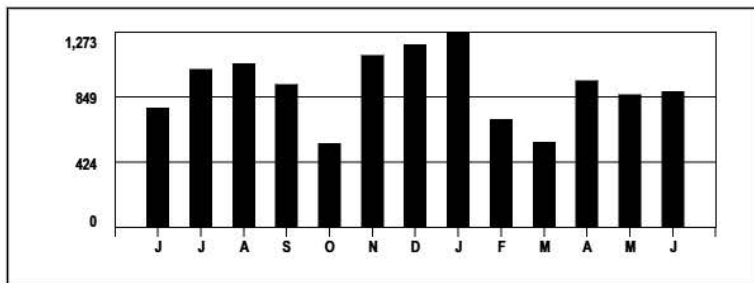
Billing Date 06/04/25
Account Number 9000040741
Statement Number 32351058

Previous Balance		Current Bill		Total Amount Due	
Your previous balance due	\$147.60	Your current charges for this billing period	\$150.77	Your total amount due is	\$150.77
Your total credits were	-\$147.60	Your current charges are due by	06/23/25		
Thank you for your payment!		For full detail breakdown of charges, see the reverse side. →			

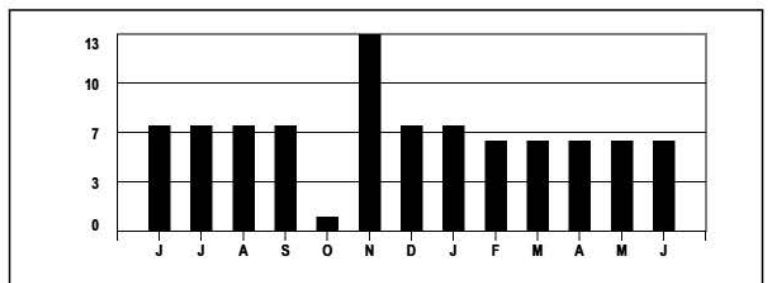
Message Center:

TO BE PAID BY BANK DRAFT

Usage Comparison	Days of Service	Total kWh	AVG kWh/Day	AVG Cost/Day
Current Billing Period	31	892	28.8	3.10
Previous Billing Period	30	870	29.0	3.11
Same Period Last Year	31	783	25.3	2.65



Usage Comparison	Days of Service	Total KW	AVG KW/Day	AVG Cost/Day
Current Billing Period	31	6.062		0.00
Previous Billing Period	30	6.062		0.00
Same Period Last Year	31	6.509		0.00



Billing Summary For Account Number: 9000040741**SERVICE DETAILS**

RATE: B1 CYCLE: C

LOCATION: 355-22-006

DISTRICT NUMBER: 3

METER DETAILS

SERVICE	METER	LAST READ	PRESENT	MULT	KWH USE
05/01/25 to 06/01/25	143319924	6226	7118	1	892

CHARGE DETAILS

PREVIOUS BALANCE	\$147.60
THANK YOU FOR YOUR PAYMENT	-\$147.60

06/04/25 Basic Service	\$40.00
892 KWH @ .06946	\$61.96
892 DCA @ 0	
892 WPCA @ .038339	\$34.20
TOTAL ENERGY	\$136.16

Gross Receipts Tax	\$3.49
Sales Tax	\$11.12

TOTAL AMOUNT DUE	\$150.77
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Other Services:

Average Billing	PrePay	Surge Protection
Outdoor Lighting	Switch to Save	Cooperative Solar
Beat the Peak	Time of Use	Net Billing

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24 HR Kiosk Location

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Account Name NATUREWALK COMMUNITY DEV DIST
Service Address 2063 E CO HWY 395 C
Service Description WELL PUMP/MUNICIPAL

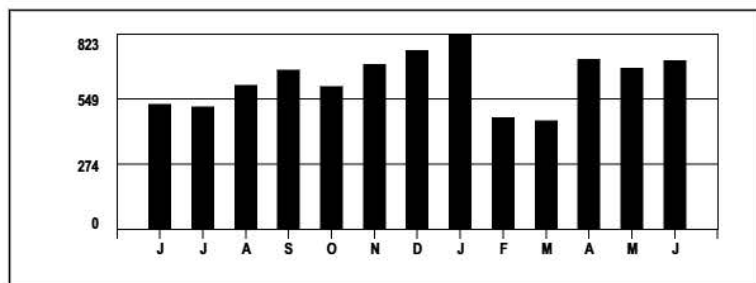
Billing Date 06/04/25
Account Number 9000040742
Statement Number 32351058

Previous Balance		Current Bill		Total Amount Due	
Your previous balance due	\$125.52	Your current charges for this billing period	\$129.50	Your total amount due is	\$124.47
Your total credits were	-\$130.55	Your current charges are due by	06/23/25		
Thank you for your payment!		For full detail breakdown of charges, see the reverse side. →			

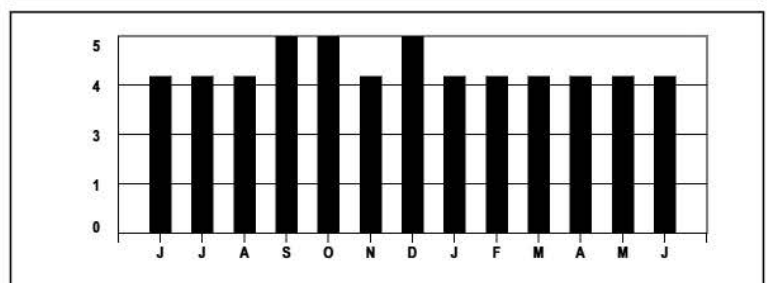
Message Center:

TO BE PAID BY BANK DRAFT

Usage Comparison	Days of Service	Total kWh	AVG kWh/Day	AVG Cost/Day
Current Billing Period	31	714	23	2.48
Previous Billing Period	30	684	22.8	2.45
Same Period Last Year	31	531	17.1	1.80



Usage Comparison	Days of Service	Total KW	AVG KW/Day	AVG Cost/Day
Current Billing Period	31	4.358		0.00
Previous Billing Period	30	4.361		0.00
Same Period Last Year	31	4.498		0.00



Billing Summary For Account Number: 9000040742**SERVICE DETAILS**

RATE: B1 CYCLE: C

LOCATION: 355-22-004

DISTRICT NUMBER: 3

METER DETAILS

SERVICE	METER	LAST READ	PRESENT	MULT	KWH USE
05/01/25 to 06/01/25	163246881	8129	8843	1	714

CHARGE DETAILS

PREVIOUS BALANCE	\$125.52
THANK YOU FOR YOUR PAYMENT	-\$125.52
Interest on Deposit	-\$5.03

06/04/25 Basic Service	\$40.00
714 KWH @ .06946	\$49.59
714 DCA @ 0	
714 WPCA @ .038339	\$27.37
TOTAL ENERGY	\$116.96

Gross Receipts Tax	\$3.00
Sales Tax	\$9.54

TOTAL AMOUNT DUE	\$124.47
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Other Services:Average Billing
Outdoor Lighting
Beat the PeakPrePay
Switch to Save
Time of UseSurge Protection
Cooperative Solar
Net Billing**PAYMENTS MADE EASY:**

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24 HR Kiosk Location

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Account Name NATUREWALK COMMUNITY DEV DIST
Service Address 797 SANDGRASS BLVD LIFT STATION
Service Description TEMP POLE/LIFT STATION

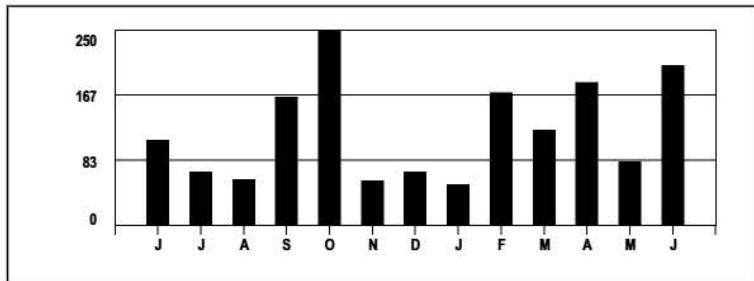
Billing Date 06/04/25
Account Number 9000047754
Statement Number 32351058

Previous Balance		Current Bill		Total Amount Due	
Your previous balance due	\$68.98	Your current charges for this billing period	\$83.83	Your total amount due is	\$80.81
Your total credits were	-\$72.00	Your current charges are due by	06/23/25		
Thank you for your payment!		For full detail breakdown of charges, see the reverse side. →			

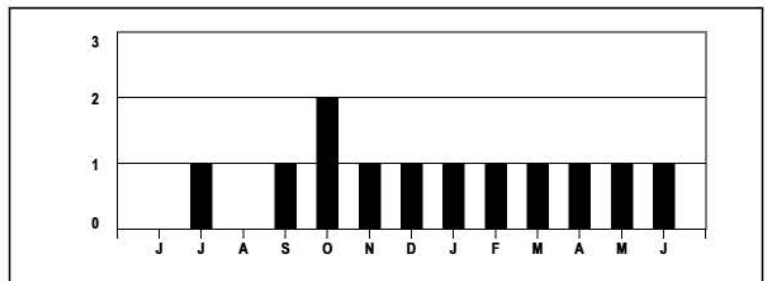
Message Center:

TO BE PAID BY BANK DRAFT

Usage Comparison	Days of Service	Total kWh	AVG kWh/Day	AVG Cost/Day
Current Billing Period	31	206	6.6	0.72
Previous Billing Period	30	82	2.7	0.29
Same Period Last Year	30	110	3.7	0.39



Usage Comparison	Days of Service	Total KW	AVG KW/Day	AVG Cost/Day
Current Billing Period	31	1.312		0.00
Previous Billing Period	30	.596		0.00
Same Period Last Year	30	.316		0.00



Billing Summary For Account Number: 9000047754

SERVICE DETAILS

RATE: B3 CYCLE: C

LOCATION: 375-02-145

DISTRICT NUMBER: 1

METER DETAILS

SERVICE	METER	LAST READ	PRESENT	MULT	KWH USE
05/01/25 to 06/01/25	185199897	1228	1434	1	206

CHARGE DETAILS

PREVIOUS BALANCE	\$68.98
THANK YOU FOR YOUR PAYMENT	-\$68.98
Interest on Deposit	-\$3.02

06/04/25 Basic Service	\$53.50
206 KWH @ .06946	\$14.31
206 DCA @ 0	
206 WPCA @ .038339	\$7.90
TOTAL ENERGY	\$75.71

Gross Receipts Tax	\$1.94
Sales Tax	\$6.18

TOTAL AMOUNT DUE \$80.81

Other Services:

Average Billing	PrePay	Surge Protection
Outdoor Lighting	Switch to Save	Cooperative Solar
Beat the Peak	Time of Use	Net Billing

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DeFuniak Springs
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PO Box 512
DeFuniak Springs, FL 32435
Phone: (850) 892-2111
Toll Free: (800) 342-0990

Regular Business Hours
Monday - Friday
7:30 a.m. - 4:00 p.m.

www.chelco.com



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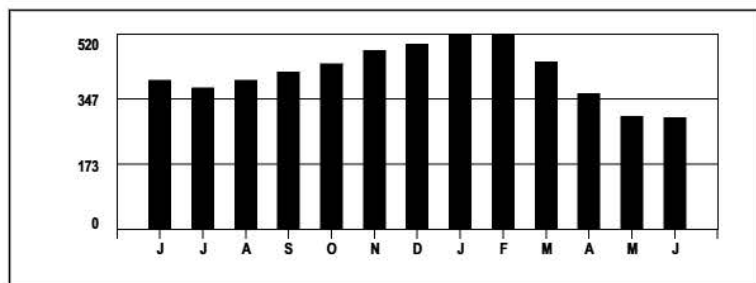
Account Name	NATUREWALK COMMUNITY DEV DIST	Billing Date	06/04/25
Service Address	795 SANDGRASS BLVD SPRINKLER SYSTEM	Account Number	9000047755
Service Description	TEMP POLE/SPRINKLERS SYSTEM	Statement Number	32351058

Previous Balance		Current Bill		Total Amount Due	
Your previous balance due	\$80.29	Your current charges for this billing period	\$80.10	Your total amount due is	\$77.08
Your total credits were	-\$83.31	Your current charges are due by	06/23/25		
Thank you for your payment!		For full detail breakdown of charges, see the reverse side. →			

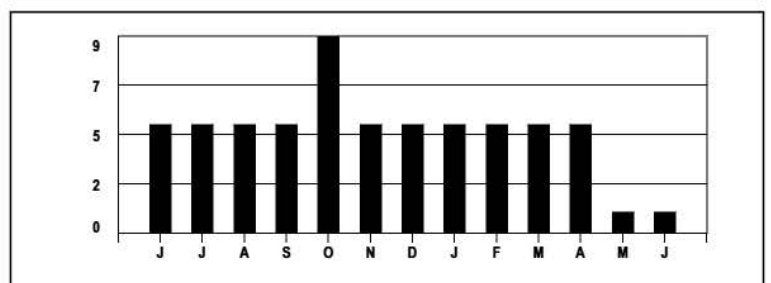
Message Center:

TO BE PAID BY BANK DRAFT

Usage Comparison	Days of Service	Total kWh	AVG kWh/Day	AVG Cost/Day
Current Billing Period	31	300	9.7	1.04
Previous Billing Period	30	303	10.1	1.08
Same Period Last Year	31	399	12.9	1.35



Usage Comparison	Days of Service	Total KW	AVG KW/Day	AVG Cost/Day
Current Billing Period	31	.869		0.00
Previous Billing Period	30	.869		0.00
Same Period Last Year	31	4.526		0.00



Billing Summary For Account Number: 9000047755

SERVICE DETAILS

RATE: B1 CYCLE: C

LOCATION: 375-02-146

DISTRICT NUMBER: 1

METER DETAILS

SERVICE	METER	LAST READ	PRESENT	MULT	KWH USE
05/01/25 to 06/01/25	143318638	3342	3642	1	300

CHARGE DETAILS

PREVIOUS BALANCE	\$80.29
THANK YOU FOR YOUR PAYMENT	-\$80.29
Interest on Deposit	-\$3.02

06/04/25 Basic Service	\$40.00
300 KWH @ .06946	\$20.84
300 DCA @ 0	
300 WPCA @ .038339	\$11.50
TOTAL ENERGY	\$72.34

Gross Receipts Tax	\$1.85
Sales Tax	\$5.91

TOTAL AMOUNT DUE \$77.08

Other Services:

Average Billing	PrePay	Surge Protection
Outdoor Lighting	Switch to Save	Cooperative Solar
Beat the Peak	Time of Use	Net Billing

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Call (850) 892-2111 or visit a member service center near you.

Auburn (Inside Auburn Water)

3097 Locke Lane; Crestview
8am-11:30am & 12 noon-4pm M-F

24 HR Kiosk Location

Baker

1351 Georgia Ave; Baker
7:30am-11am & 11:30am-4pm M-F

Bluewater Bay / Seminole

1401 Cat Mar Rd;
Bluewater Bay
7:30am-12 noon & 12:30pm-4pm M-F

24 HR Kiosk Location

DeFuniak Springs (Main Office)

655 US Highway 331 N;
DeFuniak Springs
7:30am-4pm M-F

24 HR Kiosk Location

Freeport (In City Hall)

112 US Hwy 20 W; Freeport
8am-1pm & 1:30pm-4pm M-F

24 HR Kiosk Location

Santa Rosa Beach

3906 Hwy 98 Unit #3;
Santa Rosa Beach
7:30am-1:30pm & 2pm-4pm M-F

24 HR Kiosk Location

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Account Name NATUREWALK COMMUNITY DEV DIST
Service Address 763 SANDGRASS BLVD
Service Description TEMP POLE/LIGHTING

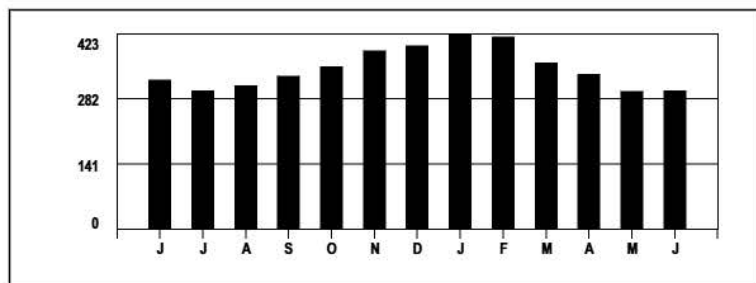
Billing Date 06/04/25
Account Number 9000051138
Statement Number 32351058

Previous Balance		Current Bill		Total Amount Due	
Your previous balance due	\$79.94	Your current charges for this billing period	\$80.35	Your total amount due is	\$80.35
Your total credits were	-\$79.94	Your current charges are due by	06/23/25		
Thank you for your payment!		For full detail breakdown of charges, see the reverse side. →			

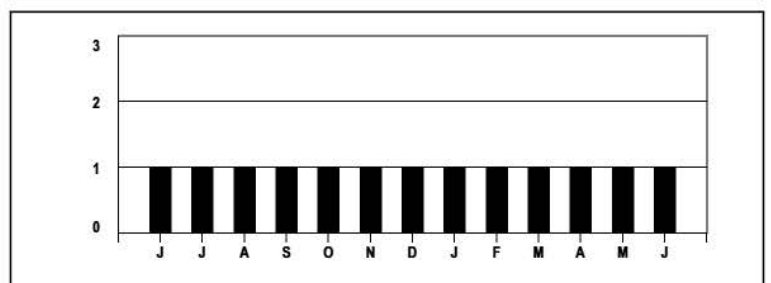
Message Center:

TO BE PAID BY BANK DRAFT

Usage Comparison	Days of Service	Total kWh	AVG kWh/Day	AVG Cost/Day
Current Billing Period	31	302	9.7	1.05
Previous Billing Period	30	300	10.0	1.07
Same Period Last Year	31	325	10.5	1.10



Usage Comparison	Days of Service	Total KW	AVG KW/Day	AVG Cost/Day
Current Billing Period	31	.943		0.00
Previous Billing Period	30	.91		0.00
Same Period Last Year	31	1.006		0.00



Billing Summary For Account Number: 9000051138**SERVICE DETAILS**

RATE: B1 CYCLE: C

LOCATION: 375-02-160

DISTRICT NUMBER: 1

METER DETAILS

SERVICE	METER	LAST READ	PRESENT	MULT	KWH USE
05/01/25 to 06/01/25	163247764	4625	4927	1	302

CHARGE DETAILS

PREVIOUS BALANCE	\$79.94
THANK YOU FOR YOUR PAYMENT	-\$79.94

06/04/25 Basic Service	\$40.00
302 KWH @ .06946	\$20.98
302 DCA @ 0	
302 WPCA @ .038339	\$11.58
TOTAL ENERGY	\$72.56

Gross Receipts Tax	\$1.86
Sales Tax	\$5.93

TOTAL AMOUNT DUE	\$80.35
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Other Services:

Average Billing	PrePay	Surge Protection
Outdoor Lighting	Switch to Save	Cooperative Solar
Beat the Peak	Time of Use	Net Billing

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Auburn (Inside Auburn Water) 3097 Locke Lane; Crestview 8am-11:30am & 12 noon-4pm M-F 24 HR Kiosk Location	Baker 1351 Georgia Ave; Baker 7:30am-11am & 11:30am-4pm M-F
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Bluewater Bay / Seminole 1401 Cat Mar Rd; Bluewater Bay 7:30am-12 noon & 12:30pm-4pm M-F 24 HR Kiosk Location	DeFuniak Springs (Main Office) 655 US Highway 331 N; DeFuniak Springs 7:30am-4pm M-F 24 HR Kiosk Location
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Freeport (In City Hall) 112 US Hwy 20 W; Freeport 8am-1pm & 1:30pm-4pm M-F 24 HR Kiosk Location	Santa Rosa Beach 3906 Hwy 98 Unit #3; Santa Rosa Beach 7:30am-1:30pm & 2pm-4pm M-F 24 HR Kiosk Location
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Account Name NATUREWALK COMMUNITY DEV DIST
Service Address 107 FLATWOODS FOREST LOOP
Service Description TEMP POLE/STREET LIGHTS

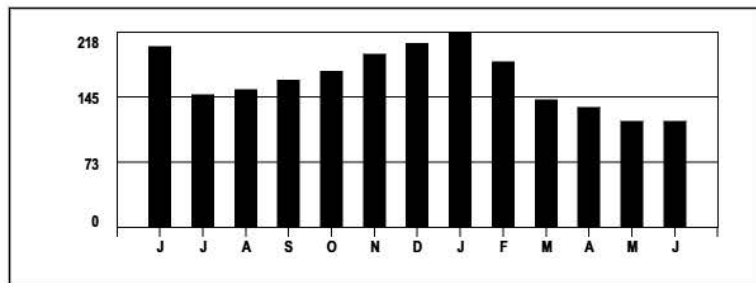
Billing Date 06/04/25
Account Number 9000074337
Statement Number 32351058

Previous Balance		Current Bill		Total Amount Due	
Your previous balance due	\$54.12	Your current charges for this billing period	\$54.18	Your total amount due is	\$54.18
Your total credits were	-\$54.12	Your current charges are due by	06/23/25		
Thank you for your payment!		For full detail breakdown of charges, see the reverse side. →			

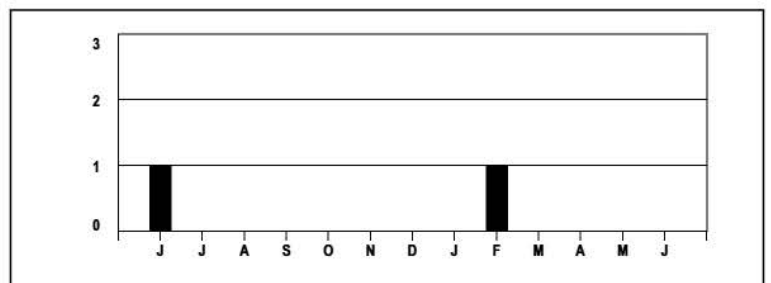
Message Center:

TO BE PAID BY BANK DRAFT

Usage Comparison	Days of Service	Total kWh	AVG kWh/Day	AVG Cost/Day
Current Billing Period	31	119	3.8	0.41
Previous Billing Period	30	119	4.0	0.43
Same Period Last Year	31	203	6.5	0.69



Usage Comparison	Days of Service	Total KW	AVG KW/Day	AVG Cost/Day
Current Billing Period	31	.302		0.00
Previous Billing Period	30	.305		0.00
Same Period Last Year	31	.55		0.00



Billing Summary For Account Number: 9000074337**SERVICE DETAILS**

RATE: B1 CYCLE: C

LOCATION: 375-02-283

DISTRICT NUMBER: 1

METER DETAILS

SERVICE	METER	LAST READ	PRESENT	MULT	KWH USE
05/01/25 to 06/01/25	163246909	2277	2396	1	119

CHARGE DETAILS

PREVIOUS BALANCE	\$54.12
THANK YOU FOR YOUR PAYMENT	-\$54.12

06/04/25 Basic Service	\$40.00
119 KWH @ .06946	\$8.27
119 DCA @ 0	
119 WPCA @ .038339	\$4.56
TOTAL ENERGY	\$52.83

Gross Receipts Tax	\$1.35
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TOTAL AMOUNT DUE	\$54.18
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Other Services:

Average Billing	PrePay	Surge Protection
Outdoor Lighting	Switch to Save	Cooperative Solar
Beat the Peak	Time of Use	Net Billing

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Bluewater Bay / Seminole 1401 Cat Mar Rd; Bluewater Bay 7:30am-12 noon & 12:30pm-4pm M-F 24 HR Kiosk Location	DeFuniak Springs (Main Office) 655 US Highway 331 N; DeFuniak Springs 7:30am-4pm M-F 24 HR Kiosk Location
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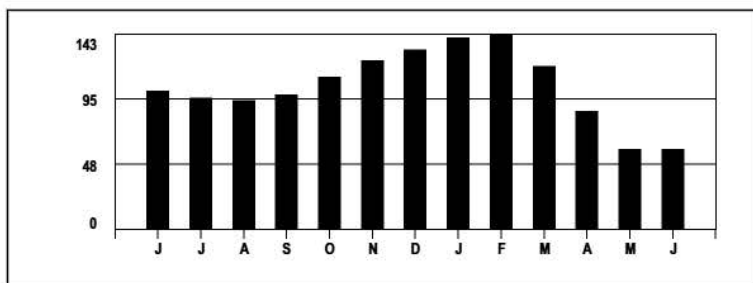
Account Name	NATUREWALK COMMUNITY DEV DIST	Billing Date	06/04/25
Service Address	694 FLATWOODS FOREST LOOP	Account Number	9000074339
Service Description	TEMP POLE/STREET LIGHTS	Statement Number	32351058

Previous Balance		Current Bill		Total Amount Due	
Your previous balance due	\$47.52	Your current charges for this billing period	\$47.55	Your total amount due is	\$47.55
Your total credits were	-\$47.52	Your current charges are due by	06/23/25		
Thank you for your payment!		For full detail breakdown of charges, see the reverse side. →			

Message Center:

TO BE PAID BY BANK DRAFT

Usage Comparison	Days of Service	Total kWh	AVG kWh/Day	AVG Cost/Day
Current Billing Period	31	59	1.9	0.21
Previous Billing Period	30	59	2.0	0.21
Same Period Last Year	31	102	3.3	0.35



Billing Summary For Account Number: 9000074339

SERVICE DETAILS

RATE: B1 CYCLE: C

LOCATION: 375-02-282

DISTRICT NUMBER: 1

METER DETAILS

SERVICE	METER	LAST READ	PRESENT	MULT	KWH USE
05/01/25 to 06/01/25	163246888	1359	1418	1	59

CHARGE DETAILS

PREVIOUS BALANCE	\$47.52
THANK YOU FOR YOUR PAYMENT	-\$47.52

06/04/25 Basic Service	\$40.00
59 KWH @ .06946	\$4.10
59 DCA @ 0	
59 WPCA @ .038339	\$2.26
TOTAL ENERGY	\$46.36

Gross Receipts Tax	\$1.19
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TOTAL AMOUNT DUE	\$47.55
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Other Services:

Average Billing	PrePay	Surge Protection
Outdoor Lighting	Switch to Save	Cooperative Solar
Beat the Peak	Time of Use	Net Billing

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Auburn (Inside Auburn Water) 3097 Locke Lane; Crestview 8am-11:30am & 12 noon-4pm M-F 24 HR Kiosk Location	Baker 1351 Georgia Ave; Baker 7:30am-11am & 11:30am-4pm M-F
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Bluewater Bay / Seminole 1401 Cat Mar Rd; Bluewater Bay 7:30am-12 noon & 12:30pm-4pm M-F 24 HR Kiosk Location	DeFuniak Springs (Main Office) 655 US Highway 331 N; DeFuniak Springs 7:30am-4pm M-F 24 HR Kiosk Location
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Account Name NATUREWALK COMMUNITY DEV DIST
Service Address 127 SANDGRASS BLVD
Service Description

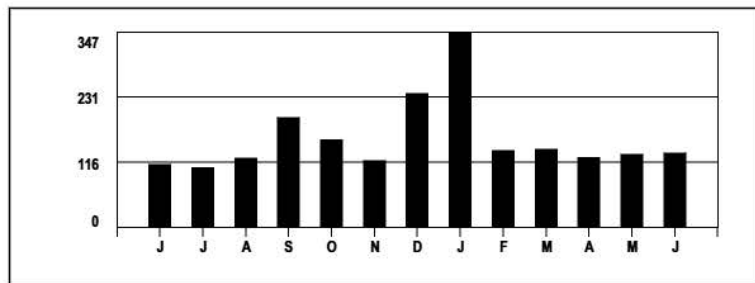
Billing Date 06/04/25
Account Number 9000083697
Statement Number 32351058

Previous Balance		Current Bill		Total Amount Due	
Your previous balance due	\$59.87	Your current charges for this billing period	\$60.17	Your total amount due is	\$60.17
Your total credits were	-\$59.87	Your current charges are due by	06/23/25		
Thank you for your payment!		For full detail breakdown of charges, see the reverse side. →			

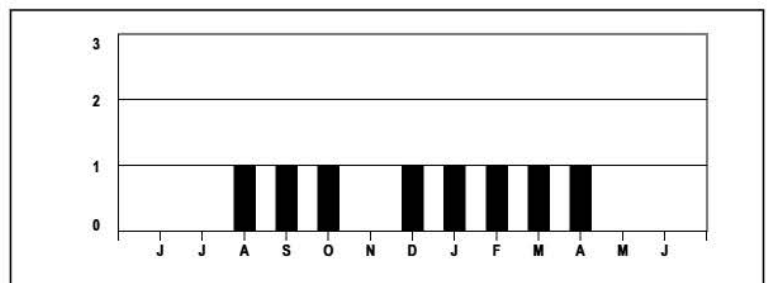
Message Center:

TO BE PAID BY BANK DRAFT

Usage Comparison	Days of Service	Total kWh	AVG kWh/Day	AVG Cost/Day
Current Billing Period	31	133	4.3	0.46
Previous Billing Period	30	131	4.4	0.47
Same Period Last Year	31	113	3.6	0.38



Usage Comparison	Days of Service	Total KW	AVG KW/Day	AVG Cost/Day
Current Billing Period	31	.331		0.00
Previous Billing Period	30	.334		0.00
Same Period Last Year	31	.264		0.00



Billing Summary For Account Number: 9000083697**SERVICE DETAILS**

RATE: B1 CYCLE: C

LOCATION: 375-02-327

DISTRICT NUMBER: 3

METER DETAILS

SERVICE	METER	LAST READ	PRESENT	MULT	KWH USE
05/01/25 to 06/01/25	165576838	1995	2128	1	133

CHARGE DETAILS

PREVIOUS BALANCE	\$59.87
THANK YOU FOR YOUR PAYMENT	-\$59.87

06/04/25 Basic Service	\$40.00
133 KWH @ .06946	\$9.24
133 DCA @ 0	
133 WPCA @ .038339	\$5.10
TOTAL ENERGY	\$54.34

Gross Receipts Tax	\$1.39
Sales Tax	\$4.44

TOTAL AMOUNT DUE	\$60.17
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Other Services:

Average Billing	PrePay	Surge Protection
Outdoor Lighting	Switch to Save	Cooperative Solar
Beat the Peak	Time of Use	Net Billing

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Account Name NATUREWALK COMMUNITY DEV DIST
Service Address 30 FLATWOODS FOREST LOOP
Service Description TEMP POLE/ STREET LIGHTING

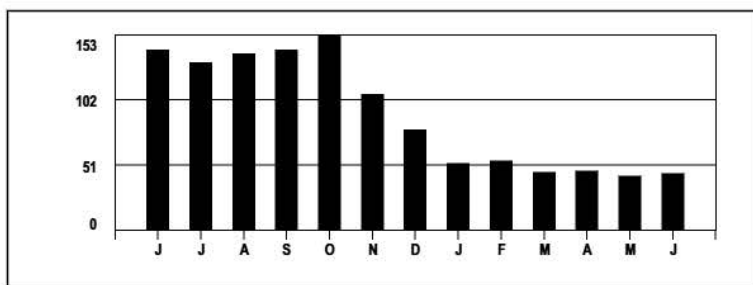
Billing Date 06/04/25
Account Number 9000083723
Statement Number 32351058

Previous Balance		Current Bill		Total Amount Due	
Your previous balance due	\$49.38	Your current charges for this billing period	\$49.69	Your total amount due is	\$49.69
Your total credits were	-\$49.38	Your current charges are due by	06/23/25		
Thank you for your payment!		For full detail breakdown of charges, see the reverse side. →			

Message Center:

TO BE PAID BY BANK DRAFT

Usage Comparison	Days of Service	Total kWh	AVG kWh/Day	AVG Cost/Day
Current Billing Period	31	45	1.5	0.16
Previous Billing Period	30	43	1.4	0.15
Same Period Last Year	31	142	4.6	0.48



Billing Summary For Account Number: 9000083723**SERVICE DETAILS**

RATE: B1 CYCLE: C

LOCATION: 375-03-017

DISTRICT NUMBER: 1

METER DETAILS

SERVICE	METER	LAST READ	PRESENT	MULT	KWH USE
05/01/25 to 06/01/25	163246876	1208	1253	1	45

CHARGE DETAILS

PREVIOUS BALANCE	\$49.38
THANK YOU FOR YOUR PAYMENT	-\$49.38

06/04/25 Basic Service	\$40.00
45 KWH @ .06946	\$3.13
45 DCA @ 0	
45 WPCA @ .038339	\$1.73
TOTAL ENERGY	\$44.86

Gross Receipts Tax	\$1.15
Sales Tax	\$3.68

TOTAL AMOUNT DUE	\$49.69
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Other Services:

Average Billing	PrePay	Surge Protection
Outdoor Lighting	Switch to Save	Cooperative Solar
Beat the Peak	Time of Use	Net Billing

PAYMENTS MADE EASY:

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Auburn (Inside Auburn Water) 3097 Locke Lane; Crestview 8am-11:30am & 12 noon-4pm M-F 24 HR Kiosk Location	Baker 1351 Georgia Ave; Baker 7:30am-11am & 11:30am-4pm M-F
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Bluewater Bay / Seminole 1401 Cat Mar Rd; Bluewater Bay 7:30am-12 noon & 12:30pm-4pm M-F 24 HR Kiosk Location	DeFuniak Springs (Main Office) 655 US Highway 331 N; DeFuniak Springs 7:30am-4pm M-F 24 HR Kiosk Location
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Freeport (In City Hall) 112 US Hwy 20 W; Freeport 8am-1pm & 1:30pm-4pm M-F 24 HR Kiosk Location	Santa Rosa Beach 3906 Hwy 98 Unit #3; Santa Rosa Beach 7:30am-1:30pm & 2pm-4pm M-F 24 HR Kiosk Location
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Account Name NATUREWALK COMMUNITY DEV DIST
Service Address 393 FLATWOODS FOREST LOOP
Service Description LIFTSTATION

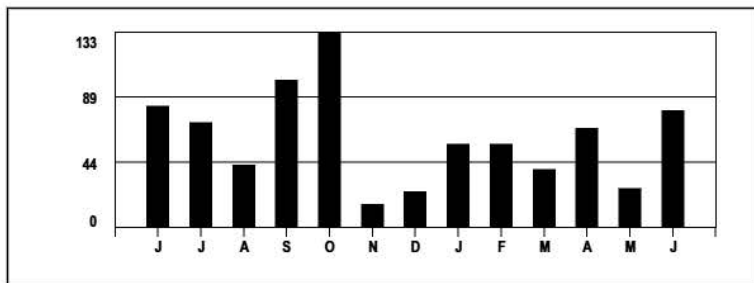
Billing Date 06/04/25
Account Number 9000085306
Statement Number 32351058

Previous Balance		Current Bill		Total Amount Due	
Your previous balance due	\$62.46	Your current charges for this billing period	\$68.80	Your total amount due is	\$68.80
Your total credits were	-\$62.46	Your current charges are due by	06/23/25		
Thank you for your payment!		For full detail breakdown of charges, see the reverse side. →			

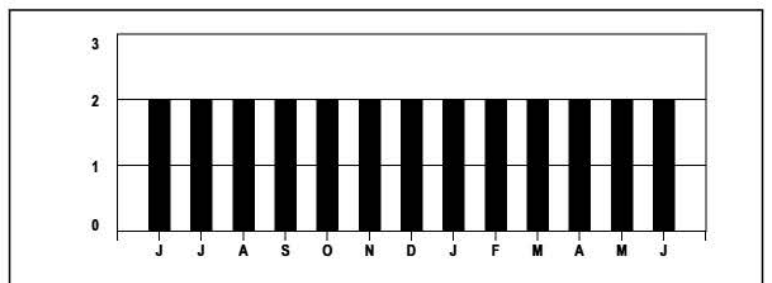
Message Center:

TO BE PAID BY BANK DRAFT

Usage Comparison	Days of Service	Total kWh	AVG kWh/Day	AVG Cost/Day
Current Billing Period	31	80	2.6	0.28
Previous Billing Period	30	27	0.9	0.10
Same Period Last Year	31	83	2.7	0.28



Usage Comparison	Days of Service	Total KW	AVG KW/Day	AVG Cost/Day
Current Billing Period	31	1.562		0.00
Previous Billing Period	30	1.548		0.00
Same Period Last Year	31	1.57		0.00



Billing Summary For Account Number: 9000085306**SERVICE DETAILS**

RATE: B3 CYCLE: C

LOCATION: 355-22-071

DISTRICT NUMBER: 3

METER DETAILS

SERVICE	METER	LAST READ	PRESENT	MULT	KWH USE
05/01/25 to 06/01/25	144326258	4927	5007	1	80

CHARGE DETAILS

PREVIOUS BALANCE	\$62.46
THANK YOU FOR YOUR PAYMENT	-\$62.46

06/04/25 Basic Service	\$53.50
80 KWH @ .06946	\$5.56
80 DCA @ 0	
80 WPCA @ .038339	\$3.07
TOTAL ENERGY	\$62.13

Gross Receipts Tax	\$1.59
Sales Tax	\$5.08

TOTAL AMOUNT DUE	\$68.80
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Other Services:

Average Billing	PrePay	Surge Protection
Outdoor Lighting	Switch to Save	Cooperative Solar
Beat the Peak	Time of Use	Net Billing

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Auburn (Inside Auburn Water) 3097 Locke Lane; Crestview 8am-11:30am & 12 noon-4pm M-F 24 HR Kiosk Location	Baker 1351 Georgia Ave; Baker 7:30am-11am & 11:30am-4pm M-F
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Bluewater Bay / Seminole 1401 Cat Mar Rd; Bluewater Bay 7:30am-12 noon & 12:30pm-4pm M-F 24 HR Kiosk Location	DeFuniak Springs (Main Office) 655 US Highway 331 N; DeFuniak Springs 7:30am-4pm M-F 24 HR Kiosk Location
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Freeport (In City Hall) 112 US Hwy 20 W; Freeport 8am-1pm & 1:30pm-4pm M-F 24 HR Kiosk Location	Santa Rosa Beach 3906 Hwy 98 Unit #3; Santa Rosa Beach 7:30am-1:30pm & 2pm-4pm M-F 24 HR Kiosk Location
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Account Name NATUREWALK COMMUNITY DEV DIST
Service Address 221 FLATWOODS FOREST LOOP
Service Description TEMP POLE/ STREET LIGHT

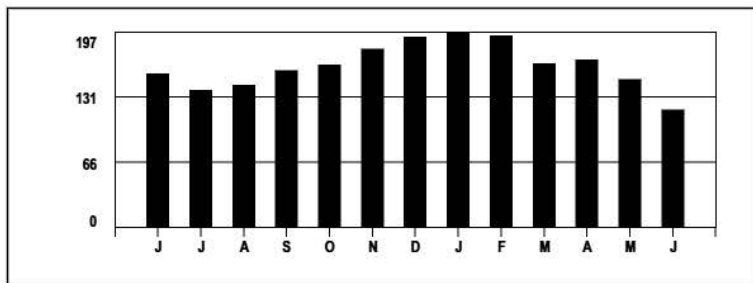
Billing Date 06/04/25
Account Number 9000093468
Statement Number 32351058

Previous Balance		Current Bill		Total Amount Due	
Your previous balance due	\$62.12	Your current charges for this billing period	\$58.50	Your total amount due is	\$58.50
Your total credits were	-\$62.12	Your current charges are due by	06/23/25		
Thank you for your payment!		For full detail breakdown of charges, see the reverse side. →			

Message Center:

TO BE PAID BY BANK DRAFT

Usage Comparison	Days of Service	Total kWh	AVG kWh/Day	AVG Cost/Day
Current Billing Period	31	119	3.8	0.41
Previous Billing Period	30	150	5.0	0.54
Same Period Last Year	31	156	5.0	0.53



Billing Summary For Account Number: 9000093468

SERVICE DETAILS

RATE: B1 CYCLE: C

LOCATION: 355-22-097

DISTRICT NUMBER: 3

METER DETAILS

SERVICE	METER	LAST READ	PRESENT	MULT	KWH USE
05/01/25 to 06/01/25	163246777	2187	2306	1	119

CHARGE DETAILS

PREVIOUS BALANCE	\$62.12
THANK YOU FOR YOUR PAYMENT	-\$62.12

06/04/25 Basic Service	\$40.00
119 KWH @ .06946	\$8.27
119 DCA @ 0	
119 WPCA @ .038339	\$4.56
TOTAL ENERGY	\$52.83

Gross Receipts Tax	\$1.35
Sales Tax	\$4.32

TOTAL AMOUNT DUE	\$58.50
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Other Services:

Average Billing	PrePay	Surge Protection
Outdoor Lighting	Switch to Save	Cooperative Solar
Beat the Peak	Time of Use	Net Billing

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Auburn (Inside Auburn Water) 3097 Locke Lane; Crestview 8am-11:30am & 12 noon-4pm M-F 24 HR Kiosk Location	Baker 1351 Georgia Ave; Baker 7:30am-11am & 11:30am-4pm M-F
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Bluewater Bay / Seminole 1401 Cat Mar Rd; Bluewater Bay 7:30am-12 noon & 12:30pm-4pm M-F 24 HR Kiosk Location	DeFuniak Springs (Main Office) 655 US Highway 331 N; DeFuniak Springs 7:30am-4pm M-F 24 HR Kiosk Location
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Freeport (In City Hall) 112 US Hwy 20 W; Freeport 8am-1pm & 1:30pm-4pm M-F 24 HR Kiosk Location	Santa Rosa Beach 3906 Hwy 98 Unit #3; Santa Rosa Beach 7:30am-1:30pm & 2pm-4pm M-F 24 HR Kiosk Location
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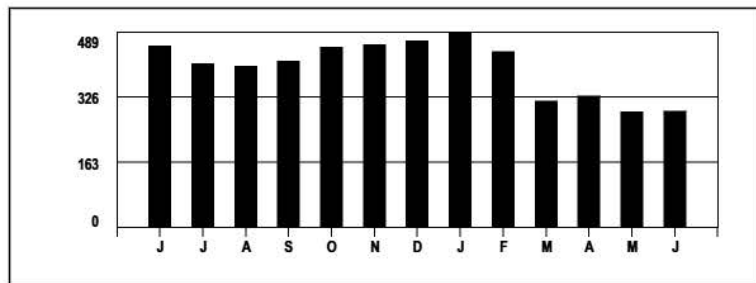
Account Name	NATUREWALK COMMUNITY DEV DIST	Billing Date	06/04/25
Service Address	10 FLATWOODS FOREST LOOP	Account Number	9000102896
Service Description	TEMP POLE/STEET LIGHTING	Statement Number	32351058

Previous Balance		Current Bill		Total Amount Due	
Your previous balance due	\$73.14	Your current charges for this billing period	\$73.41	Your total amount due is	\$73.41
Your total credits were	-\$73.14	Your current charges are due by	06/23/25		
Thank you for your payment!		For full detail breakdown of charges, see the reverse side. →			

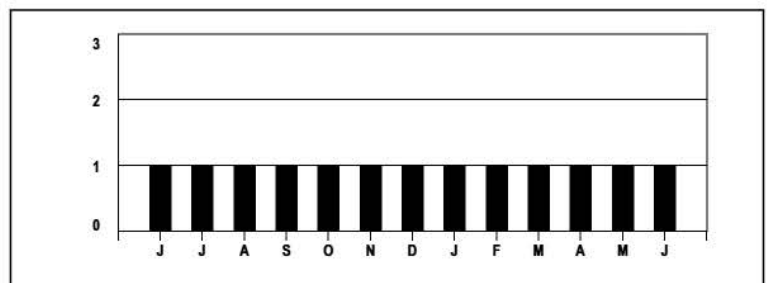
Message Center:

TO BE PAID BY BANK DRAFT

Usage Comparison	Days of Service	Total kWh	AVG kWh/Day	AVG Cost/Day
Current Billing Period	31	293	9.5	1.02
Previous Billing Period	30	292	9.7	1.04
Same Period Last Year	31	457	14.7	1.55



Usage Comparison	Days of Service	Total KW	AVG KW/Day	AVG Cost/Day
Current Billing Period	31	.835		0.00
Previous Billing Period	30	.84		0.00
Same Period Last Year	31	1.303		0.00



Billing Summary For Account Number: 9000102896**SERVICE DETAILS**

RATE: B1 CYCLE: C

LOCATION: 355-22-140

DISTRICT NUMBER: 3

METER DETAILS

SERVICE	METER	LAST READ	PRESENT	MULT	KWH USE
05/01/25 to 06/01/25	163247439	5457	5750	1	293

CHARGE DETAILS

PREVIOUS BALANCE	\$73.14
THANK YOU FOR YOUR PAYMENT	-\$73.14

06/04/25 Basic Service	\$40.00
293 KWH @ .06946	\$20.35
293 DCA @ 0	
293 WPCA @ .038339	\$11.23
TOTAL ENERGY	\$71.58

Gross Receipts Tax	\$1.83
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TOTAL AMOUNT DUE	\$73.41
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Other Services:

Average Billing	PrePay	Surge Protection
Outdoor Lighting	Switch to Save	Cooperative Solar
Beat the Peak	Time of Use	Net Billing

PAYMENTS MADE EASY:

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Auburn (Inside Auburn Water) 3097 Locke Lane; Crestview 8am-11:30am & 12 noon-4pm M-F 24 HR Kiosk Location	Baker 1351 Georgia Ave; Baker 7:30am-11am & 11:30am-4pm M-F
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Bluewater Bay / Seminole 1401 Cat Mar Rd; Bluewater Bay 7:30am-12 noon & 12:30pm-4pm M-F 24 HR Kiosk Location	DeFuniak Springs (Main Office) 655 US Highway 331 N; DeFuniak Springs 7:30am-4pm M-F 24 HR Kiosk Location
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Account Name NATUREWALK COMMUNITY DEV DIST
Service Address 1077 SANDGRASS BLVD
Service Description TEMP POLE FOR POND PUMP

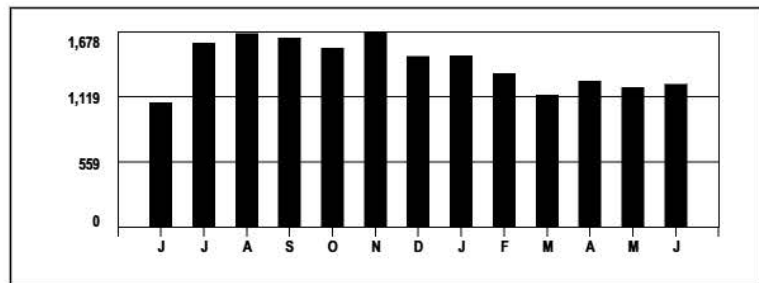
Billing Date 06/04/25
Account Number 9000113974
Statement Number 32351058

Previous Balance		Current Bill		Total Amount Due	
Your previous balance due	\$187.39	Your current charges for this billing period	\$191.58	Your total amount due is	\$191.58
Your total credits were	-\$187.39	Your current charges are due by	06/23/25		
Thank you for your payment!		For full detail breakdown of charges, see the reverse side. →			

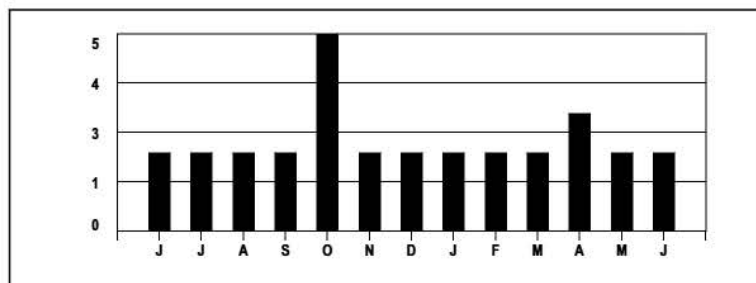
Message Center:

TO BE PAID BY BANK DRAFT

Usage Comparison	Days of Service	Total kWh	AVG kWh/Day	AVG Cost/Day
Current Billing Period	31	1234	39.8	4.29
Previous Billing Period	30	1205	40.2	4.31
Same Period Last Year	31	1075	34.7	3.64



Usage Comparison	Days of Service	Total KW	AVG KW/Day	AVG Cost/Day
Current Billing Period	31	2.364		0.00
Previous Billing Period	30	2.424		0.00
Same Period Last Year	31	2.345		0.00



Billing Summary For Account Number: 9000113974**SERVICE DETAILS**

RATE: B1 CYCLE: C

LOCATION: 375-03-019

DISTRICT NUMBER: 1

METER DETAILS

SERVICE	METER	LAST READ	PRESENT	MULT	KWH USE
05/01/25 to 06/01/25	143318669	10296	11530	1	1234

CHARGE DETAILS

PREVIOUS BALANCE	\$187.39
THANK YOU FOR YOUR PAYMENT	-\$187.39

06/04/25 Basic Service	\$40.00
1234 KWH @ .06946	\$85.72
1234 DCA @ 0	
1234 WPCA @ .038339	\$47.31
TOTAL ENERGY	\$173.03

Gross Receipts Tax	\$4.43
Sales Tax	\$14.12

TOTAL AMOUNT DUE	\$191.58
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Other Services:

Average Billing	PrePay	Surge Protection
Outdoor Lighting	Switch to Save	Cooperative Solar
Beat the Peak	Time of Use	Net Billing

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Account Name NATUREWALK COMMUNITY DEV DIST
Service Address 1140 SANDGRASS BLVD
Service Description TEMP POLE/WELL

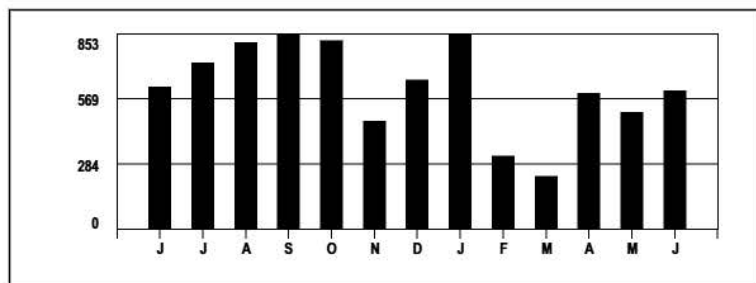
Billing Date 06/04/25
Account Number 9000119022
Statement Number 32351058

Previous Balance		Current Bill		Total Amount Due	
Your previous balance due	\$105.33	Your current charges for this billing period	\$116.76	Your total amount due is	\$116.76
Your total credits were	-\$105.33	Your current charges are due by	06/23/25		
Thank you for your payment!		For full detail breakdown of charges, see the reverse side. →			

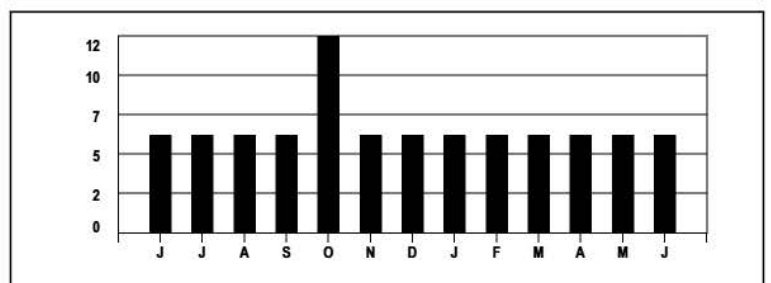
Message Center:

TO BE PAID BY BANK DRAFT

Usage Comparison	Days of Service	Total kWh	AVG kWh/Day	AVG Cost/Day
Current Billing Period	31	607	19.6	2.11
Previous Billing Period	30	514	17.1	1.84
Same Period Last Year	31	624	20.1	2.11



Usage Comparison	Days of Service	Total KW	AVG KW/Day	AVG Cost/Day
Current Billing Period	31	5.762		0.00
Previous Billing Period	30	5.774		0.00
Same Period Last Year	31	5.863		0.00



Billing Summary For Account Number: 9000119022

SERVICE DETAILS

RATE: B1 CYCLE: C

LOCATION: 355-23-012

DISTRICT NUMBER: 3

METER DETAILS

SERVICE	METER	LAST READ	PRESENT	MULT	KWH USE
05/01/25 to 06/01/25	147883003	4049	4656	1	607

CHARGE DETAILS

PREVIOUS BALANCE	\$105.33
THANK YOU FOR YOUR PAYMENT	-\$105.33

06/04/25 Basic Service	\$40.00
607 KWH @ .06946	\$42.17
607 DCA @ 0	
607 WPCA @ .038339	\$23.27
TOTAL ENERGY	\$105.44

Gross Receipts Tax	\$2.70
Sales Tax	\$8.62

TOTAL AMOUNT DUE	\$116.76
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Other Services:

Average Billing	PrePay	Surge Protection
Outdoor Lighting	Switch to Save	Cooperative Solar
Beat the Peak	Time of Use	Net Billing

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8am-11:30am & 12 noon-4pm M-F
24 HR Kiosk Location

Baker
1351 Georgia Ave; Baker
7:30am-11am & 11:30am-4pm M-F

Bluewater Bay / Seminole
1401 Cat Mar Rd;
Bluewater Bay
7:30am-12 noon & 12:30pm-4pm M-F
24 HR Kiosk Location

DeFuniak Springs (Main Office)
655 US Highway 331 N;
DeFuniak Springs
7:30am-4pm M-F
24 HR Kiosk Location

Freeport (In City Hall)
112 US Hwy 20 W; Freeport
8am-1pm & 1:30pm-4pm M-F
24 HR Kiosk Location

Santa Rosa Beach
3906 Hwy 98 Unit #3;
Santa Rosa Beach
7:30am-1:30pm & 2pm-4pm M-F
24 HR Kiosk Location

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Toll Free: (800) 342-0990

Regular Business Hours
Monday - Friday
7:30 a.m. - 4:00 p.m.

www.chelco.com



Owned By Those We Serve

Account Name NATUREWALK COMMUNITY DEV DIST
Service Address 14 PRAIRIE PASS
Service Description TEMP POLE/STREET LIGHTING

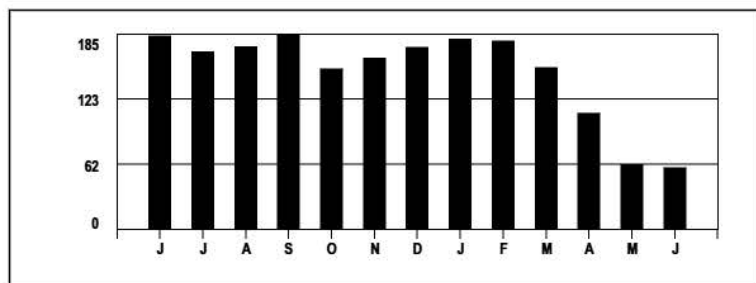
Billing Date 06/04/25
Account Number 9000119048
Statement Number 32351058

Previous Balance		Current Bill		Total Amount Due	
Your previous balance due	\$51.67	Your current charges for this billing period	\$51.34	Your total amount due is	\$51.34
Your total credits were	-\$51.67	Your current charges are due by	06/23/25		
Thank you for your payment!		For full detail breakdown of charges, see the reverse side. →			

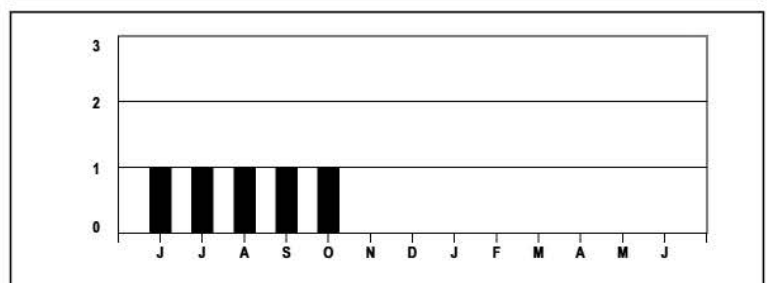
Message Center:

TO BE PAID BY BANK DRAFT

Usage Comparison	Days of Service	Total kWh	AVG kWh/Day	AVG Cost/Day
Current Billing Period	31	59	1.9	0.21
Previous Billing Period	30	62	2.1	0.22
Same Period Last Year	31	184	5.9	0.62



Usage Comparison	Days of Service	Total KW	AVG KW/Day	AVG Cost/Day
Current Billing Period	31	.185		0.00
Previous Billing Period	30	.271		0.00
Same Period Last Year	31	.506		0.00



Billing Summary For Account Number: 9000119048

SERVICE DETAILS

RATE: B1 CYCLE: C

LOCATION: 355-23-011

DISTRICT NUMBER: 3

METER DETAILS

SERVICE	METER	LAST READ	PRESENT	MULT	KWH USE
05/01/25 to 06/01/25	162280006	2092	2151	1	59

CHARGE DETAILS

PREVIOUS BALANCE	\$51.67
THANK YOU FOR YOUR PAYMENT	-\$51.67

06/04/25 Basic Service	\$40.00
59 KWH @ .06946	\$4.10
59 DCA @ 0	
59 WPCA @ .038339	\$2.26
TOTAL ENERGY	\$46.36

Gross Receipts Tax	\$1.19
Sales Tax	\$3.79

TOTAL AMOUNT DUE	\$51.34
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Other Services:

Average Billing	PrePay	Surge Protection
Outdoor Lighting	Switch to Save	Cooperative Solar
Beat the Peak	Time of Use	Net Billing

PAYMENTS MADE EASY:

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Call (850) 892-2111 or visit a member service center near you.

Auburn (Inside Auburn Water) 3097 Locke Lane; Crestview 8am-11:30am & 12 noon-4pm M-F 24 HR Kiosk Location	Baker 1351 Georgia Ave; Baker 7:30am-11am & 11:30am-4pm M-F
---	--

Bluewater Bay / Seminole 1401 Cat Mar Rd; Bluewater Bay 7:30am-12 noon & 12:30pm-4pm M-F 24 HR Kiosk Location	DeFuniak Springs (Main Office) 655 US Highway 331 N; DeFuniak Springs 7:30am-4pm M-F 24 HR Kiosk Location
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Freeport (In City Hall) 112 US Hwy 20 W; Freeport 8am-1pm & 1:30pm-4pm M-F 24 HR Kiosk Location	Santa Rosa Beach 3906 Hwy 98 Unit #3; Santa Rosa Beach 7:30am-1:30pm & 2pm-4pm M-F 24 HR Kiosk Location
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Account Name NATUREWALK COMMUNITY DEV DIST
Service Address 140 PRAIRIE PASS
Service Description TEMP POLE/STREET LIGHTING

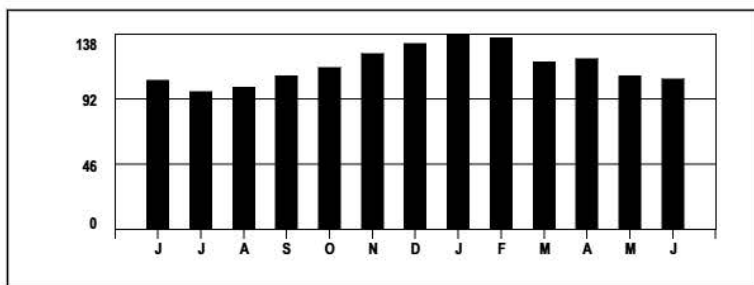
Billing Date 06/04/25
Account Number 9000119050
Statement Number 32351058

Previous Balance		Current Bill		Total Amount Due	
Your previous balance due	\$57.24	Your current charges for this billing period	\$57.07	Your total amount due is	\$57.07
Your total credits were	-\$57.24	Your current charges are due by	06/23/25		
Thank you for your payment!		For full detail breakdown of charges, see the reverse side. →			

Message Center:

TO BE PAID BY BANK DRAFT

Usage Comparison	Days of Service	Total kWh	AVG kWh/Day	AVG Cost/Day
Current Billing Period	31	107	3.5	0.37
Previous Billing Period	30	109	3.6	0.39
Same Period Last Year	31	106	3.4	0.36



Billing Summary For Account Number: 9000119050

SERVICE DETAILS

RATE: B1 CYCLE: C

LOCATION: 355-23-015

DISTRICT NUMBER: 3

METER DETAILS

SERVICE	METER	LAST READ	PRESENT	MULT	KWH USE
05/01/25 to 06/01/25	162280004	1530	1637	1	107

CHARGE DETAILS

PREVIOUS BALANCE	\$57.24
THANK YOU FOR YOUR PAYMENT	-\$57.24

06/04/25 Basic Service	\$40.00
107 KWH @ .06946	\$7.44
107 DCA @ 0	
107 WPCA @ .038339	\$4.10
TOTAL ENERGY	\$51.54

Gross Receipts Tax	\$1.32
Sales Tax	\$4.21

TOTAL AMOUNT DUE	\$57.07
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Other Services:

Average Billing	PrePay	Surge Protection
Outdoor Lighting	Switch to Save	Cooperative Solar
Beat the Peak	Time of Use	Net Billing

PAYMENTS MADE EASY:

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Auburn (Inside Auburn Water) 3097 Locke Lane; Crestview 8am-11:30am & 12 noon-4pm M-F 24 HR Kiosk Location	Baker 1351 Georgia Ave; Baker 7:30am-11am & 11:30am-4pm M-F
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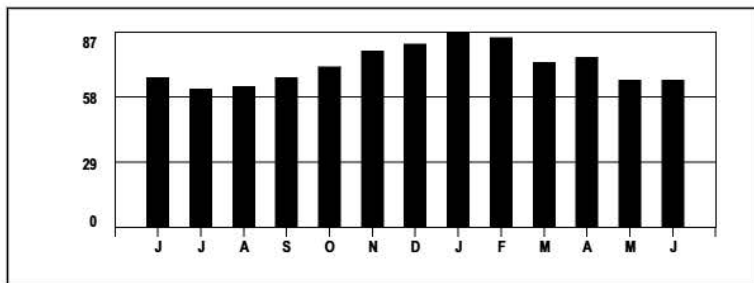
Account Name	NATUREWALK COMMUNITY DEV DIST	Billing Date	06/04/25
Service Address	276 PRAIRIE PASS	Account Number	9000119056
Service Description	TEMP POLE/STREET LIGHTING	Statement Number	32351058

Previous Balance		Current Bill		Total Amount Due	
Your previous balance due	\$52.14	Your current charges for this billing period	\$52.18	Your total amount due is	\$52.18
Your total credits were	-\$52.14	Your current charges are due by	06/23/25		
Thank you for your payment!		For full detail breakdown of charges, see the reverse side. →			

Message Center:

TO BE PAID BY BANK DRAFT

Usage Comparison	Days of Service	Total kWh	AVG kWh/Day	AVG Cost/Day
Current Billing Period	31	66	2.1	0.23
Previous Billing Period	30	66	2.2	0.24
Same Period Last Year	31	67	2.2	0.23



Billing Summary For Account Number: 9000119056

SERVICE DETAILS

RATE: B1 CYCLE: C

LOCATION: 355-23-014

DISTRICT NUMBER: 3

METER DETAILS

SERVICE	METER	LAST READ	PRESENT	MULT	KWH USE
05/01/25 to 06/01/25	163247487	955	1021	1	66

CHARGE DETAILS

PREVIOUS BALANCE	\$52.14
THANK YOU FOR YOUR PAYMENT	-\$52.14

06/04/25 Basic Service	\$40.00
66 KWH @ .06946	\$4.58
66 DCA @ 0	
66 WPCA @ .038339	\$2.53
TOTAL ENERGY	\$47.11

Gross Receipts Tax	\$1.21
Sales Tax	\$3.86

TOTAL AMOUNT DUE	\$52.18
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Other Services:

Average Billing	PrePay	Surge Protection
Outdoor Lighting	Switch to Save	Cooperative Solar
Beat the Peak	Time of Use	Net Billing

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Account Name NATUREWALK COMMUNITY DEV DIST
Service Address 1059 SANDGRASS BLVD
Service Description LIGHTING

Billing Date 06/04/25
Account Number 9000132820
Statement Number 32351058

Previous Balance		Current Bill		Total Amount Due	
Your previous balance due	\$45.00	Your current charges for this billing period	\$45.00	Your total amount due is	\$45.00
Your total credits were	-\$45.00	Your current charges are due by	06/23/25		
Thank you for your payment!		For full detail breakdown of charges, see the reverse side. →			

Message Center:

TO BE PAID BY BANK DRAFT



Billing Summary For Account Number: 9000132820

SERVICE DETAILS

RATE: B1 CYCLE: C

LOCATION: 375-03-020

DISTRICT NUMBER: 1

METER DETAILS

SERVICE	METER	LAST READ	PRESENT	MULT	KWH USE
05/01/25 to 06/01/25	163246878	0	0	1	0

CHARGE DETAILS

PREVIOUS BALANCE	\$45.00
THANK YOU FOR YOUR PAYMENT	-\$45.00

06/04/25 Basic Service	\$40.00
0 DCA @ 0	

TOTAL ENERGY	\$40.00
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06/04/25 Operation Roundup Contribution	\$0.69
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Gross Receipts Tax	\$1.03
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Sales Tax	\$3.28
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TOTAL AMOUNT DUE	\$45.00
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Other Services:

Average Billing
Outdoor Lighting
Beat the Peak

PrePay
Switch to Save
Time of Use

Surge Protection
Cooperative Solar
Net Billing

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24 HR Kiosk Location

Baker
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7:30am-11am & 11:30am-4pm M-F

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7:30am-12 noon & 12:30pm-4pm M-F
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Account Name NATUREWALK COMMUNITY DEV DIST
Service Address 554 FLATWOODS FOREST LOOP
Service Description IRRIGATION NEAR RETENTION POND

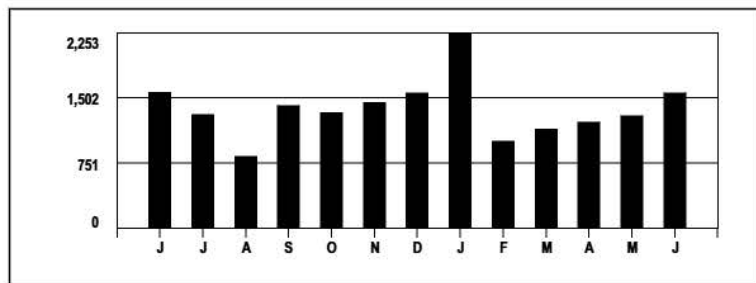
Billing Date 06/04/25
Account Number 9000143124
Statement Number 32351058

Previous Balance		Current Bill		Total Amount Due	
Your previous balance due	\$199.37	Your current charges for this billing period	\$231.45	Your total amount due is	\$231.45
Your total credits were	-\$199.37	Your current charges are due by	06/23/25		
Thank you for your payment!		For full detail breakdown of charges, see the reverse side. →			

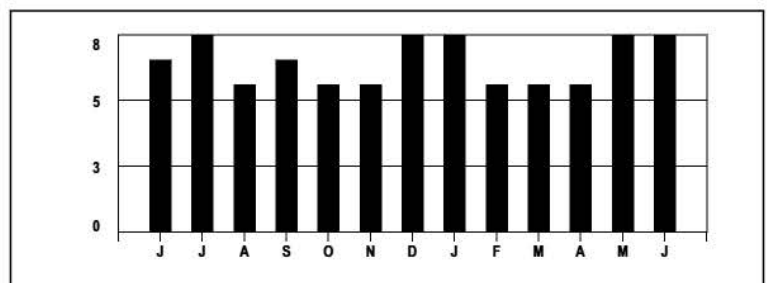
Message Center:

TO BE PAID BY BANK DRAFT

Usage Comparison	Days of Service	Total kWh	AVG kWh/Day	AVG Cost/Day
Current Billing Period	31	1568	50.6	5.45
Previous Billing Period	30	1306	43.5	4.67
Same Period Last Year	31	1574	50.8	5.33



Usage Comparison	Days of Service	Total KW	AVG KW/Day	AVG Cost/Day
Current Billing Period	31	7.877		0.00
Previous Billing Period	30	7.51		0.00
Same Period Last Year	31	7.495		0.00



Billing Summary For Account Number: 9000143124

SERVICE DETAILS

RATE: B1 CYCLE: C

LOCATION: 355-22-059

DISTRICT NUMBER: 3

METER DETAILS

SERVICE	METER	LAST READ	PRESENT	MULT	KWH USE
05/01/25 to 06/01/25	163247162	18224	19792	1	1568

CHARGE DETAILS

PREVIOUS BALANCE	\$199.37
THANK YOU FOR YOUR PAYMENT	-\$199.37

06/04/25 Basic Service	\$40.00
1568 KWH @ .06946	\$108.91
1568 DCA @ 0	
1568 WPCA @ .038339	\$60.12
TOTAL ENERGY	\$209.03

Gross Receipts Tax	\$5.36
Sales Tax	\$17.06

TOTAL AMOUNT DUE	\$231.45
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Other Services:

Average Billing
Outdoor Lighting
Beat the Peak

PrePay
Switch to Save
Time of Use

Surge Protection
Cooperative Solar
Net Billing

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NatureWalk CDD
Meeting Date: June 5, 2025

SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Jonette Coram	☒
Mike Duffey	☒
Mike Grubbs	☒
Danell Head	☒
Skylar Lee	☐

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

RECEIVED
06/11/25

EXTENDED MEETING TIMECARD

Meeting Start Time:	12:05pm
Meeting End Time:	
Total Meeting Time:	

Time Over (3) Hours:	
----------------------	--

Total at \$ 175.00 per Hour:	
------------------------------	--

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature: Haley Bailey



ACCOUNT NAME		ACCOUNT #	INV DATE
Naturewalk Community Dev		536208	06/01/2025
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007143857	May 1- May 31, 2025	\$151.45	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$304.90	

BILLING ACCOUNT NAME AND ADDRESS	PAYMENT DUE DATE: JUNE 30, 2025
Naturewalk Community Dev Sue Ellen Gehrke STE 200 3434 COLWELL AVENUE Tampa, FL 33614	Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com

FEDERAL ID 47-2390983

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Date	Description	Amount
5/1/25	Balance Forward	\$306.90
5/27/25	PAYMENT - THANK YOU	-\$153.45

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
5/28/25	11338461	FTW NW Florida Daily News	MEETING		\$151.45

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$304.90
Service Fee 3.99%	\$12.17
*Cash/Check/ACH Discount	-\$12.17
*Payment Amount by Cash/Check/ACH	\$304.90
Payment Amount by Credit Card	\$317.07

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Naturewalk Community Dev		536208		0007143857		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$151.45	\$0.00	\$153.45	\$0.00	\$0.00	\$0.00	\$304.90
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$317.07
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

00005362080000000000000071438570003049067173

RECEIVED
JUN - 3 2025

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune | News Herald
Northwest Florida Daily News

BY:
PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Naturewalk Community Dev
Sue Ellen Gehrke
Naturewalk Community Dev
3434 COLWELL AVENUE
STE 200
Tampa FL 33614

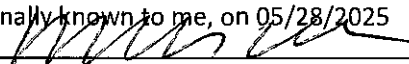
STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Northwest Florida Daily News, published in Okaloosa County, Florida; with circulation in Okaloosa and Walton Counties; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Okaloosa and Walton Counties, Florida, or in a newspaper by print in the issues of, on:

05/28/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 05/28/2025



Legal Clerk



Notary, State of WI, County of Brown

3.7.27

My commission expires

Publication Cost:	\$151.45	
Tax Amount:	\$0.00	
Payment Cost:	\$151.45	
Order No:	11338461	# of Copies:
Customer No:	536208	1

PO #:

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KAITLYN FELTY
Notary Public
State of Wisconsin

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING

The regular meeting of the Board of Supervisors of NatureWalk Community Development District will be held on Thursday, June 5, 2025 at 12:00 p.m. (Central Time) at the Walton Area Chamber of Commerce, located at 63 South Centre Trail, Santa Rosa Beach, FL 32459. The meeting may be continued in progress without additional notice to a time, date and location stated on the record.

This meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone, so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

A copy of the agenda may be obtained at the office of the District Manager, Rizzetta & Company, Inc., by mail at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (850) 334-9055, during normal business hours.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (850) 334-9055, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the 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 the appeal is to be based.

District Manager
Holly Bailey
#11338461; 5/28/2025



ACCOUNT NAME		ACCOUNT #	INV DATE
Naturewalk Community Dev		536208	03/31/25
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007037840	Mar 1- Mar 31, 2025	\$153.45	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$153.45	

BILLING ACCOUNT NAME AND ADDRESS	PAYMENT DUE DATE: APRIL 30, 2025
Naturewalk Community Dev Sue Ellen Gehrke STE 200 3434 COLWELL AVENUE Tampa, FL 33614	Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com

FEDERAL ID 47-2390983

Check out our brand-new invoice layout! Specifically tailored to better meet your needs and enhance your experience.

Date	Description	Amount
3/1/25	Balance Forward	\$307.80
3/5/25	PAYMENT - THANK YOU	-\$153.90
3/31/25	PAYMENT - THANK YOU	-\$153.90

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
3/26/25	11150729	FTW NW Florida Daily News	April 3rd meeting		\$153.45

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$153.45
Service Fee 3.99%	\$6.12
*Cash/Check/ACH Discount	-\$6.12
*Payment Amount by Cash/Check/ACH	\$153.45
Payment Amount by Credit Card	\$159.57

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Naturewalk Community Dev		536208		0007037840		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$153.45	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$153.45
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$159.57
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

00005362080000000000000070378400001534567175

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune | News Herald
Northwest Florida Daily News

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Giovanni Massimino
Sue Ellen Gehrke
Naturewalk Community Dev
3434 COLWELL AVENUE
STE 200
Tampa FL 33614

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Northwest Florida Daily News, published in Okaloosa County, Florida; with circulation in Okaloosa and Walton Counties; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Okaloosa and Walton Counties, Florida, or in a newspaper by print in the issues of, on:

03/26/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 03/26/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$153.45
Tax Amount: \$0.00
Payment Cost: \$153.45
Order No: 11150729
Customer No: 536208
PO #:

of Copies:
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KAITLYN FELTY
Notary Public
State of Wisconsin

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING

The regular meeting of the Board of Supervisors of NatureWalk Community Development District will be held on Thursday, April 3, 2025 at 12:00 p.m. (Central Time) at the Walton Area Chamber of Commerce, located at 63 South Centre Trail, Santa Rosa Beach, FL 32459. The meeting may be continued in progress without additional notice to a time, date and location stated on the record.

This meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone, so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

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District Manager
Holly Bailey
#11150729; 03/26/2025

RECEIVED
05/23/25

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune | News Herald
Northwest Florida Daily News

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Giovanni Massimino
Sue Ellen Gehrke
Naturewalk Community Dev
3434 COLWELL AVENUE
STE 200
Tampa FL 33614

STATE OF WISCONSIN, COUNTY OF BROWN

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Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$153.45

Tax Amount: \$0.00

Payment Cost: \$153.45

Order No: 11150729

Customer No: 536208

PO #:

of Copies:

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NATUREWALK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING

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District Manager
Holly Bailey
#11150729; 03/26/2025

KAITLYN FELTY
Notary Public
State of Wisconsin

Green Earth Southeast, LLC.
15167 Highway 331 Business
Suite B.
Freeport, FL 32439



Invoice

Date	Invoice #
06/01/25	168098

office@greeneearthse.com

Phone # 850-267-0010

Nature Walk CDD
Chair, NatureWalk CDD
Santa Rosa Beach, FL 32459

RECEIVED
06/03/25

PO Number

**PLEASE PAY
THIS AMOUNT**

\$12,907.12

Due Date

06/01/25

Property Address	GreenEarth Representative		Terms
Nature Walk CDD	Trevor Knowles (GE)		Due on Receipt
Description	Quantity	Price Each	Amount
#50891 - 2025 - 2026 Landscape Management Agreement W/Extra Trim June 2025			\$12,907.12

Invoice Total \$12,907.12

Payments/Credits Applied \$0.00

Balance Due for this Inv. \$12,907.12

Thank you for your business.

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due	Total Balance Due On Account
\$473.00	\$17,574.45	\$0.00	(\$253.94)	\$0.00	\$17,793.51

Please remit payment to: GreenEarth Southeast, LLC, PO Box 773239 Detroit, MI 48277-3239

If you require an updated W-9 please request via email to office@greeneearthse.com.

Note: Invoice payments not received within 45 days of the due date are subject to a late fee.

Effective May 1, 2025, There will be a 3% fee for payments made via credit card.

Green Earth Southeast, LLC.
15167 Highway 331 Business
Suite B.
Freeport, FL 32439



Invoice

Date	Invoice #
05/31/25	169147

office@greenearthse.com

Phone # 850-267-0010

Nature Walk CDD
Chair, NatureWalk CDD
Santa Rosa Beach, FL 32459

RECEIVED
06/05/25

PO Number

**PLEASE PAY
THIS AMOUNT** **\$109.88**

Due Date

05/31/25

Property Address	GreenEarth Representative		Terms
Nature Walk CDD	Trevor Knowles (GE)		Due on Receipt
Description	Quantity	Price Each	Amount
#80040 - Courtyard - Investigate Fence Install Irrigation Issues Labor - 04/29/25 Grass is not receiving enough water because of the new fences bottom board height interfering with spray patterns. Will need to relocate all 4 sprays to inside of fence to get proper coverage. This will result in unsatisfactory grass conditions on outside of fence though. Alternatively we can attempt to add additional sprays on inside of fence to make up for lost water coverage. This will be dependent on water pressure. This was communicated to CDD. HOA to decide if Brightview or GreenEarth to fix.	1.34		\$109.88

Invoice Total \$109.88

Payments/Credits Applied \$0.00

Balance Due for this Inv. \$109.88

Thank you for your business.

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due	Total Balance Due On Account
\$0.00	\$18,351.35	\$0.00	(\$253.94)	\$0.00	\$18,097.41

Please remit payment to: GreenEarth Southeast, LLC, PO Box 773239 Detroit, MI 48277-3239
If you require an updated W-9 please request via email to office@greenearthse.com.

Note: Invoice payments not received within 45 days of the due date are subject to a late fee.

Effective May 1, 2025, There will be a 3% fee for payments made via credit card.

Green Earth Southeast, LLC.
15167 Highway 331 Business
Suite B.
Freeport, FL 32439



Invoice

Date	Invoice #
05/31/25	169148

office@greeneearthse.com

Phone # 850-267-0010

Nature Walk CDD
Chair, NatureWalk CDD
Santa Rosa Beach, FL 32459

PO Number

RECEIVED
06/05/25

**PLEASE PAY
THIS AMOUNT** **\$194.02**

Due Date

05/31/25

Property Address	GreenEarth Representative		Terms
Nature Walk CDD	Trevor Knowles (GE)		Due on Receipt
Description	Quantity	Price Each	Amount
#82396 - Irrigation Repair - May Audit Repairs			\$194.02
Labor - 05/22/25	1.73		
Rain Bird VAN Nozzle Variable Arc 15 ft. 0 Degree - 360 Degree (Material)	4.00		
Rain Bird 1806 Spray Body NSI 6 in. Pop Up No Side Inlet (Material)	6.00		
During today's audit of timer one at the entrance nature, trail timer, there were 2 bad 1812s, 1 bad 1806; and 1 clogged nozzle. All repaired today.			
Triangle park timer had 1 bad pop which was repaired also on this ticket under the pre approved \$500 NTE.			

Invoice Total \$194.02

Payments/Credits Applied \$0.00

Balance Due for this Inv. \$194.02

Thank you for your business.

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due	Total Balance Due On Account
\$0.00	\$18,351.35	\$0.00	(\$253.94)	\$0.00	\$18,097.41

Please remit payment to: GreenEarth Southeast, LLC, PO Box 773239 Detroit, MI 48277-3239
If you require an updated W-9 please request via email to office@greeneearthse.com.

Note: Invoice payments not received within 45 days of the due date are subject to a late fee.

Effective May 1, 2025, There will be a 3% fee for payments made via credit card.

IPFS CORPORATION
P.O. BOX 412086
KANSAS CITY, MO 64141-2086
PHONE: (800)584-9969 - FAX: (770)225-2866
ipfs.com

NOTICE OF PAYMENT DUE		
DATE MAILED	ACCOUNT NUMBER	DUE DATE
06/11/25	GAA-D64507	07/01/25

FOR QUESTIONS, PLEASE CALL: (800)584-9969

IMPORTANT

To protect your account please make sure that your payment is made on or before the payment due date shown by 5:00 PM Central Time

MAKE CHECK OR MONEY ORDER PAYABLE to IPFS CORPORATION and return the payment and this notice to the address shown on coupon.

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1-0.1600 00000D9RPDMWZ 1/1 BIN:0 0-1025

NATUREWALK COMMUNITY
DEVELOPMENT DISTRICT
3434 COLWELL AVE STE 200
RIZZETTA & CO
TAMPA, FL 33614

RECEIVED
06/11/25

CURRENT BALANCE	PAYMENT DUE
\$13,533.75	\$4,511.25

PLEASE MAKE ALL PAYMENTS TO ONE OF THE ADDRESSES NOTED BELOW.

To ensure proper credit, please send the coupon below with your payment and write your account number on your check.

Please see the coupon for the overnight, priority, or other special delivery address. Do not use the P.O. Box address for these services as it may cause a delay in receipt.

Make payments, view account information or register for eForms at ipfs.com.

First time users please use access code **L99J36RG** to register.

DETACH HERE

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To ensure proper credit, include coupon with payment.

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NATUREWALK COMMUNITY
DEVELOPMENT DISTRICT
3434 COLWELL AVE STE 200
RIZZETTA & CO
TAMPA, FL 33614

For any overnight or priority delivery,
please mail to:
IPFS CORPORATION
1055 BROADWAY
11TH FLOOR
KANSAS CITY, MO 64105

PAYMENT COUPON		
PAYMENT NO.	ACCOUNT NUMBER	DUE DATE
9	GAA-D64507	07/01/25

PAYMENT DUE: \$4,511.25
OUTSTANDING FEES DUE: \$0.00
PAST DUE AMOUNT: \$0.00

PAYMENT DUE:

\$4,511.25

IF RECEIVED AFTER 07/06/25
5:00 PM CENTRAL TIME

A LATE FEE WILL APPLY

\$225.56

PLEASE PAY THIS AMOUNT

\$4,736.81

MAKE CHECK PAYABLE AND REMIT TO:

IPFS CORPORATION

P.O. BOX 730223

DALLAS, TX 75373-0223

GAA0D645075 00004736819

1-0.1600 00000D9RPDMWZ 1/1 BIN:0 0-1025

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
6/2/2025	INV0000099665

Bill To:

NATUREWALK CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

RECEIVED
05/28/25

Services for the month of	Terms	Client Number
June	Upon Receipt	00321

[illegible]

MAKE CHECK PAYABLE TO:



Post Office Box 162134
Altamonte Springs, FL 32716
(850) 939-5787

ADDRESSEE

☐ Please check if address below is incorrect and indicate change on reverse side

NATUREWALK CDD
3434 Colwell Ave
SUITE 200
Tampa, FL 33614

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ACCOUNT NUMBER

DATE

BALANCE

717754

5/29/2025

\$746.00

The Lake Doctors
Post Office Box 162134
Altamonte Springs, FL 32716

00000000059653001000000027791700000007460070

Please Return this invoice with your payment and
notify us of any changes to your contact information.

NATUREWALK CDD

9 Beargrass Way Santa Rosa Beach, FL 32459

Invoice Due Date 6/7/2025

Invoice 2022136

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
5/28/2025	Water Management - Monthly		\$746.00	\$0.00	\$746.00

Ponds are looking good, today I treated them for shoreline emergents and I added beneficial bacteria and pond dye to prevent algae growth.
Thank you.

RECEIVED
05/29/2025

Please provide remittance information when submitting payments,
otherwise payments will be applied to the oldest outstanding invoices.

Credits \$0.00

Adjustment \$0.00

AMOUNT DUE

Total Account Balance including this invoice:

\$4391.26

This Invoice Total:

\$746.00

Click the "Pay Now" link to submit payment by ACH

Customer #: 717754
Portal Registration #: 4BE559B5
Customer E-mail(s): cddinvoice@rizzetta.com, hbailey@rizzetta.com
Customer Portal Link: www.lakedoctors.com/contact-us/

Corporate Address
4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256

Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information

MAKE CHECK PAYABLE TO:



Post Office Box 162134
Altamonte Springs, FL 32716
(850) 939-5787

ADDRESSEE

☐ Please check if address below is incorrect and indicate change on reverse side

NATUREWALK CDD
3434 Colwell Ave
SUITE 200
Tampa, FL 33614

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ACCOUNT NUMBER

DATE

BALANCE

717754

6/10/2025

\$179.00

The Lake Doctors
Post Office Box 162134
Altamonte Springs, FL 32716

00000000059653001000000028245600000001790070

Please Return this invoice with your payment and
notify us of any changes to your contact information.

NATUREWALK CDD

9 Beargrass Way Santa Rosa Beach, FL 32459

Invoice Due Date 6/19/2025

Invoice 2023184

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
6/9/2025	Fountain Cleaning Service - Monthly		\$179.00	\$0.00	\$179.00

big fountains working properly. pool fountain needs motor replaced. Sunset pond fountain has 1 light out. Richard will send repair quote.

RECEIVED
06/10/2025

Please provide remittance information when submitting payments,
otherwise payments will be applied to the oldest outstanding invoices.

Credits \$0.00

Adjustment \$0.00

AMOUNT DUE

Total Account Balance including this invoice:

\$925.00

This Invoice Total:

\$179.00

Click the "Pay Now" link to submit payment by ACH

Customer #: 717754
Portal Registration #: 4BE559B5
Customer E-mail(s): cddinvoice@rizzetta.com,hbailey@rizzetta.com
Customer Portal Link: www.lakedoctors.com/contact-us/

Corporate Address
4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256

Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information

MAKE CHECK PAYABLE TO:



Post Office Box 162134
Altamonte Springs, FL 32716
(850) 939-5787

ADDRESSEE

☐ Please check if address below is incorrect and indicate change on reverse side

NATUREWALK CDD
3434 Colwell Ave
SUITE 200
Tampa, FL 33614

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ACCOUNT NUMBER

DATE

BALANCE

717754

6/23/2025

\$647.21

The Lake Doctors
Post Office Box 162134
Altamonte Springs, FL 32716

0000000005965300100000002854080000006472188

Please Return this invoice with your payment and
notify us of any changes to your contact information.

NATUREWALK CDD

9 Beargrass Way Santa Rosa Beach, FL 32459

Invoice Due Date 7/3/2025

Invoice 285408B

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
6/23/2025	Aeration Repair		\$647.21	\$0.00	\$647.21

Aeration repair

Please provide remittance information when submitting payments,
otherwise payments will be applied to the oldest outstanding invoices.

RECEIVED
06/23/25

Credits \$0.00
Adjustment \$0.00

AMOUNT DUE

Total Account Balance including this invoice:

\$1572.21

This Invoice Total:

\$647.21

Click the "Pay Now" link to submit payment by ACH

Customer #: 717754
Portal Registration #: 4BE559B5
Customer E-mail(s): cddinvoice@rizzetta.com,hbailey@rizzetta.com
Customer Portal Link: www.lakedoctors.com/contact-us/

Corporate Address
4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256

Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information

VGlobalTech
636 Fanning Drive
Winter Springs, FL 32708 US
contact@vglobaltech.com
www.vglobaltech.com



INVOICE

BILL TO

Nature Walk CDD
3434 Colwell Ave
Tampa, FL 33614 United
States

INVOICE # 7341

DATE 06/01/2025

DUE DATE 06/01/2025

TERMS Due on receipt

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Web Maintenance:ADA Website Maintenance Ongoing website maintenance for ADA and WCAG Compliance	1	300.00	300.00

Monthly maintenance for Nature Walk CDD

BALANCE DUE

RECEIVED
06/01/25

\$300.00

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 3434 COLWELL AVENUE · SUITE 200 · TAMPA, FLORIDA 33614

Check Request

Amount: \$15,502.50

Project Name: NatureWalk CDD-Wear Deck Replace

Date: June 6, 2025

To: Virgin Brothers

Address: 526 Cosson Road **RECEIVED** 06/06/25

City, State & Zip: DeFuniak Springs, FL 32435

Requested By: Holly Bailey

Manager Approval: *Holly Bailey*

Description: Virgin Brothers Balance WA #20

Coded: Board Replacement/Bridge repairs

VIRGIN BROTHERS, LLC
PROJECT PROPOSAL

PROJECT NAME WEAR DECK BOARD REPLACEMENT	START DATE
JOB LOCATION NATURE WALK BRIDGES 1, 2, 3	EST. DATE OF COMPLETION

OWNER INFORMATION

Contact Name 	
Contact Address 	
Contact Email 	Contact Number

SUBCONTRACTOR INFORMATION

Company Name Virgin Brothers, LLC	Contact Name Woodrow Virgin
Company Address 526 Cosson Road, DeFuniak Springs, FL 32435	
Company Email woodyvirgin@embarqmail.com	Company Number 850-333-3547

SCOPE OF WORK

REPLACE WEAR DECK BOARDS ON BRIDGES 1, 2, 3
2X8X16 TREATED NO. 1 PRIME
STAINLESS STEEL SCREWS (3 IN EACH END)
APPLY WATER SEALER HAUL OFF DEBRIS DAILY
325 BOARDS AT \$79.50 PER BOARD

AGREEMENT TERMS

60% DEPOSIT FOR MATERIALS

TOTAL COST

\$ 25,837.50

ACCEPTANCE

The undersigned hereby accepts the proposed total cost, specifications, and conditions detailed above, and the scope of work herein detailed is hereby authorized to begin on the agreed upon date. Payment for services rendered will be made as specified in the Agreement Terms.

Signature	5/27/25 Date
--	--

**SERVICES AGREEMENT
WORK AUTHORIZATION NO.
20**

THIS WORK AUTHORIZATION (“Work Authorization”) is presented according to the requirements of that certain *Continuing Services Agreement for General Maintenance and Repair Services* (“Agreement”), and is made and entered into this Thursday, December 19, 2024, by and between:

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Walton County, Florida (“District”); and

VIRGIN BROTHERS, LLC, whose address is 526 Cosson Road, DeFuniak Springs, Florida 32435 (hereinafter “Contractor”).

SECTION 1. SCOPE OF SERVICES. Contractor shall provide the services set forth on the proposal attached hereto as **Exhibit A** and incorporated herein by reference (“Services”) in accordance with the terms of the Agreement. The Agreement and this Work Authorization shall be controlling over any conflict between either document and the provisions of **Exhibit A**.

SECTION 2. COMPENSATION. Payment of compensation for the Services under this Work Authorization shall be based upon the Agreement and as set forth in **Exhibit A**.

SECTION 3. ACCEPTANCE. Acceptance of this Work Authorization will authorize the Contractor to complete the Services as specified in **Exhibit A**, and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall perform the Services in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

(SIGNATURES APPEAR ON FOLLOWING PAGE)

IN WITNESS WHEREOF, the parties hereto have caused this Work Authorization to be executed the day and year first above written

Holly Bailey

Holly Bailey
Assistant Secretary/Secretary

By: Jonette A Coram
Its: Chairman, Board of Supervisors

Virgin Brothers _____
Company Name

Signature

By: _____
Its: Manager

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 3434 COLWELL AVENUE · SUITE 200 · TAMPA, FLORIDA 33614

Check Request

Amount: \$5,481.00

Project Name: NatureWalk CDD- Trail Board Replace

Date: June 6, 2025

To: Virgin Brothers

Address: 526 Cosson Road **RECEIVED** 06/06/25

City, State & Zip: DeFuniak Springs, FL 32435

Requested By: Holly Bailey

Manager Approval: _____

Description: Virgin Brothers Balance WA #19

Coded: Trail Boardwalk Proposal WA #19

VIRGIN BROTHERS, LLC
PROJECT PROPOSAL

PROJECT NAME	START DATE
TRAIL BOARD / RAILING REPLACEMENT	
JOB LOCATION	EST. DATE OF COMPLETION
NATURE WALK TRAILS	

OWNER INFORMATION

Contact Name	
Contact Address	
Contact Email	Contact Number

SUBCONTRACTOR INFORMATION

Company Name	Contact Name
Virgin Brothers, LLC	Woodrow Virgin
Company Address	
526 Cosson Road, DeFuniak Springs, FL 32435	
Company Email	Company Number
woodyvirgin@embarqmail.com	850-333-3547

SCOPE OF WORK

- REPLACE ALL DAMAGED BOARDS ON STATE FOREST TRAIL (APPROX 160) 2X6X8
REPLACE ALL GUARDRAILS ON STATE FOREST TRAIL AND SPACERS (2X6X16)
- REPLACE ALL TRAIL BOARDS AND DAMAGED SUB-FRAME AT BEGINNING OF PRESERVE TRAIL BY EXERCISE EQUIP
APPROX 40 BOARDS (2X6X8) REPLACE GUARDRAILS

AGREEMENT TERMS

HAUL OFF DEBRIS DAILY
STAINLESS STEEL SCREWS / APPLY WATER SEALER
60% DEPOSIT

TOTAL COST

\$ 9,135

ACCEPTANCE

The undersigned hereby accepts the proposed total cost, specifications, and conditions detailed above, and the scope of work herein detailed is hereby authorized to begin on the agreed upon date. Payment for services rendered will be made as specified in the Agreement Terms.

Signature	Date
	5/27/25

**SERVICES AGREEMENT
WORK AUTHORIZATION NO.
19**

THIS WORK AUTHORIZATION (“Work Authorization”) is presented according to the requirements of that certain *Continuing Services Agreement for General Maintenance and Repair Services* (“Agreement”), and is made and entered into this Thursday, December 19, 2024, by and between:

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Walton County, Florida (“District”); and

VIRGIN BROTHERS, LLC, whose address is 526 Cosson Road, DeFuniak Springs, Florida 32435 (hereinafter “Contractor”).

SECTION 1. SCOPE OF SERVICES. Contractor shall provide the services set forth on the proposal attached hereto as **Exhibit A** and incorporated herein by reference (“Services”) in accordance with the terms of the Agreement. The Agreement and this Work Authorization shall be controlling over any conflict between either document and the provisions of **Exhibit A**.

SECTION 2. COMPENSATION. Payment of compensation for the Services under this Work Authorization shall be based upon the Agreement and as set forth in **Exhibit A**.

SECTION 3. ACCEPTANCE. Acceptance of this Work Authorization will authorize the Contractor to complete the Services as specified in **Exhibit A**, and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall perform the Services in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

(SIGNATURES APPEAR ON FOLLOWING PAGE)

IN WITNESS WHEREOF, the parties hereto have caused this Work Authorization to be executed the day and year first above written

Holly Bailey
Assistant Secretary/Secretary

By: Jonette A Coram
Its: Chairman, Board of Supervisors

Virgin Brothers_____
Company Name

Signature

By:_____

Its:_____

Tab 3

RESOLUTION 2025-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NATUREWALK
COMMUNITY DEVELOPMENT DISTRICT REDESINATING AND ASSISTANT
SECRETARY OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the NatureWalk Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situation entirely within Walton County, Florida: and

WHEREAS, the Board of Supervisors (hereinafter the "Board") previously designated Holly Bailey as an Assistant Secretary pursuant to Resolution 2024-05; and

WHEREAS, the Board now desires to re-designate the Assistant Secretary.

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

Section 1. Stephanie DeLuna is appointed as an Assistant Secretary.

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 7TH DAY OF AUGUST 2025.

**THE NATUREWALK COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN

ATTEST:

ASSISTANT SECRETARY

Tab 4



August Anticipated Services 2025

Nature Walk CDD

General Maintenance: Weekly

- 08/05
- 08/12
- 08/19
- 08/26

Trail Trimming

- 08/26

Focal Pond Maintenance

- 08/12

Irrigation Audit

- 08/07

Chemical

- N/A



July Completed Services 2025

Nature Walk CDD

General Maintenance: Weekly

- 07/08 – Switched to Tuesdays Officially
- 07/15
- 07/22
- 07/29

Trail Trimming

- 07/29

Pond Maintenance

- 07/15
- 07/22

Irrigation Audit

- 07/08 – Repair, damaged palm drip line, adjusted run time.

Turf Insecticide

- 07/18 - Insecticide

Lawn Aeration

- N/A

Preventative Chemical Oaks and Magnolias

- N/A
- Discuss preventative palm treatment
- Discuss Phase 3 Medjool Palms



Tab 5

**AGREEMENT BETWEEN THE NATUREWALK COMMUNITY DEVELOPMENT
DISTRICT AND PBA TOWING, LLC, FOR TOWING SERVICES**

THIS AGREEMENT (“Agreement”) is made and entered into this ___ day of _____ 2025,
by and between:

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special
purpose government established pursuant to Chapter 190, *Florida Statutes*, whose
mailing address is 120 Richard Jackson Blvd, Panama City Beach, Florida 32407
 (“**District**”); and

PBA TOWING, LLC, a Florida limited liability company, with a principal address
at 276 Carson Oaks Lane, Santa Rosa Beach, Florida 32459 (“**Contractor**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established for the
purpose of financing, acquiring, constructing, operating and/or maintaining public infrastructure
improvements; and

WHEREAS, the District has adopted that certain *Rules Relating to Parking Enforcement*,
~~as posted on the District’s website, and as may be amended from time to time copy of which is
attached hereto as Exhibit A, and as may be amended from time to time by the Board of
Supervisors (“Board”) of the District (“Parking Policies”); and~~

WHEREAS, in accordance with Section 715.07, *Florida Statutes*, the District desires to
engage an independent contractor to provide vehicle towing/removal services within the District
in accordance with the Parking Policies (“**Services**”); ~~in accordance with Section 715.07, *Florida
Statutes*; and~~

~~WHEREAS, the Contractor is qualified, capable and willing to provide such Services for
the District in accordance with Section 715.07, *Florida Statutes*, and other Florida law.~~

~~WHEREAS, the Contractor and the District accordingly desire to enter into this Agreement to
provide for the rights, duties and obligations of the parties relative to same.~~

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants
contained herein, and other good and valuable consideration, the receipt and sufficiency of which
are hereby acknowledged by the parties, the parties agree as follows:

— **SECTION 1. RECITALS.** The recitals so stated are true and correct and by this reference
are incorporated into and form a material part of this Agreement.

— **SECTION 2. DESCRIPTION OF WORK AND SERVICES.** The District hereby authorizes
the Contractor, and its employees and agents, to tow vehicles when requested to do so by the
District’s designated representatives, who shall be Supervisors of the District (Mike Duffy or

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Danell Head, and as such may be updated in writing to Contractor) or the District Manager (Rizzetta & Company), or their designees ("**District Representatives**"). Contractor shall also provide vehicle storage relative to any such vehicles towed from District property, ~~all in accordance with the Parking Policies, Section 715.07, Florida Statutes, and any other applicable Florida law.~~

- A. Upon execution of this Agreement, Contractor shall procure and install the necessary signage as required by Section 715.07, *Florida Statutes*, which signage shall be installed in areas designated by the District Representatives, a minimum of twenty-four (24) hours prior to commencement of any towing/removal services by the Contractor. Such signage shall be provided free of charge.

Commented [JB1]: Could say that this is at the District's expense.

- B. Contractor shall only engage in roam towing between the hours of 12:00 a.m. and 6:00 a.m.

- ~~C. Upon towing/removal of a vehicle, such vehicle shall be stored by the Contractor within a ten (10)-mile radius of the point of the removal and shall provide for public access to such storage facility as set forth in Section 715.07, Florida Statutes.~~

- ~~D. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, ordinances and regulations affecting the provision of the Services.~~

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SECTION 3. COMPENSATION. The Contractor acknowledges and agrees that it is not receiving compensation from the District for the provision of the Services provided in the ~~except as provided in Item 1 of the~~ Contractor's proposal, a copy of which is attached hereto as **Exhibit AB**. ~~Any other~~ All compensation due and owing to the Contractor relative to this Agreement shall be remitted by the owner(s) of the towed/removed vehicles.

SECTION 4. EFFECTIVE DATE; TERM. This Agreement shall become effective on the date first written above and shall remain in effect unless terminated with written notice to the other party.

SECTION 5. INSURANCE.

- A. The Contractor shall, at its own expense, maintain insurance during the performance of the Services under this Agreement, with limits of liability not less than the following:

☒ COMMERCIAL GENERAL LIABILITY							EACH OCCURRENCE	\$300,000
☐ CLAIMS-MADE ☒ OCCUR							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$100,000
							MED EXP (Any one person)	\$5,000
							PERSONAL & ADV INJURY	\$300,000
							GENERAL AGGREGATE	\$600,000
							PRODUCTS - COMP/OP AGG	\$600,000
								\$
GENTL AGGREGATE LIMIT APPLIES PER:							COMBINED SINGLE LIMIT (Ea accident)	\$
☒ POLICY ☐ PRO. JECT ☐ LOC							BODILY INJURY (Per person)	\$100,000
OTHER:							BODILY INJURY (Per accident)	\$300,000
							PROPERTY DAMAGE (Per accident)	\$50,000
								\$

Workers Compensation _____ statutory

General Liability _____

Bodily Injury (including contractual) _____ \$1,000,000/\$2,000,000

Property Damage (including contractual) _____ \$1,000,000/\$2,000,000

Automobile Liability (if applicable) _____

Bodily Injury and Property Damage _____ \$1,000,000

The Contractor shall add the District as an additional insured to such insurance policies.

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SECTION 6. _____ CARE OF PROPERTY; SOVEREIGN IMMUNITY.

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A. Contractor shall use all due care to protect the property of the District and its residents and landowners from damage. The District shall not be held responsible for any damage to property, including vehicles, caused by the towing/removal and/or storage activities contemplated herein. Accordingly, Contractor, its employees, agents and subcontractors shall defend, hold harmless and indemnify the District and its supervisors, officers, staff, representatives and agents against any claims, damages, liabilities, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused, in whole or in part, by the acts or omissions of Contractor, and other persons employed or utilized by Contractor in the performance of this Agreement or the Services performed hereunder.

~~B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, paralegal fees and expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.~~

~~C.B.~~ Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes* or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

~~SECTION 7. RECOVERY OF COSTS AND FEES. In the event the District is required to enforce this Agreement by court proceedings or otherwise, the District shall be entitled to recover from Contractor all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees and costs.~~

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~~SECTION 7.8. DEFAULT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which includes, but is not limited to, the rights of damages, injunctive relief, and specific performance.~~

~~SECTION 9. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.~~

~~SECTION 10. ASSIGNMENT. Neither the District nor Contractor may assign their rights, duties or obligations under this Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void.~~

~~SECTION 11. NOTICES. All notices, requests, consents, and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by overnight courier or First-Class Mail, postage prepaid, to the parties as follows:~~

~~A. If to the District: NatureWalk Community
Development District
120 Richard Jackson Blvd. Ste. 220
Panama City Beach, Florida 32407
Attn: District Manager~~

~~With a copy to: Kutak Rock LLP
107 W. College Avenue
Tallahassee, Florida 32301
Attn: District Counsel~~

~~B. If to Contractor: PBA Towing, LLC
276 Carson Oaks Lane
Santa Rosa Beach, Florida 32459
Attn:~~

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~~Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address~~

~~to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.~~

~~**SECTION 12. — PUBLIC RECORDS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records. If Contractor has any questions regarding Florida's public records law (Chapter 119, Florida Statutes), or Contractor's duties thereunder, contact the custodian of public records at c/o Rizzetta & Company, 850-334-9055, 120 Richard Jackson Boulevard, Suite 220, Panama City, Florida 32407. , and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Contractor acknowledges that the designated public records custodian for the District is [REDACTED] ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.~~

~~**IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT c/o RIZZETTA & COMPANY, 850 334 9055, 120 RICHARD JACKSON BOULEVARD, SUITE 220, PANAMA CITY, FLORIDA 32407.**~~

~~**SECTION 8.**~~

~~**SECTION 13. — E-VERIFY REQUIREMENTS.** The Contractor shall comply with the E-Verify requirements of and perform all applicable provisions of Section 448.095, Florida Statutes, to verify the employment eligibility of new employees. , ACCORDINGLY, BEGINNING JANUARY 1, 2021, TO THE EXTENT REQUIRED BY FLORIDA STATUTE, CONTRACTOR SHALL REGISTER WITH AND USE THE UNITED STATES DEPARTMENT OF HOMELAND SECURITY'S E-VERIFY SYSTEM TO VERIFY THE WORK AUTHORIZATION STATUS OF ALL NEWLY HIRED EMPLOYEES. THE DISTRICT MAY TERMINATE THIS AGREEMENT IMMEDIATELY FOR CAUSE IF THERE IS A GOOD FAITH BELIEF THAT THE CONTRACTOR HAS KNOWINGLY VIOLATED SECTION 448.091, FLORIDA STATUTES.~~

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~~If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.~~

~~In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.~~

~~By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.~~

~~**SECTION 14. CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Walton County, Florida.~~

~~**SECTION 15. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.~~

~~**SECTION 16. INDEPENDENT CONTRACTOR.** In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.~~

~~**SECTION 17. NO THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.~~

~~SECTION 18. HEADINGS FOR CONVENIENCE ONLY.~~ The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

~~SECTION 19. ENTIRE AGREEMENT.~~ This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

IN WITNESS WHEREOF, the parties execute this Agreement effective as of the day and year first written above.

**NATUREWALK COMMUNITY
DEVELOPMENT DISTRICT**

Chairman, Board of Supervisors

PBA Towing, LLC

By: _____
Its: _____

Exhibit A: ~~Parking Policies~~
~~Exhibit B:~~ Proposal

EXHIBIT A

**NATUREWALK
COMMUNITY DEVELOPMENT DISTRICT**

RULES RELATING TO PARKING ENFORCEMENT POLICY

**ADOPTED
August 11, 2022**

NATUREWALK CDD

120 Richard Jackson Blvd., Suite 220
Panama City Beach, FL 32407

Mail to:
3434 Colwell Ave., Suite 200
Tampa, FL 33614

**NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
RULES RELATING TO PARKING ENFORCEMENT
(August 11, 2022)**

In accordance with Chapter 190, *Florida Statutes*, and on August 11, 2022, at a duly noticed public meeting, the Board of Supervisors of the NatureWalk Community Development District ("District") adopted the following policy to govern parking and parking enforcement on certain District Property. This policy repeals and supersedes all prior rules and/or policies governing the same subject matter.

SECTION 1. INTRODUCTION. The District finds that Parked Vehicles, Commercial Vehicles, Vessels and Recreational Vehicles (hereinafter defined) on certain of its property, streets, alleys, and roadways cause hazards and danger to the health, safety, and welfare of District residents and the public. This Policy prohibits parking of Vehicles, Vessels, and Recreational Vehicles on property, streets, alleys, and roadways within the District, except in Designated Parking Areas, and provides the manner in which any such Vehicles, Vessels, or Recreational Vehicles shall be towed/removed consistent with this Policy.

SECTION 2. DEFINITIONS.

A. *Commercial Vehicle(s).* Any mobile item which normally uses wheels, whether motorized or not, that (i) is titled, registered, or leased to a company and not an individual person, or (ii) is used for business purposes even if titled, registered, or leased to an individual person.

B. *Delivery Vehicles(s).* Any Commercial Vehicle engaged in the delivery activities, including but not limited to U.S. Postal Service, U.P.S., Fed Ex, and moving company Vehicles.

C. *Service Vehicles(s).* Any Commercial Vehicle engaged in the provision of services, including but not limited to lawn maintenance and service/technician Vehicles.

D. *Vehicle(s).* Any mobile item which normally uses wheels, whether motorized or not, including golf carts. For purposes of this Policy, unless otherwise specified, any use of the term Vehicle(s) shall be interpreted so as to include Commercial Vehicle(s).

E. *Vessel(s).* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.

F. *Recreational Vehicle(s).* A vehicle designed for recreational use, which includes, but is not necessarily limited to: motor homes, ATVs (small open motor vehicle with one or two seats and three or more wheels fitted with large tires, designed for use on rough ground), jet skis, campers, and trailers relative to same.

G. *Parked.* A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.

H. *Tow-Away Zone.* District Property on which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action.

I. *Designated Parking Areas.* Areas identified on **Exhibit A** where parking is permitted.

SECTION 3. ESTABLISHMENT OF TOW-AWAY ZONES. Vehicles may not be Parked on landscaped areas, streets, alleys, and roadways owned by the District, except in Designated Parking Areas. Further, Vehicles may not be Parked in the Designated Parking Areas in Sage Circle between the hours of 11:00 p.m. to 6:00 a.m. All parked vehicles must appropriately display any legally required State-licensed identification, either temporary or permanent (e.g., state-issued license plate), to park in Designated Parking Areas. In addition to potential towing, the District will contact local law enforcement regarding Vehicles that do not display legally required State-licensed identification. Vehicles that extend beyond 240" in total length may not park on District Property. Vehicles may not be parked so as to occupy more than one marked parking spot.

Commercial Vehicles, Vessels, Recreational Vehicles, and any trailers (attached or unattached) may not be Parked on landscaped areas, streets, alleys, roadways, and Designated Parking Areas owned by the District. Commercial Vehicles, Vessels, Recreational Vehicles, and any trailers (attached or unattached) however, may be Parked on streets, alleys, and roadways owned by the District (but not on paver parking spots or sidewalks), for up to 60 minutes while actively engaged in loading or unloading.

Landscaped areas, streets, alleys, and roadways owned by the District, except Designated Parking Areas, are hereby declared a Tow Away Zone. In addition, any Vehicle, Vessel, or Recreational Vehicle which is parked in a manner which prevents or inhibits the ability of emergency response vehicles to navigate streets and roadways within the District are hereby authorized to be towed.

Building and construction materials, trash, and refuse may not be stored or staged on District Property without prior approval of the District's Board of Supervisors.

SECTION 4. DELIVERY VEHICLES, SERVICE VEHICLES AND GOVERNMENTAL VEHICLES. Delivery Vehicles and Service Vehicles may park on streets, alleys, and roadways while actively engaged in the operation of such businesses. Trailers associated with Service or Delivery Vehicles are permitted on streets, alleys, and roadways, but not on paver parking spots or sidewalks and may not be unattached. Building and construction materials, trash, and refuse may not be stored or staged on District Property without prior approval of the District's Board of Supervisors. Vehicles owned and operated by any governmental unit may also park on District Property while carrying out official duties. Any Vehicle parked on streets, alleys and roadways must do so in compliance with all laws, ordinances and codes.

SECTION 5. TOWING/REMOVAL PROCEDURES.

A. SIGNAGE AND LANGUAGE REQUIREMENTS. Notice of the Tow-Away Zones shall be approved by the District's Board of Supervisors and shall be posted on District Property in the manner set forth in Section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with Section 715.07, *Florida Statutes*.

B. TOWING/REMOVAL AUTHORITY. To effectuate the towing/removal of a Vehicle, Commercial Vehicle, Vessel, or Recreational Vehicle, the District Manager or his/her designee may enter into and maintain an agreement with a firm authorized by Florida law to tow/remove such vehicles for the removal of the unauthorized Vehicle, Commercial Vehicle, Vessel, or Recreational Vehicle at the owner's expense. The Vehicle, Commercial Vehicle, Vessel, or Recreational Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in section 715.07, *Florida Statutes*.

C. AGREEMENT WITH AUTHORIZED TOWING SERVICE. The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by ~~Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the~~ policies set forth herein.

D. LAW ENFORCEMENT. The District hereby authorizes law enforcement personnel of Walton County, Florida, and other units of government to enforce the provisions of this rule, and to enforce any and all traffic and parking laws on the District streets and roadways. The District may enter into one or more traffic enforcement agreements in order to effect the provisions of this Section 6.D.

SECTION 6. SOVEREIGN IMMUNITY. Nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statutes or law.

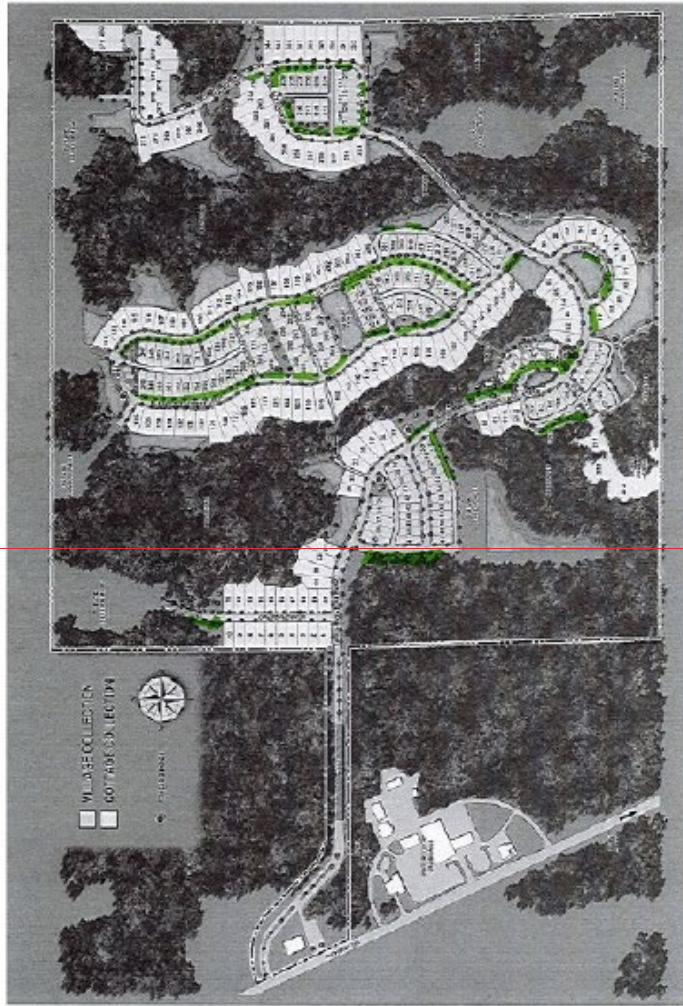
EXHIBIT A – Designated Parking Areas

Effective date: August 11, 2022



EXHIBIT A—Designated Parking Areas

EXHIBIT A - Designated Parking Spaces



Designated Parking Pad Locations

~~EXHIBIT B — PROPOSAL~~

Towing Rates

Class A (10,000 lbs or less)

- Base Rate: \$150
- Mileage (over 10 miles): \$5 per mile
- Hourly Rate (after 30 minutes): \$30 per quarter hour
- Storage (after 6 hours, per 24 hours): \$30 outside / \$50 inside

Class B (Over 10,000 lbs up to 20,000 lbs)

- Base Rate: \$200
- Mileage (over 10 miles): \$6 per mile
- Hourly Rate (after 30 minutes): \$45 per quarter hour
- Storage (after 6 hours, per 24 hours): \$50 outside / \$60 inside

Class C

- Base Rate: \$350
- Mileage (over 10 miles): \$7.50 per mile
- Hourly Rate (after 30 minutes): \$70 per quarter hour
- Storage (after 6 hours, per 24 hours): \$60 outside / \$75 inside

Class D

- Base Rate: \$500
- Mileage (over 10 miles): \$8 per mile
- Hourly Rate (after 30 minutes): \$125 per quarter hour
- Storage (after 6 hours, per 24 hours): \$75 outside

Semi / Land Roll

- \$350 per hour

Additional Services

- **Extra Staff:** \$50 per hour
- **Extraction from Water or Ditches (more than 2 feet deep):** \$50
- **Roadside Service Call (no tow needed):** \$60 plus \$30 per quarter hour (if additional time is needed)
- **Administrative Fee:** \$60

Important Details

- Mileage charges apply for distances greater than 10 miles.
- Hourly rates apply after the first 30 minutes on scene.
- Storage fees begin after 6 hours and are charged per 24-hour period.

**NATUREWALK
COMMUNITY DEVELOPMENT DISTRICT**

RULES RELATING TO PARKING ENFORCEMENT POLICY

**ADOPTED
August 11, 2022**

NATUREWALK CDD

120 Richard Jackson Blvd., Suite 220
Panama City Beach, FL 32407

Mail to:
3434 Colwell Ave., Suite 200
Tampa, FL 33614

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
RULES RELATING TO PARKING ENFORCEMENT
(August 11, 2022)

In accordance with Chapter 190, *Florida Statutes*, and on August 11, 2022, at a duly noticed public meeting, the Board of Supervisors of the NatureWalk Community Development District (“District”) adopted the following policy to govern parking and parking enforcement on certain District Property. This policy repeals and supersedes all prior rules and/or policies governing the same subject matter.

SECTION 1. INTRODUCTION. The District finds that Parked Vehicles, Commercial Vehicles, Vessels and Recreational Vehicles (hereinafter defined) on certain of its property, streets, alleys, and roadways cause hazards and danger to the health, safety, and welfare of District residents and the public. This Policy prohibits parking of Vehicles, Vessels, and Recreational Vehicles on property, streets, alleys, and roadways within the District, except in Designated Parking Areas, and provides the manner in which any such Vehicles, Vessels, or Recreational Vehicles shall be towed/removed consistent with this Policy.

SECTION 2. DEFINITIONS.

A. *Commercial Vehicle(s).* Any mobile item which normally uses wheels, whether motorized or not, that (i) is titled, registered, or leased to a company and not an individual person, or (ii) is used for business purposes even if titled, registered, or leased to an individual person.

B. *Delivery Vehicles(s).* Any Commercial Vehicle engaged in the delivery activities, including but not limited to U.S. Postal Service, U.P.S., Fed Ex, and moving company Vehicles.

C. *Service Vehicles(s).* Any Commercial Vehicle engaged in the provision of services, including but not limited to lawn maintenance and service/technician Vehicles.

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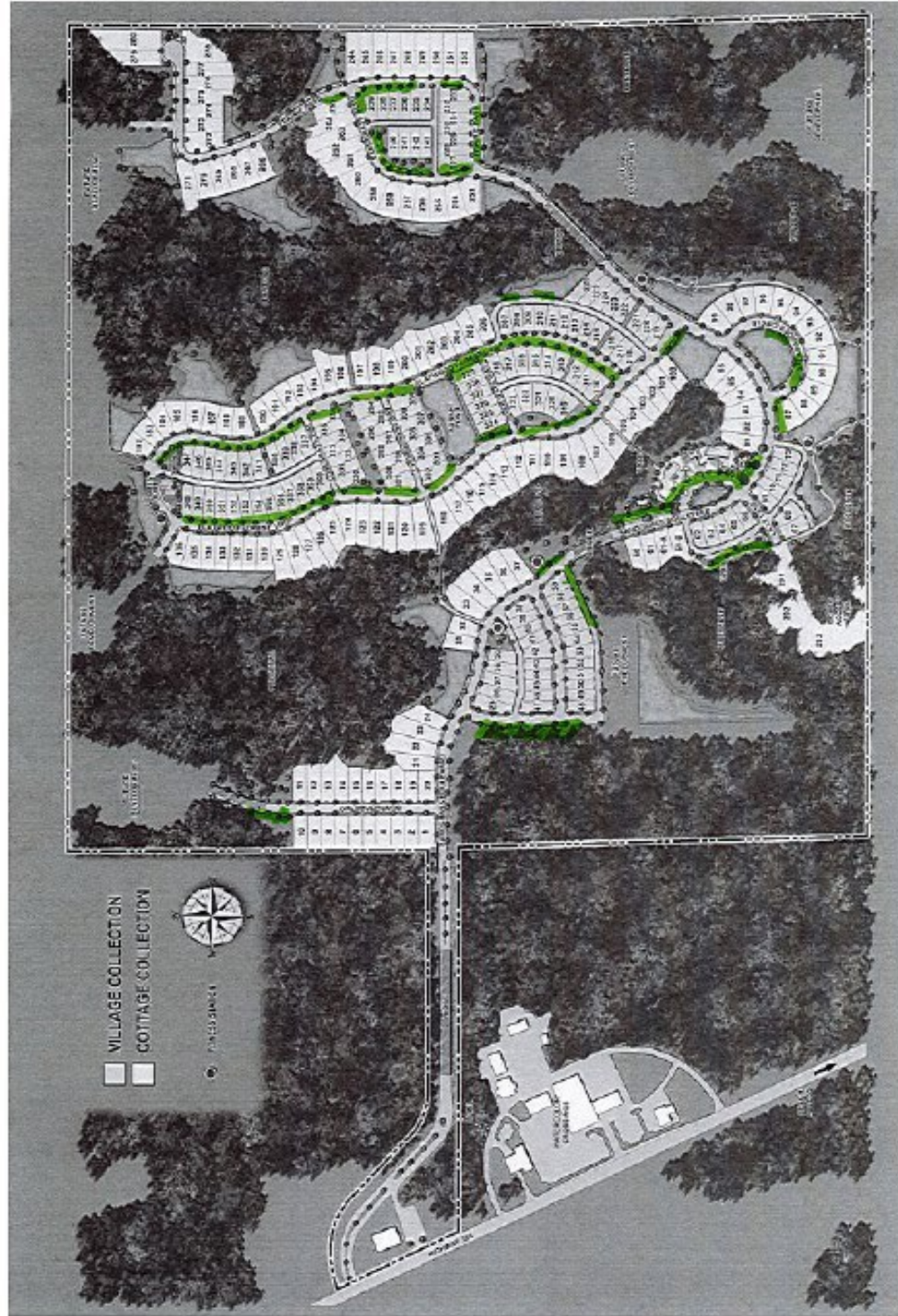
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EXHIBIT A – Designated Parking Areas

Effective date: August 11, 2022

EXHIBIT A - Designated Parking Spaces



Designated Parking Pad Locations

NatureWalk Community Development District

Map for Towing Enforcement

Updated 3/31/2022

Overall Map of the District (Closer views of sections of this map follow on the next pages)



Legend

	Boundaries of the District
	Property not owned by the District*
	No Overnight Parking between 11 PM - 6 AM

*Note that the homeowners lots are also not subject to towing.

NatureWalk Community Development District

Map for Towing Enforcement

Updated 3/31/2022



Legend

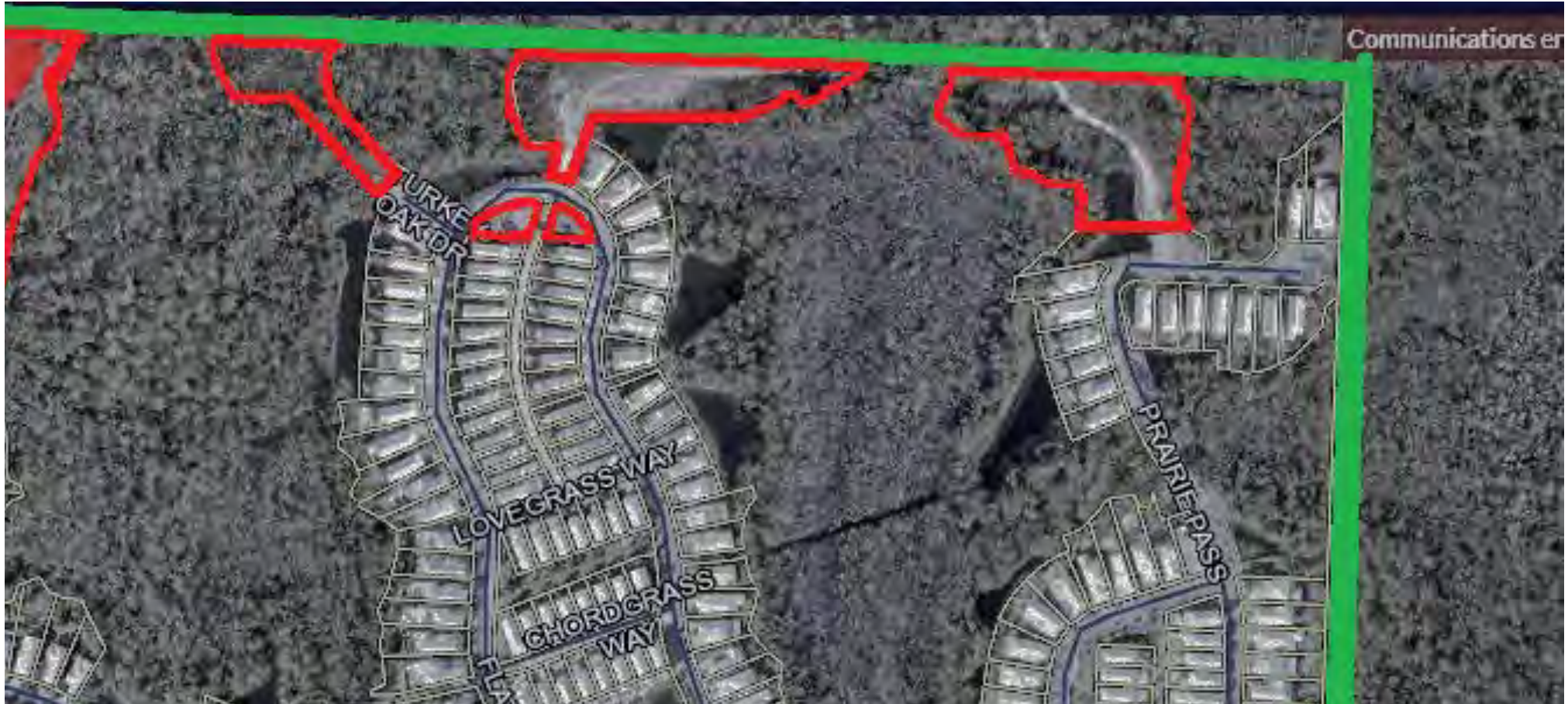
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NatureWalk Community Development District

Map for Towing Enforcement

Updated 3/31/2022



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NatureWalk Community Development District

Map for Towing Enforcement

Updated 3/31/2022



Legend

	Boundaries of the District
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*Note that the homeowners lots are also not subject to towing.

Tab 6



Rizzetta & Company

NatureWalk Community Development District

www.naturewalkcdd.org

Approved Proposed Budget for Fiscal Year 2025-2026

Presented by: Rizzetta & Company, Inc.

**120 Richard Jackson Boulevard, Ste #220
Panama City Beach, FL 32407
Phone: 850-334-9055**

rizzetta.com

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Reserve Fund Budget for Fiscal Year 2025/2026	3
Debt Service Fund Budget for Fiscal Year 2025/2026	4
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Rizzetta & Company

Proposed Budget Naturewalk Community Development District General Fund Fiscal Year 2025/2026								Comments
Chart of Accounts Classification		Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025	
1								
2	ASSESSMENT REVENUES							
3								
4	Special Assessments							
5	Tax Roll	\$ 1,106,274	\$ 1,106,274	\$ 961,603	\$ 144,671	\$ 973,790	\$ 12,187	
6								
7	Assessment Revenue Subtotal	\$ 1,106,274	\$ 1,106,274	\$ 961,603	\$ 144,671	\$ 973,790	\$ 12,187	
8								
9	OTHER REVENUES							
10								
11	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
12	Interest Earnings	\$ 2,991	\$ 2,991	\$ -	\$ 2,991	\$ -	\$ -	
13								
14	Other Revenue Subtotal	\$ 2,991	\$ 2,991	\$ -	\$ 2,991	\$ -	\$ -	
15								
16	TOTAL REVENUES	\$ 1,109,265	\$ 1,109,265	\$ 961,603	\$ 147,662	\$ 973,790	\$ 12,187	
17								
18	EXPENDITURES - ADMINISTRATIVE							
19								
20	Legislative							
21	Supervisor Fees	\$ 7,400	\$ 10,400	\$ 12,000	\$ 1,600	\$ 12,000	\$ -	
22	Financial & Administrative							
23	Accounting Services	\$ 12,481	\$ 16,640	\$ 16,640	\$ (0)	\$ 17,306	\$ 666	
24	Administrative Services	\$ 7,020	\$ 9,360	\$ 9,360	\$ -	\$ 9,734	\$ 374	
25	Arbitrage Rebate Calculation	\$ 450	\$ 450	\$ 450	\$ -	\$ 450	\$ -	
26	Assessment Roll	\$ 5,200	\$ 5,200	\$ 5,200	\$ -	\$ 5,408	\$ 208	
27	Auditing Services	\$ 3,350	\$ 3,350	\$ 3,550	\$ 200	\$ 3,350	\$ (200)	
28	Disclosure Report	\$ 3,750	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
29	District Engineer	\$ 10,790	\$ 14,387	\$ 35,000	\$ 20,613	\$ 40,000	\$ 5,000	
30	District Management	\$ 20,475	\$ 27,300	\$ 30,000	\$ 2,700	\$ 28,392	\$ (1,608)	
31	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	
32	Financial & Revenue Collections	\$ 2,696	\$ 3,595	\$ 3,894	\$ 299	\$ 4,050	\$ 156	
33	Legal Advertising	\$ 1,672	\$ 2,229	\$ 3,500	\$ 1,271	\$ 3,500	\$ -	
34	Miscellaneous Administrative Fees	\$ 500	\$ 667	\$ 5,000	\$ 4,333	\$ 2,000	\$ (3,000)	Amount budgeted for miscellaneous expenses related to Surveys
35	Public Officials Liability Insurance	\$ 2,538	\$ 2,538	\$ 3,050	\$ 512	\$ 3,213	\$ 163	Per Egis
36	Room Rentals	\$ 1,250	\$ 1,667	\$ 1,800	\$ 133	\$ 1,800	\$ -	
37	Supervisor Workers Comp Insurance	\$ 850	\$ 850	\$ 850	\$ -	\$ 850	\$ -	
38	Trustees Fees	\$ -	\$ 7,000	\$ 7,000	\$ -	\$ 7,000	\$ -	
39	Website Hosting, Maintenance, Backup & Email	\$ 4,725	\$ 6,000	\$ 6,000	\$ -	\$ 6,000	\$ -	
40	Legal Counsel							
41	District Counsel	\$ 18,477	\$ 24,636	\$ 50,000	\$ 25,364	\$ 50,000	\$ -	
42	Litigation / Mediation	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	
43								
44	Administrative Subtotal	\$ 103,799	\$ 141,443	\$ 203,469	\$ 62,026	\$ 205,228	\$ 1,759	
45								
46	EXPENDITURES - FIELD OPERATIONS							
47								
48	Electric Utility Services							
49	Utility - Electricity	\$ 15,849	\$ 21,132	\$ 21,600	\$ 468	\$ 21,600	\$ -	
50	Stormwater Control							
51	Aquatic Maintenance	\$ 6,544	\$ 8,725	\$ 9,000	\$ 275	\$ 9,500	\$ 500	
52	Fountain Repairs	\$ 1,811	\$ 2,415	\$ 2,148	\$ (267)	\$ 2,275	\$ 127	

Proposed Budget								Comments
Naturewalk Community Development District								
General Fund								
Fiscal Year 2025/2026								
Chart of Accounts Classification		Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025	
53	Stormwater Monitoring & Maintenance	\$ 4,600	\$ 6,133	\$ 10,000	\$ 3,867	\$ 22,500	\$ 12,500	Increase based on the O&M report from D.E
54	Stormwater System Maintenance	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 10,000	\$ 9,000	Includes bulkhead repairs
55	Other Physical Environment							
56	Fence Repairs	\$ 983	\$ 1,311	\$ 25,000	\$ 23,689	\$ 25,000	\$ -	This includes bulkhead fence repairs
57	General Liability Insurance	\$ 2,959	\$ 2,959	\$ 3,500	\$ 541	\$ 3,746	\$ 246	Per Egis
58	Irrigation Repairs	\$ 5,781	\$ 7,708	\$ 12,000	\$ 4,292	\$ 12,000	\$ -	
59	Landscape - Mulch	\$ 58,939	\$ 78,585	\$ 63,000	\$ (15,585)	\$ 60,000	\$ (3,000)	Placeholder for Board input.- Pinstraw addition
60	Landscape Maintenance	\$ 113,114	\$ 150,819	\$ 154,886	\$ 4,067	\$ 160,000	\$ 5,114	2025 Contract 3% increase, plus add. Property trim
61	Landscape Replacement, Plants, Shrubs, Trees	\$ 5,591	\$ 7,455	\$ 20,000	\$ 12,545	\$ 25,000	\$ 5,000	
62	Pedestrian Path Lighting	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ (1,000)	Change to well maintenance - per the DE recommendations
63	Property Insurance	\$ 36,304	\$ 50,463	\$ 53,000	\$ 2,537	\$ 47,819	\$ (5,181)	Per Egis
64	Tree Trimming Services	\$ -	\$ -	\$ 4,000	\$ 4,000	\$ 4,000	\$ -	Just for Palm trees
65	Well Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 14,300	\$ 14,300	
66	Road & Street Facilities							
67	Bridge Repair	\$ 86,113	\$ 114,817	\$ 120,000	\$ 5,183	\$ 80,000	\$ (40,000)	Includes Pedestrian Walkway
68	Roadway Repair & Maintenance	\$ 86,146	\$ 114,861	\$ 100,000	\$ (14,861)	\$ 117,000	\$ 17,000	Alley and Speedbumps 2024
69	Security Camera Equipment Lease	\$ 2,841	\$ 3,788	\$ 5,000	\$ 1,212	\$ 5,000	\$ -	Flock Camera Systems
70	Sidewalk Maintenance & Repair	\$ 8,445	\$ 11,260	\$ 12,000	\$ 740	\$ 6,000	\$ (6,000)	
71	Street Light/Decorative Light Maintenance	\$ 3,147	\$ 4,196	\$ 12,000	\$ 7,804	\$ 10,000	\$ (2,000)	
72	Street Sign Repair & Replacement	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 2,000	\$ (1,000)	
73	Trail Path Maintenance	\$ 7,772	\$ 10,363	\$ 15,000	\$ 4,637	\$ 15,000	\$ -	
74	Contingency							
75	Miscellaneous Contingency	\$ 43,069	\$ 57,425	\$ 111,000	\$ 53,575	\$ 115,822	\$ 4,822	Lily Lane easement + Conservation Area Amendment Petition
76								
77	Field Operations Subtotal	\$ 490,008	\$ 654,415	\$ 758,134	\$ 103,719	\$ 768,562	\$ 10,428	
78								
79	TOTAL EXPENDITURES	\$ 593,807	\$ 795,858	\$ 961,603	\$ 165,745	\$ 973,790	\$ 12,187	
80								
81	EXCESS OF REVENUES OVER EXPENDITURES	\$ 515,458	\$ 313,407	\$ -	\$ 313,407	\$ -	\$ -	
82								

Proposed Budget
Naturewalk Community Development District
Reserve Fund
Fiscal Year 2025/2026

Chart of Accounts Classification		Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
1							
2	ASSESSMENT REVENUES						
3							
4	<i>Special Assessments</i>						
5	Tax Roll*	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ 75,000	\$ 25,000
6							
7	Assessment Revenue Subtotal	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ 75,000	\$ 25,000
8							
9	OTHER REVENUES						
10							
11	<i>Interest Earnings</i>						
12	Interest Earnings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
13	<i>Other Miscellaneous Revenues</i>						
14	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15							
16	Other Revenue Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
17							
18	TOTAL REVENUES	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ 75,000	\$ 25,000
19	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.						
20							
21	EXPENDITURES						
22							
23	<i>Contingency</i>						
24	Capital Reserves	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ 75,000	\$ 25,000
25							
26	TOTAL EXPENDITURES	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ 75,000	\$ 25,000
27							
28	EXCESS OF REVENUES OVER EXPENDITURES	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ -
29							

NatureWalk Community Development District

Debt Service

Fiscal Year 2025/2026

Chart of Accounts Classification	Series 2007A	Budget for 2025/2026
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

FISCAL YEAR 2025/2026 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2025/2026 O&M Budget:		\$1,048,790.00	2024/2025 O&M Budget:	\$1,011,603.00
Collection Costs:	2%	\$22,314.68	2025/2026 O&M Budget:	\$1,048,790.00
Early Payment Discounts:	4%	\$44,629.36		
2025/2026 Total:		\$1,115,734.04	Total Difference:	\$37,187.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2024/2025	2025/2026	\$	%
Single Family 35'	Series 2007A Debt Service	\$1,138.28	\$1,138.28	\$0.00	0.00%
	Operations/Maintenance	\$1,998.84	\$2,072.31	\$73.47	3.68%
	Total	\$3,137.12	\$3,210.59	\$73.47	2.34%
Single Family 45'	Series 2007A Debt Service	\$1,463.51	\$1,463.51	\$0.00	0.00%
	Operations/Maintenance	\$2,578.50	\$2,673.29	\$94.79	3.68%
	Total	\$4,042.01	\$4,136.80	\$94.79	2.35%
Office Building	Series 2007A Debt Service ⁽¹⁾	\$0.00	\$0.00	\$0.00	0.00%
	Operations/Maintenance	\$7,335.73	\$7,605.39	\$269.66	3.68%
	Total	\$7,335.73	\$7,605.39	\$269.66	3.68%
Multifamily (Unplatted)	Series 2007A Debt Service	\$978.92	\$978.92	\$0.00	0.00%
	Operations/Maintenance	\$1,719.00	\$1,782.19	\$63.19	3.68%
	Total	\$2,697.92	\$2,761.11	\$63.19	2.34%

⁽¹⁾ Prepaid Debt Service Assessment

NATURE WALK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$1,048,790.00
COLLECTION COSTS @	2.0%	\$22,314.68
EARLY PAYMENT DISCOUNT@	4.0%	\$44,629.36
TOTAL O&M ASSESSMENT		<u>\$1,115,734.04</u>

UNITS ASSESSED		
LOT SIZE	O&M	SERIES 2007A DEBT SERVICE ⁽¹⁾
SINGLE FAMILY 35	143	82
SINGLE FAMILY 45	153	84
OFFICE BUILDING	1	0
Total Platted	297	166
MULTIFAMILY	226	226
Total Unplatted	226	226
Total Community	523	392

ALLOCATION OF O&M ASSESSMENT			
EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET
1.00	143.00	26.56%	\$296,340.95
1.29	197.37	36.66%	\$409,012.68
3.67	3.67	0.68%	\$7,605.39
	344.04	63.90%	\$712,959.03
0.86	194.36	36.10%	\$402,775.02
	194.36	36.10%	\$402,775.02
	538.40	100.00%	\$1,115,734.04

PER LOT ANNUAL ASSESSMENT		
O&M	SERIES 2007A DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
\$2,072.31	\$1,138.28	\$3,210.59
\$2,673.29	\$1,463.51	\$4,136.80
\$7,605.39	\$0.00	\$7,605.39
\$1,782.19	\$978.92	\$2,761.11

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

(\$66,944.04)

Net Revenue to be Collected

\$1,048,790.00

⁽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 2025 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.

NATURE WALK COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$1,048,790.00
COLLECTION COSTS @	2.0%	\$22,314.68
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TOTAL O&M ASSESSMENT		\$1,115,734.04

UNITS ASSESSED		
LOT SIZE	O&M	SERIES 2007A
		DEBT SERVICE ⁽¹⁾
SINGLE FAMILY 35	143	82
SINGLE FAMILY 45	153	84
OFFICE BUILDING	1	0
Total Platted	297	166
MULTIFAMILY	226	226
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Total Community	523	392

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PER LOT ANNUAL ASSESSMENT		
SERIES 2007A		
O&M	DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
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⁽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 2025 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.

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.



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District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These service include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.



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Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Administrative Fees: The District could incur miscellaneous fees throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs



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Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Bridge & Trail/Bike Path Maintenance: Expenses related to bridges and boardwalk pathways or trail systems the District may own.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



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DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

Equivalent Assessment Unit (EAU): Allocation factor which reflects a quantitative measure of the amount of special benefit conferred by the District's public infrastructure improvements and maintenance on a particular land use, relative to other land uses.



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Tab 7

RESOLUTION 2025-08
[FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE NATUREWALK COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**FY 2025**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the NatureWalk Community Development District (“**District**”) prior to June 15, 2024, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the NatureWalk Community Development District for the Fiscal Year Ending September 30, 2025.”

- C.. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, Florida Statutes and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2025, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, Florida Statutes, the District at any time within FY 2025 or within 60 days following the end of the FY 2025 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, Florida Statutes, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 7" DAY OF AUGUST, 2025.

ATTEST:

**NATUREWALK COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Exhibit A: FY 2026 Budget

Chair/Vice Chair, Board of Supervisors

Tab 8

RESOLUTION 2025-09
[FY 2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NATUREWALK COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the NatureWalk Community Development District ("**District**") is a local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Walton County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. FUNDING. The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.

2. OPERATIONS AND MAINTENANCE ASSESSMENTS.

a. Benefit Findings. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit**

A and Exhibit B and is hereby found to be fair and reasonable.

b. O&M Assessment Imposition. Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

c. Maximum Rate. Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2026 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.

4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.

a. Tax Roll Assessments. To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.

b. Direct Bill Assessments. To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on "**Direct Collect Property**" identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibit A** and **Exhibit B**. The District's Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.

- i. *Due Date (Debt Assessments).* The Series 2007A Bonds Debt Assessments directly collected by the District shall be due and payable in full on **December 1, 2025** provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule: **[50]%** due no later than **[December 1, 2025]**, **[50]%** due no later than **[April 1, 2026]** .

ii. In the event that an Assessment payment is not made in accordance with the schedule(s) stated above, the whole of such Assessment, including any remaining partial, deferred payments for the Fiscal Year: shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent Assessments shall accrue at the rate of any bonds secured by the Assessments, or at the statutory prejudgment interest rate, as applicable. In the event an Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole Assessment, as set forth herein.

c. **Future Collection Methods.** The District's decision to collect 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 in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 7th day of August, 2025.

ATTEST:

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair Board of Supervisors

Exhibit A: Budget

Exhibit B: Assessment Roll

Tab 9

**GREEN EARTH
WORK AUTHORIZATION NO. 25-18**

THIS WORK AUTHORIZATION (“Work Authorization”) is presented according to the requirements of that certain *Proposal Agreement for by and between NatureWalk Community Development District and Green Earth Palme Tree Trim* (“Agreement”), and is made and entered into this ____ day of _____, 20__, by and between:

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Walton County, Florida (“District”); and

GREEN EARTH (hereinafter “Contractor”).

SECTION 1. SCOPE OF SERVICES. Contractor shall provide the services set forth on the proposal attached hereto as **Exhibit A** and incorporated herein by reference (“Services”) in accordance with the terms of the Agreement. The Agreement and this Work Authorization shall be controlling over any conflict between either document and the provisions of **Exhibit A**.

SECTION 2. COMPENSATION. Payment of compensation for the Services under this Work Authorization shall be based upon the Agreement and as set forth in **Exhibit A**.

SECTION 3. ACCEPTANCE. Acceptance of this Work Authorization will authorize the Contractor to complete the Services as specified in **Exhibit A**, and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall perform the Services in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

(SIGNATURES APPEAR ON FOLLOWING PAGE)

IN WITNESS WHEREOF, the parties hereto have caused this Work Authorization to be executed the day and year first above written.

Attest:

**NATUREWALK COMMUNITY DEVELOPMENT
DISTRICT**

Assistant Secretary/Secretary

By: _____
Its: Chairman, Board of Supervisors

Print Name

**GREEN EARTH
CONTRACTOR**

By: _____
Its: _____

Attachment A: Proposal



Proposal #82672

Date: 7/22/2025

Property:

Nature Walk CDD

Santa Rosa Beach, FL 32459

Landscape Service Provider:

Green Earth Southeast, LLC.
15167 Highway 331 Business
Suite B.
Freeport, FL 32439

Constitutes the entire agreement between the aforementioned parties and includes the scope of service, guarantees, terms and conditions, pricing, and payment responsibilities for landscape services provided at:

Nature Walk CDD

Santa Rosa Beach, FL 32459

Palm Tree Proposal - 11 Sabals

Pricing Notice: All pricing is valid for 30 days from the date of issuance. Pricing is subject to change throughout the duration of the Project or Enhancement at the discretion of the company due to material escalation of product costs.

Work order scope:

Work will be performed by GreenEarth

Trimming of 11 sable palm trees.

Palms will be trimmed at 10 and 2.

4 - Gathering Place

11 - Next to 10 Salamander

Total: \$1,050.00

Plus Applicable Taxes

Your and Our Acceptance:

This Agreement will become effective only after acceptance as evidenced by the respective signatures of the parties' authorized representatives. This Agreement includes all of your and our obligations. No person has authority to make any claim, representation, promise or condition on our behalf that is not documented within this Agreement.

By _____**Trevor Knowles (GE)****Date** 7/22/2025**Green Earth Southeast, LLC.****By** _____**Date** _____**Nature Walk CDD**

Tab 10

**GREEN EARTH
WORK AUTHORIZATION NO. 25-21**

THIS WORK AUTHORIZATION (“Work Authorization”) is presented according to the requirements of that certain *Proposal Agreement for by and between NatureWalk Community Development District and Green Earth Irrigation Repairs* (“Agreement”), and is made and entered into this ____ day of _____, 20__, by and between:

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Walton County, Florida (“District”); and

GREEN EARTH (hereinafter “Contractor”).

SECTION 1. SCOPE OF SERVICES. Contractor shall provide the services set forth on the proposal attached hereto as **Exhibit A** and incorporated herein by reference (“Services”) in accordance with the terms of the Agreement. The Agreement and this Work Authorization shall be controlling over any conflict between either document and the provisions of **Exhibit A**.

SECTION 2. COMPENSATION. Payment of compensation for the Services under this Work Authorization shall be based upon the Agreement and as set forth in **Exhibit A**.

SECTION 3. ACCEPTANCE. Acceptance of this Work Authorization will authorize the Contractor to complete the Services as specified in **Exhibit A**, and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall perform the Services in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

(SIGNATURES APPEAR ON FOLLOWING PAGE)

IN WITNESS WHEREOF, the parties hereto have caused this Work Authorization to be executed the day and year first above written.

Attest:

**NATUREWALK COMMUNITY DEVELOPMENT
DISTRICT**

Assistant Secretary/Secretary

By: _____
Its: Chairman, Board of Supervisors

Print Name

**GREEN EARTH
CONTRACTOR**

By: _____
Its: _____

Attachment A: Proposal



Proposal #87927

Date: 7/22/2025

Property:

Nature Walk CDD

Santa Rosa Beach, FL 32459

Landscape Service Provider:

Green Earth Southeast, LLC.
15167 Highway 331 Business
Suite B.
Freeport, FL 32439

Constitutes the entire agreement between the aforementioned parties and includes the scope of service, guarantees, terms and conditions, pricing, and payment responsibilities for landscape services provided at:

Nature Walk CDD

Santa Rosa Beach, FL 32459

Irrigation Repair - broken heads at entrance

Pricing Notice: All pricing is valid for 30 days from the date of issuance. Pricing is subject to change throughout the duration of the Project or Enhancement at the discretion of the company due to material escalation of product costs.

Irrigation Modifications: Any necessary modifications to existing irrigation systems are not included in this work order. Such modifications, if required, will be billed separately on a time-and-materials basis at our current irrigation labor rate.

Scope of Work: Broken heads at the entrance off 395.

Team will replace three heads with proper nozzles.

Materials needed will be (3) couplings, (2) six-inch heads, (1) four-inch head, and (2) VAN Nozzles for proper coverage.

Total: \$240.08

Plus Applicable Taxes

Your and Our Acceptance:

This Agreement will become effective only after acceptance as evidenced by the respective signatures of the parties' authorized representatives. This Agreement includes all of your and our obligations. No person has authority to make any claim, representation, promise or condition on our behalf that is not documented within this Agreement.

By _____**Trevor Knowles (GE)****Date** 7/22/2025**Green Earth Southeast, LLC.****By** _____**Date** _____**Nature Walk CDD**

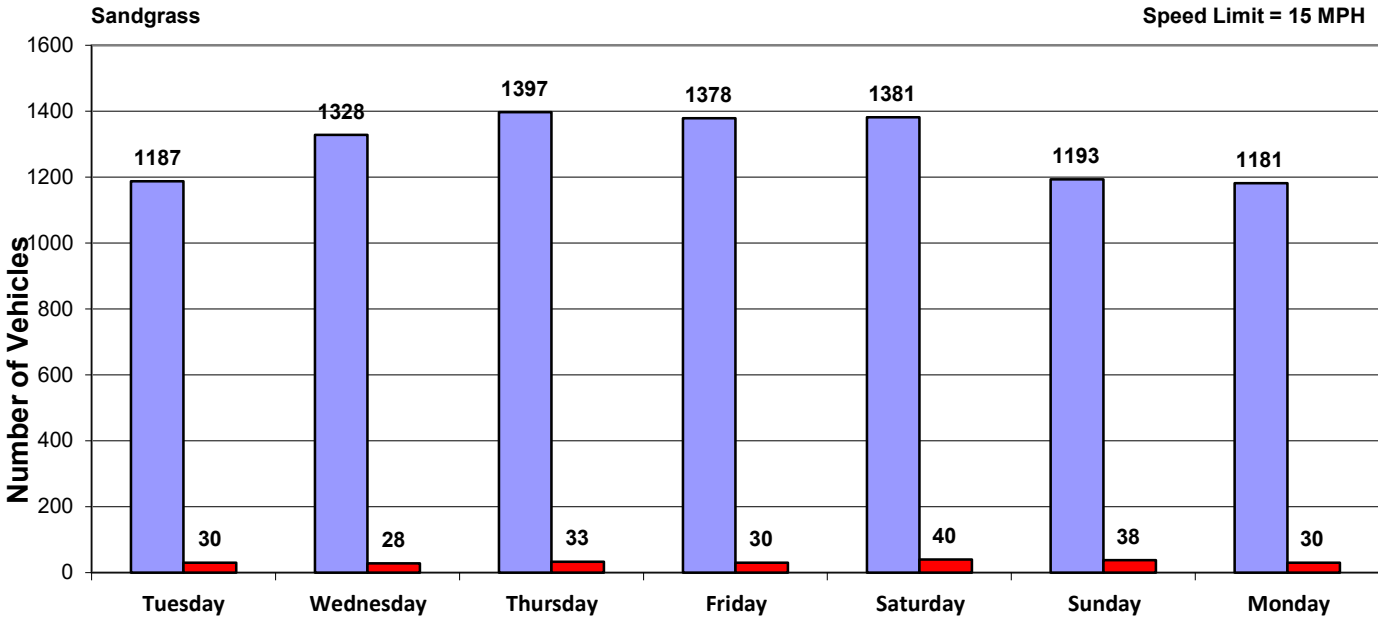
Tab 11

Charts Report

Vehicle and Speed Violator Counts

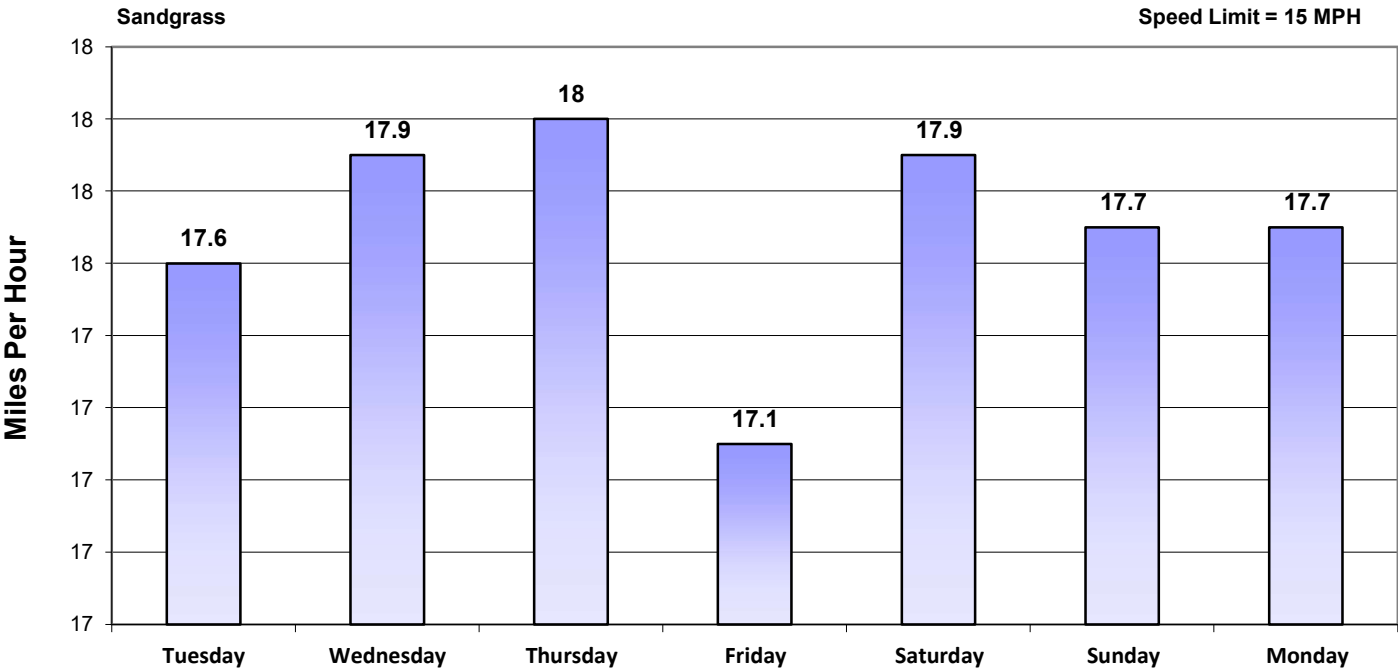


Tot. Vehicles # Violators



Week (7 days): 7/1/2025 - 7/7/2025

Daily Average Speeds



Week (7 days): 7/1/2025 - 7/7/2025

Charts Report

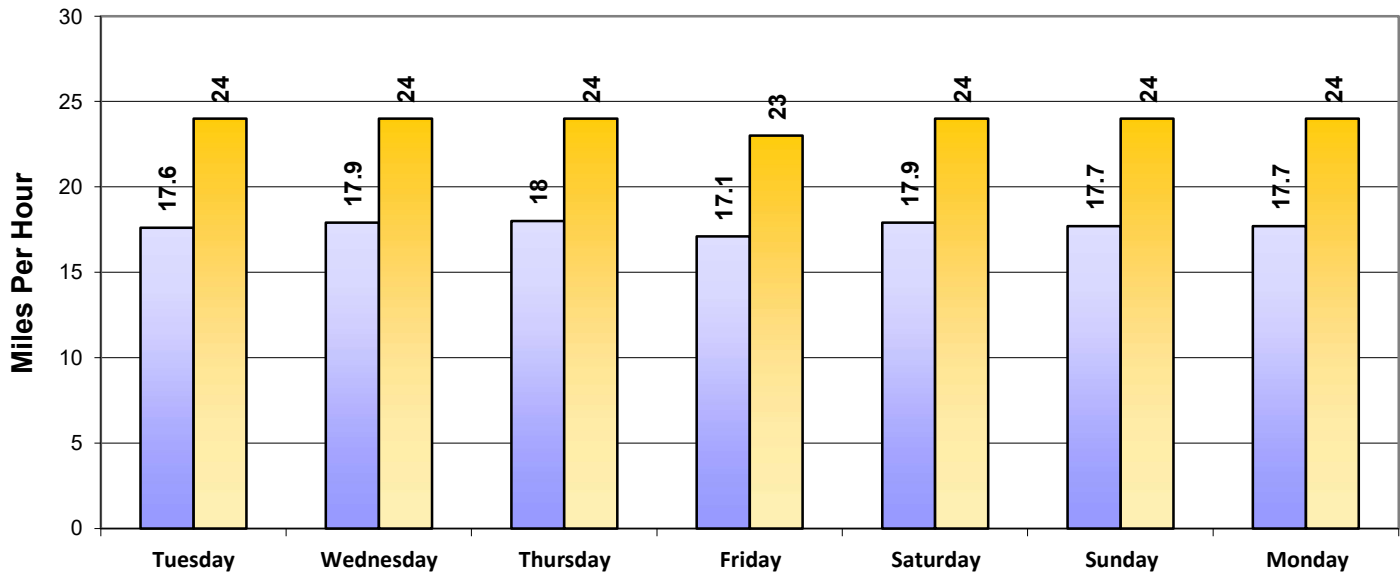
Daily Average Speeds vs. 85th Percentile Speeds

■ Avg. Speed ■ 85th pct Speed



Sandgrass

Speed Limit = 15 MPH



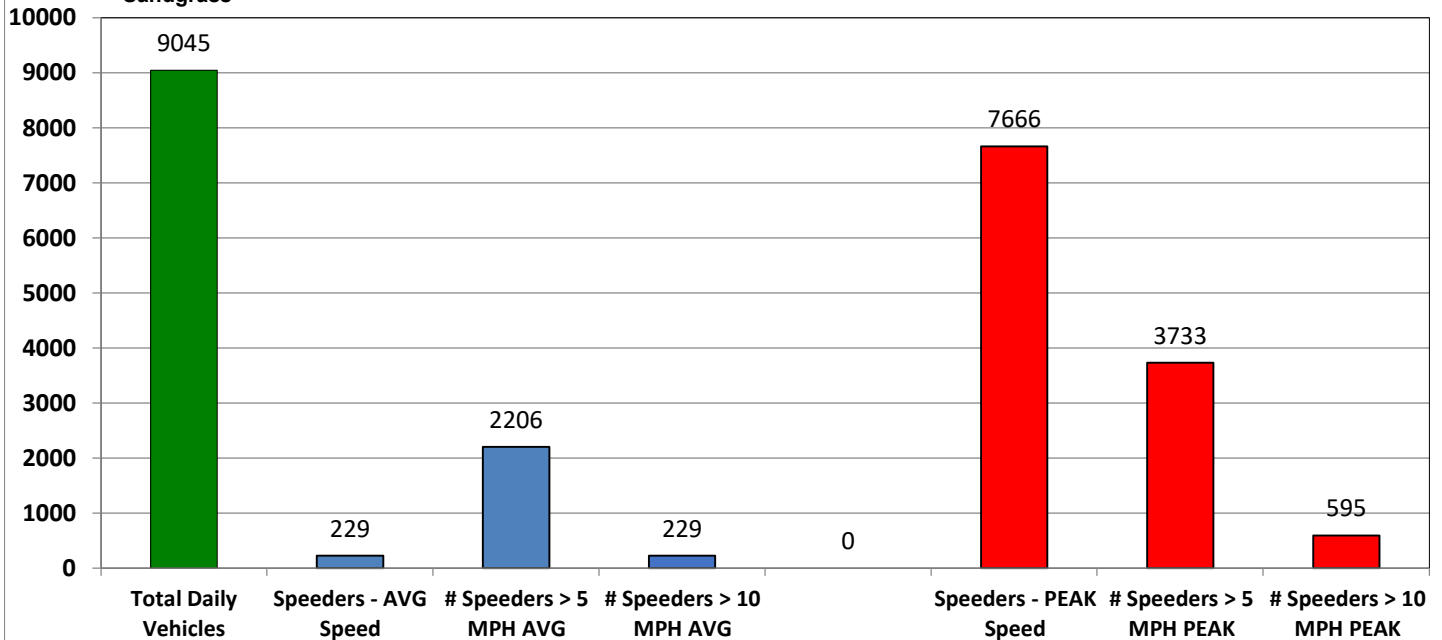
Week (7 days): 7/1/2025 - 7/7/2025

Weekly Speed Summary - Vehicle Counts



Sandgrass

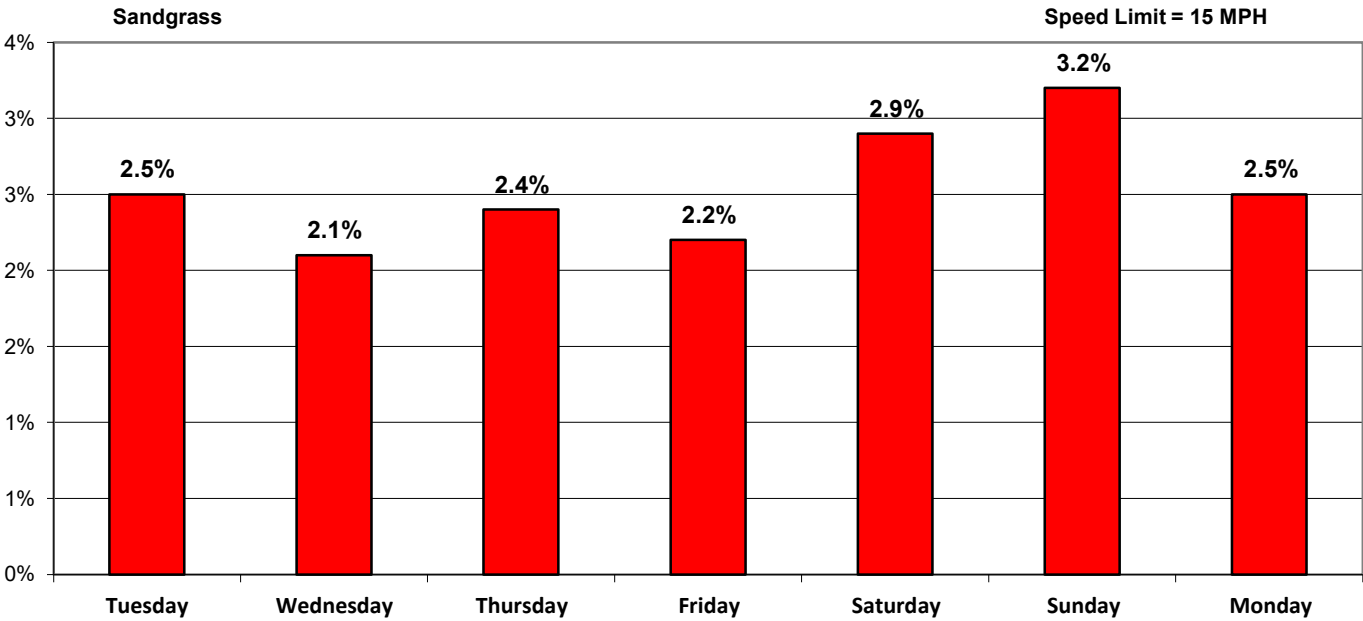
Speed Limit = 15 MPH



Week (7 days): 7/1/2025 - 7/7/2025

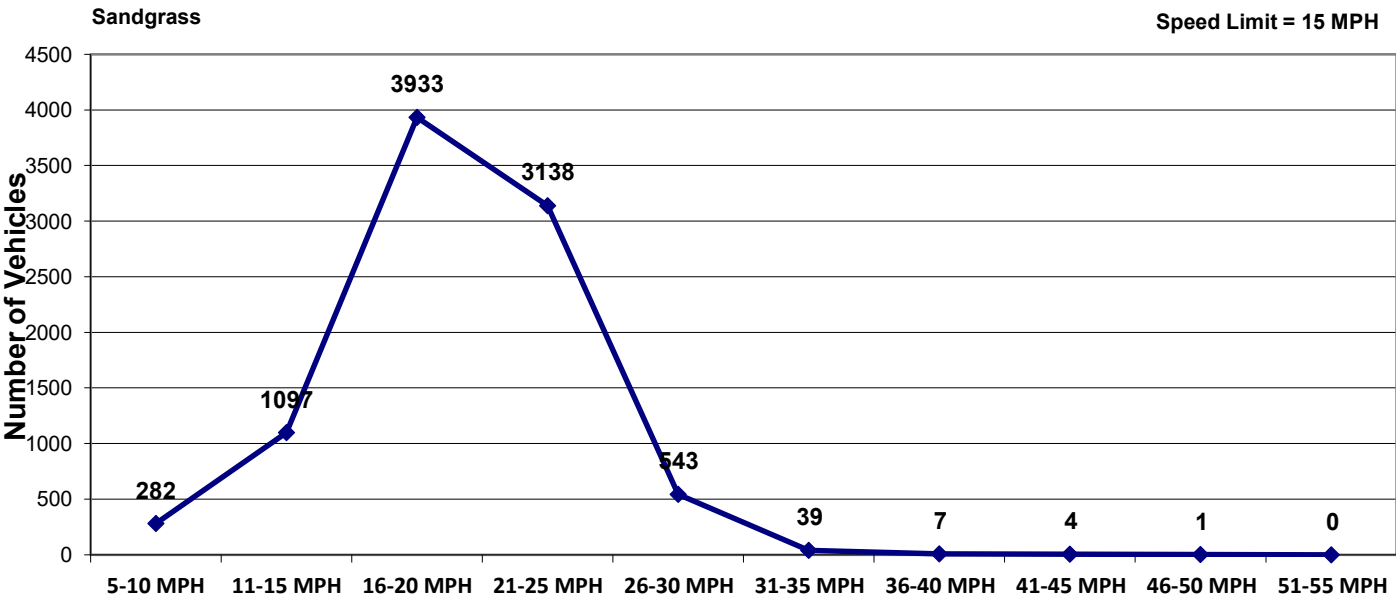
Charts Report

Percentage of Vehicles Speeding



Week (7 days): 7/1/2025 - 7/7/2025

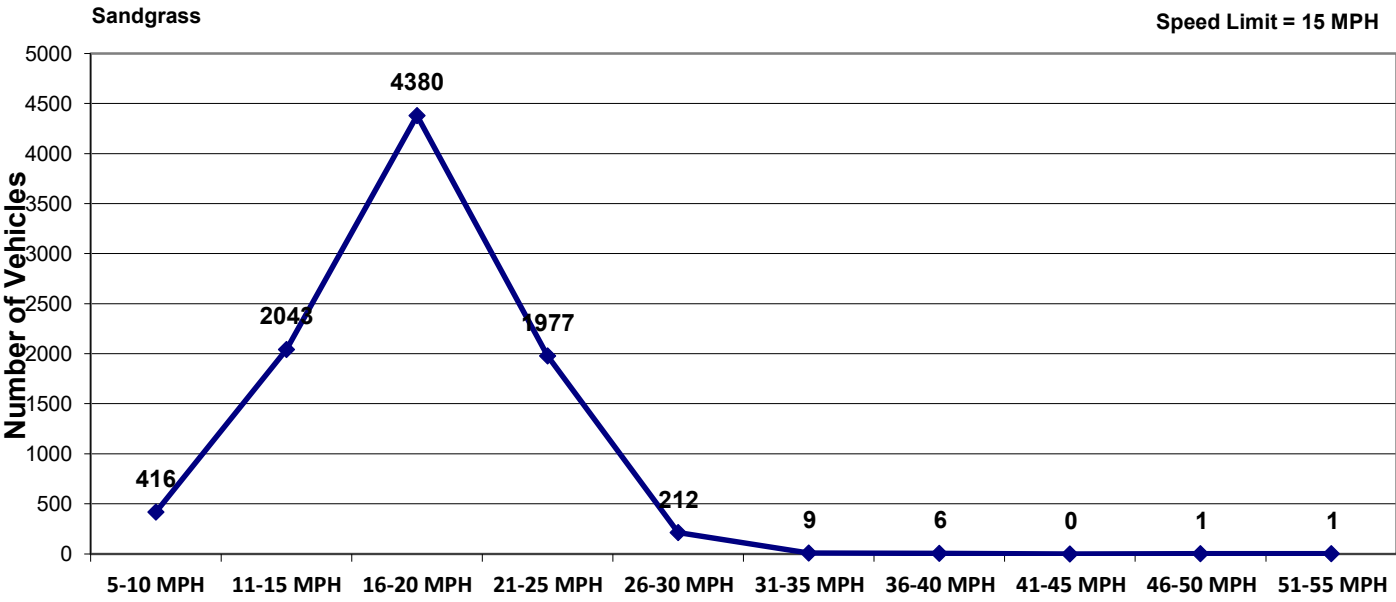
Vehicle Count by Peak Speed Bins



Week (7 days): 7/1/2025 - 7/7/2025

Charts Report

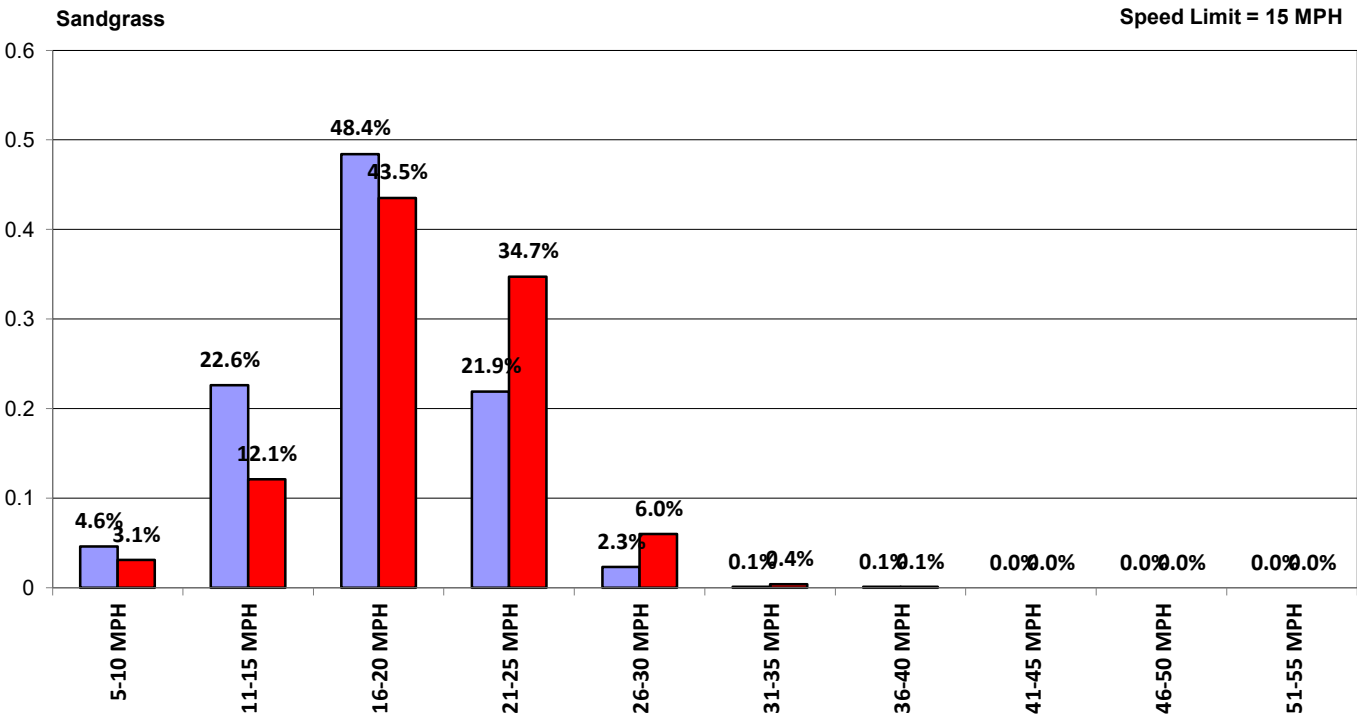
Vehicle Count by Avg. Speed Bins



Week (7 days): 7/1/2025 - 7/7/2025

Avg. vs. Peak Speeds by Percentage

■ AVG ■ PEAK



Week (7 days): 7/1/2025 - 7/7/2025

Tab 12



ESTIMATE

On Demand Paver Solutions
OnDemandPavers@hotmail.com
Crestview, 32636, Florida
United States

8502181835
www.OnDemandPavers.com

Bill to

NatureWalk CDD- Jonette Coram
Jonette Coram

979.824.3901
JCoram@NatureWalkCDD.org

Estimate Number: 2367

Estimate Date: July 25, 2025

Valid Until: September 23, 2025

Grand Total (USD): \$1,875.00

Services

Quantity

Price

Amount

Repair	1	\$1,875.00	\$1,875.00
Scope of Work: Releveling and resetting of a section of pavers located at the Bridge 1 west approach. Work includes removal of uneven pavers, regrading and compacting the base as needed, and reinstalling pavers to ensure a smooth, level surface consistent with surrounding areas.			

Grand Total (USD): \$1,875.00

Notes / Terms

ODP Terms & Conditions

1. Scope of Work: ODP will install pavers as detailed in the project proposal. Any changes to the project specifications must be authorized in writing.
2. Homeowner Responsibilities: The homeowner must inform ODP of any Homeowners Association (HOA) restrictions before project commencement. The homeowner is responsible for accurately identifying all underground utilities. ODP is not liable for damages resulting from inaccurate identification.
3. Project Alterations: Any alterations in project specifications, quantities, schedule, or other aspects requested or approved by the homeowner must be authorized in writing. Additional charges may apply for special order pavers (e.g., specific styles or colors).
4. Materials: Any remaining or unused materials will become the property of ODP unless otherwise agreed upon in writing.
5. Payment Terms: A 50% deposit is required prior to project commencement and before any materials are ordered. This deposit is non-refundable. The remaining balance is due upon project completion.
Accepted payment methods: cash, check, ACH, Venmo, and credit card. A 3.5% processing fee applies to all credit card payments.
6. Debris Disclaimer: ODP is not responsible for any dirt or debris that may enter the pool during pressure washing or paver installation. Pool protection and cleaning are the homeowner's responsibility.
7. Permits & Approvals: The homeowner is responsible for obtaining any necessary permits or approvals required for the project unless otherwise agreed upon in writing.
8. Unforeseen Conditions: If unforeseen conditions arise (e.g., unmarked utilities, tree roots, unstable soil, or hidden obstacles) that require additional labor or materials, a change order will be issued, and additional charges may apply.
9. Project Delays: While ODP strives to meet all project deadlines, we are not responsible for delays due to weather, supply chain issues, or other circumstances beyond our control.

10. Waste Cuts: An additional 5% is included in the project for waste cuts.

11. Acceptance of Terms: By accepting our proposal and proceeding with the project, the homeowner agrees to these terms and conditions.

Powered by  wave

Tab 13

NO STREET PARKING WITHIN NATUREWALK

VIOLATORS WILL BE TOWED



Re: NatureWalk CDD quote request

From Copy Systems Inbox <inbox@copysystemsbusinesscenter.com>

Date Mon 7/28/2025 2:11 PM

To Jonette Coram <JCoram@NatureWalkCDD.org>

Cc Stephanie DeLuna <SDeLuna@rizzetta.com>; Heidi Jacobs <hjacobs@rizzetta.com>

 1 attachment (396 KB)

No street parking.pdf;

Good Afternoon,
Please see the attached for your proof.
The cost of this sign will be \$45.
Please advise what email I need to send the invoice to.
Once the invoice is paid we can get this into production.

Carman

From: Jonette Coram <JCoram@NatureWalkCDD.org>

Sent: Monday, July 28, 2025 8:00 AM

To: Copy Systems Inbox <inbox@copysystemsbusinesscenter.com>

Cc: Stephanie DeLuna <SDeLuna@rizzetta.com>; Heidi Jacobs <hjacobs@rizzetta.com>

Subject: NatureWalk CDD quote request

Good morning, Carman. NatureWalk's HOA president Kerri Gerage gave me your contact information.

Would you be able to provide the NatureWalk CDD with a quote to replace the weathered sign pictured in the first attached photo before Weds, July 30? And may I please have a mockup?

Text:

NO STREET
PARKING WITHIN
NATUREWALK

VIOLATORS WILL BE TOWED

Type:

Print Vinyl

18x18 Single Sided

12mm pvc - 2 holes

Style, colors, font, and Logo should match the EXAMPLE photo.

Billing will be to the CDD:

NatureWalk Community Development District
C/O: Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, Florida 33614

Please let me know if you have any questions.

Thanks!
Jonette Coram
Chair, NatureWalk CDD
979-824-3901

Tab 14



The Lake Doctors, Inc.
Aquatic Management Services

Navarre Office
8307 E Bay Blvd
Navarre, FL. 32566
(850) 939-5787
Navarre@lakedoctors.com
www.lakedoctors.com

Water Management Agreement

PG/717754/r

This Agreement, made this _____ day of _____ 20____ is between The Lake Doctors, Inc., a Florida Corporation, hereinafter called "THE LAKE DOCTORS" and

PROPERTY NAME (Community/Business/Individual) _____

MANAGEMENT COMPANY _____

INVOICING ADDRESS _____

CITY _____ STATE _____ ZIP _____ PHONE () _____

EMAIL ADDRESS _____ EMAIL INVOICE: YES OR NO

THIRD PARTY COMPLIANCE/REGISTRATION: YES OR NO THIRD PARTY INVOICING PORTAL: YES OR NO

***If a Third Party Compliance/Registration or an Invoice Portal is required; it is the customer's responsibility to provide the information.*

Hereinafter called "CUSTOMER"

REQUESTED START DATE: _____
PURCHASE ORDER #: _____

The parties hereto agree to follows:

- A. THE LAKE DOCTORS agrees to manage certain lakes and/or waterways for a period of **twenty-four (24) months (October 1, 2025-September 30, 2027, with a 3% increase on October 1, 2026)** from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following location(s):

Twenty-three (23) ponds and three (3) fountains associated with Nature Walk CDD in Santa Rosa Beach, Florida. Full treatment on ponds 1, 4, 5, 7, 10, 11, 12, 13, 14, 15, 16, 17, 21, 18, 18A, 23, 24, 25, 26, 27, 29; Ponds 19, 20, and 28 for colorant only due to lack of access. Customer understands that some of these ponds may have limited access and services will be performed to the best of our ability. Includes a minimum of twelve (12) inspections and/or treatments, as necessary, for control and prevention of noxious aquatic weeds and algae. Includes the monthly cleaning and adjustment of (3) fountains. Agreement does not include the removal of fountains. Parts and repair will be quoted separately from this agreement.

- B. CUSTOMER agrees to pay THE LAKE DOCTORS, its agents or assigns, the following sum for specified aquatic management services:

1.	Underwater and Floating Vegetation Control Program	\$	768.00 Monthly
2.	Shoreline Grass and Brush Control Program	\$	INCLUDED
3.	Detailed Management Reports	\$	INCLUDED
4.	Free Call Back Service	\$	INCLUDED
5.	Monthly fountain cleaning	\$	184.00 Monthly
	Total of Services Accepted	\$	952.00 Monthly

\$952.00 of the above sum-total shall be due and payable upon execution of this Agreement, the balance shall be payable in advance in monthly installments of **\$952.00**, including sales use taxes, fees or charges that are imposed by any governmental body relating to the service provided under this Agreement.

- C. THE LAKE DOCTORS uses products which, in its sole discretion, will provide effective and safe results.
- D. THE LAKE DOCTORS agrees to commence treatment within **fifteen (15)** business days, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or required government permits.
- E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before **October 15, 2025**.
- F. **The terms and conditions appearing on the reverse side form an integral part of this Agreement, and CUSTOMER hereby acknowledges that he has read and is familiar with the contents thereof.** Agreement must be returned in its entirety to be considered valid.

THE LAKE DOCTORS, INC.

Signed

Pasco Gibson
Pasco Gibson, Sales Manager

CUSTOMER

Signed _____ Dated _____

Name _____

TERMS AND CONDITIONS

- 1) The Underwater and Floating Vegetation Control Program will be conducted in a manner consistent with good water management practice using the following methods and techniques when applicable.
 - a) Periodic treatments to maintain control of noxious submersed, floating and emersed aquatic vegetation and algae. CUSTOMER understands that some beneficial vegetation may be required in a body of water to maintain a balanced aquatic ecological system.
 - b) Determination of dissolved oxygen levels prior to treatment, as deemed necessary, to ensure that oxygen level is high enough to allow safe treatment. Additional routine water analysis and/or bacteriological analysis may be performed if required for success of the water management program.
 - c) Where applicable, treatment of only one-half or less of the entire body of water at any one time to ensure safety to fish and other aquatic life. However, THE LAKE DOCTORS shall not be liable for loss of any exotic or non-native fish or vegetation. Customer must also notify THE LAKE DOCTORS if any exotic fish exist in lake or pond prior to treatment.
 - d) CUSTOMER understands and agrees that for the best effectiveness and environmental safety, materials used by THE LAKE DOCTORS may be used at rates equal to or lower than maximum label recommendations.
 - e) Triploid grass carp stocking, if included, will be performed at stocking rates determined the Florida Fish and Wildlife Conservation Commission permit guidelines.
 - f) CUSTOMER agrees to provide adequate access. Failure to provide adequate access may require re-negotiation or termination of this Agreement.
 - g) Control of some weeds may take 30-90 days depending upon species, materials used and environmental factors.
 - h) When deemed necessary by THE LAKE DOCTORS and approved by CUSTOMER, the planting and/or nurturing of certain varieties of plants, which for various reasons, help to maintain ecological balance.
- 2) Under the Shoreline Grass and Brush Control Program, THE LAKE DOCTORS will treat border vegetation to the water's edge including, but not limited to torpedo grass, cattails, and other emergent vegetation such as woody brush and broadleaf weeds. Many of these species take several months or longer to fully decompose. CUSTOMER is responsible for any desired physical cutting and removal.
- 3) CUSTOMER agrees to inform THE LAKE DOCTORS in writing if any lake or pond areas have been or are scheduled to be mitigated (planted with required or beneficial aquatic vegetation). THE LAKE DOCTORS assumes no responsibility for damage to aquatic plants if CUSTOMER fails to provide such information in a timely manner. Emergent weed control may not be performed within mitigated areas, new or existing, unless specifically stated by separate contract or modification of this Agreement. CUSTOMER also agrees to notify THE LAKE DOCTORS, in writing, of any conditions which may affect the scope of work and CUSTOMER agrees to pay any resultant higher direct cost incurred.
- 4) If at any time during the term of this Agreement, CUSTOMER feels THE LAKE DOCTORS is not performing in a satisfactory manner, or in accordance with the terms of this Agreement, CUSTOMER shall inform THE LAKE DOCTORS, in writing, stating with particularity the reasons for CUSTOMER'S dissatisfaction. THE LAKE DOCTORS shall investigate and attempt to cure the defect. If, after 30 days from the giving of the original notice, CUSTOMER continues to feel THE LAKE DOCTORS performance is unsatisfactory, CUSTOMER may terminate this Agreement by giving notice ("Second Notice") to THE LAKE DOCTORS and paying all monies owing to the effective date of termination. In this event, the effective date of termination shall be the last day of the month in which said second notice is received by THE LAKE DOCTORS.
- 5) Federal and State regulations require that various water time-use restrictions be observed during and following some treatments. THE LAKE DOCTORS will notify CUSTOMER of such restrictions. It shall be CUSTOMER responsibility to observe the restrictions throughout the required period. CUSTOMER understands and agrees that, notwithstanding any other provision of the Agreement, THE LAKE DOCTORS does not assume any liability for failure by any party to be notified of, or to observe, the above regulations.
- 6) THE LAKE DOCTORS shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming CUSTOMER as "Additional Insured" may be provided at CUSTOMER'S request. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that is provided by THE LAKE DOCTORS.
- 7) Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. Should THE LAKE DOCTORS be prohibited, restricted or otherwise prevented or impaired from rendering specified services by any condition, THE LAKE DOCTORS shall notify CUSTOMER of said condition and of the excess direct costs arising there from. CUSTOMER shall have thirty (30) days after receipt of said notice to notify THE LAKE DOCTORS in writing of any inability to comply with excess direct costs as requested by THE LAKE DOCTORS.
- 8) CUSTOMER warrants that he or she is authorized to execute the Water Management Agreement on behalf of the riparian owner and to hold THE LAKE DOCTORS harmless for consequences of such service not arising out of the sole negligence of THE LAKE DOCTORS.
- 9) CUSTOMER understands that, for convenience, the annual investment amount has been spread over a twelve-month period and that individual monthly billings do not reflect the fluctuating seasonal costs of service. If CUSTOMER places their account on hold, an additional start-up charge may be required due to aquatic re-growth.
- 10) THE LAKE DOCTORS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of THE LAKE DOCTORS. However, THE LAKE DOCTORS shall in no event be liable to CUSTOMER or others for indirect, special or consequential damages resulting from any cause whatsoever.
- 11) Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be automatically extended for a period equal to its original term unless terminated by either party. If required, THE LAKE DOCTORS may adjust the monthly investment amount after the original term. THE LAKE DOCTORS will submit written notification to CUSTOMER 30 days prior to effective date of adjustment. If CUSTOMER is unable to comply with the adjustment, THE LAKE DOCTORS shall be notified immediately in order to seek a resolution.
- 12) THE LAKE DOCTORS may cancel this agreement with or without cause by 30-day written notice to customer.
- 13) Should CUSTOMER become delinquent, THE LAKE DOCTORS may place the account on hold for non-payment and CUSTOMER will continue to be responsible for the monthly investment amount even if the account is placed on hold. Service may be reinstated once the entire past due balance has been received in full. Should it become necessary for THE LAKE DOCTORS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys fee (including those on appeal) and court costs, and all other expenses incurred by THE LAKE DOCTORS resulting from such collection action.
- 14) This Agreement is assignable by CUSTOMER upon written consent by THE LAKE DOCTORS.
- 15) This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by THE LAKE DOCTORS Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both THE LAKE DOCTORS and CUSTOMER.
- 16) If Agreement includes trash/debris removal, THE LAKE DOCTORS will perform the following: removal of casual trash such as cups, plastic bags and other man-made materials up to 20 lbs. during regularly scheduled service visits. Large or dangerous items such as biohazards and landscape debris will not be included.
- 17) CUSTOMER agrees to reimburse THE LAKE DOCTORS for all processing fees for registering with third party companies for compliance monitoring services and/or invoicing portal fees.

Tab 15

CONTRACT FOR PROFESSIONAL DISTRICT MANAGEMENT SERVICES

DATE: October 1, 2025

BETWEEN: **RIZZETTA & COMPANY, INC.**
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

(Hereinafter referred to as "**District Manager**")

AND: **NATUREWALK COMMUNITY DEVELOPMENT DISTRICT**
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

(Hereinafter referred to as "**District**," and together with District Manager, the "**Parties**.")

PURPOSE; SCOPE OF SERVICES:

- I. The purpose of this contract for professional district management services (hereinafter referred to as "**Contract**") is for District Manager to provide professional district management services to the District pursuant to Chapter 190, Florida Statutes. Additionally, this Contract consolidates all services provided by District Manager including continuing disclosure and technology services. A brief description of these services is provided below and a detailed description is provided in **Exhibit A** to this Contract. This Contract constitutes the entire understanding between the Parties and supersedes all prior Contracts, which are hereby terminated and of no further effect.

A. STANDARD ON-GOING SERVICES. The District Manager shall provide the following Standard On-Going Services to the District pursuant to this Contract:

- i. **Management** - services include the conducting of one (1) three (3) hour board meeting per month, one (1) budget workshop per year, overall administration of District functions, and all required state and local filings, preparation of annual budget, purchasing and risk management;
- ii. **Administrative** - services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda;



Rizzetta & Company

MJJ 051424

- iii. **Accounting** - services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity. District Manager shall be identified as agent or custodian of the District's bank accounts with signatory authority.
- iv. **Financial & Revenue Collection** - services include all functions necessary for the timely billing, collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments.
- v. **Continuing Disclosure** – serve as the District's Dissemination Agent and provides such duties as required per the District's Continuing Disclosure Agreements and compliance with the Securities and Exchange Commission's Rule 15c2-12(b)(5) for all series of bonds requiring such services.
- vi. **Website Management** – services associated with managing the content of the District's website in compliance with Chapter 189.069, Florida Statutes.
- vii. **Email** – services including ongoing maintenance of e-mail accounts, hosting and backup in accordance with public records and public records retention requirements.

B. TIME FRAME. The Standard On-Going Services shall be provided on a monthly basis as detailed in this Contract.

II. ADDITIONAL SERVICES. In addition to the Standard On-Going Services described above, or in any addendum executed between the Parties, the District may, from time to time, require additional services from the District Manager. Any services not specifically provided for in the scope of services above, or necessary to carry out the services as described herein, as well as any changes in the scope requested by the District, shall be considered additional services. Such additional services may include, but are not limited to:

- Meetings: Extended meetings (beyond three (3) hours in length), continued meetings, special/additional meetings (not including annual budget workshop);
- Financial Reports: Modifications and certifications to special assessment allocation report; true-up analysis;
- Bond Issuance Services: preparation of the special assessment allocation report, testimony at the required bond validation court hearing, certifications, closing documents and statutorily required mailings



- Electronic communications/e-blasts;
- Special requests;
- Amendment to District boundary;
- Grant Applications;
- Escrow Agent;
- Continuing Disclosure/Representative/Agent;
- Community Mailings, e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.;
- Public Records Requests that are extensive in nature, as defined by District's adopted Rules of Procedure.

If any additional services are required or requested, the District Manager shall provide a detailed description of these services and fees for such services to the District for approval prior to beginning any additional services. The District Manager shall undertake the additional services after the District has issued its written approval, as evidenced by a vote of the Board of Supervisors, of the description and fees for such services to the District Manager.

III. LITIGATION SUPPORT SERVICES. Upon the District's request, the District Manager shall prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving the subject matter of this Contract. If the District requires or requests any litigation support services, the District Manager shall provide a detailed description of the services and fees for such services to the District for approval prior to beginning any litigation support services. The District Manager shall undertake the litigation support services after the District has issued its written approval of the description and fees for such services to the District Manager.

IV. ADDITIONAL SERVICES PROVIDED TO THIRD PARTIES. These are services requested by third parties such as homeowners, realtors, investors or members of the media. Such services may include, but are not limited to, estoppel letters, bond prepayment processing, and litigation support. The third party requesting such services shall be responsible for the payment of any fees charged by District Manager for providing those services to the extent authorized by law and the District's Rules of Procedure.

V. TERM. The District Manager's services as provided in this Contract shall commence on October 1, 2025. This Contract shall automatically renew annually unless terminated pursuant to its terms. The District Manager acknowledges that the prices of this Contract are firm and that the District Manager may change the prices only with the District's written consent as evidenced by a vote of the Board of Supervisors. All prior agreements between the parties with respect to the subject matter of this Contract are terminated upon the execution of this Contract.

VI. FEES AND EXPENSES; PAYMENT TERMS.

A. FEES AND EXPENSES.

- i. A schedule of fees for the services described in Sections I, II, III, and IV of this Contract is shown in **Exhibit B** to this Contract, which is attached hereto and incorporated herein. The District shall pay the District Manager



Rizzetta & Company

MJJ 051424

for the services provided under the terms of this Contract in accordance with the schedule of fees in **Exhibit B**. For purposes of the District Manager's compensation for services provided pursuant to this Contract, the District shall compensate the District Manager only for those services provided under the terms of this Contract. Unless otherwise specified by this Contract, the District Manager shall invoice the District for the District Manager's services as soon as may be practicable in advance of each month and in the amounts set forth in **Exhibit B**. The fees for those services which are not being requested at the time this Contract is approved shall be provided to the District at such time as those services are required and requested by vote of the Board of Supervisors. Payment for those services shall be made by the District within forty-five (45) days of receipt of a correctly submitted invoice. District shall establish and properly fund an account with such federally-insured bank to be designated for ACH withdrawal by District Manager to meet the District's obligations for all amounts owed to District Manager under this Contract.

- ii. Fees for the Standard On-Going Services described in this Contract may be negotiated annually by the Parties. Any amendment to Standard On-Going Services fees must comply with the amendment procedure in this Contract and must be reflected in the adopted General Fund Budget of the District. The District's adoption of the General Fund Budget shall not constitute the District's consent for payment of any expenses or change in Contract terms.
- iii. In the event the District authorizes a change in the scope of services requested, District Manager shall submit, in writing to the District, a request for a fee amendment corresponding to the change in services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment shall comply with the amendment procedure in this Contract. Such amendment must be validly executed by the Parties before District Manager is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted.
- iv. For the purposes of this Contract, an out-of-pocket expense is an unexpected expense that the District Manager or one of its subcontractors, if applicable, incurs during the performance of the Standard On-Going Services, as provided in this Contract. Such out-of-pocket expenses are included in the fees shown in **Exhibit B**. Out-of-pocket expenses incurred in connection with the performance of Additional Services and Litigation Support Services shall be subject to reimbursement at cost. These expenses include but are not limited to, airfare, mileage, transportation/parking, lodging, postage, and copies.

B. PAYMENT TERMS.

- i. **Standard On-Going Services.** Standard-On Going Services shall be billed monthly as a fixed fee pursuant to the schedule shown in **Exhibit B**.



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- ii. **Additional Services.** Additional Services shall either be billed monthly at the District Manager's proposed hourly rate or per occurrence both as authorized by the District and negotiated by the Parties.
- iii. **Litigation Support Services.** Litigation Support Services shall be billed monthly on an hourly basis for the hours incurred at the District Manager's proposed hourly rate, as authorized by the District and negotiated by the Parties.
- iv. **Out-of-Pocket expenses.** Out-of-Pocket expenses not included under the Standard-On Going Services of the District Manager shall be billed monthly as incurred.

All invoices shall be due and payable forty-five (45) days from the date of invoice pursuant to the Prompt Payment Act, Chapter 218.70 Florida Statutes.

- VII. **SUSPENSION OF SERVICES FOR NON-PAYMENT.** Unless nonpayment is the fault of the District Manager, the District Manager shall have the right to suspend services being provided as outlined in this Contract if the District fails to pay District Manager's invoices in a timely manner, which shall be construed as forty-five (45) days from date of the invoice or as otherwise provided by the Prompt Payment Act, Section 218.70 Florida Statutes. District Manager shall notify the District, in writing, at least ten (10) days prior to suspending services.
- VIII. **NON-CONTINGENCY.** The payment of fees and expenses, as outlined in this Contract, are not contingent upon any circumstance not specifically outlined in this Contract.
- IX. **AMENDMENT.** Amendments to, and waivers of, the provisions contained in this Contract may be made only by an instrument in writing that is executed by both the District and the District Manager.
- X. **RESPONSIBILITIES.**
 - A. **DISTRICT RESPONSIBILITIES.** The District shall provide for the timely services of its legal counsel, engineer, and any other consultants, contractors, or employees, as required, for the District Manager to perform the duties outlined in this Contract. Expenses incurred in providing this support shall be the sole responsibility of the District unless specified herein.
 - B. **LIMITATIONS OF RESPONSIBILITIES.** To the extent not referenced herein, and to the extent consistent with Chapter 190.006, District Manager shall not be responsible for the acts or omissions of any other contractor or any of its subcontractors, suppliers, or of any other individual or entity performing services as part of this Contract which are not under the control of the District Manager. District Manager shall not be liable for any damage that occurs from Acts of God, which are defined as those caused by windstorm, hail, fire, flood, hurricane, freezing, or other similar occurrences of nature.
- XI. **TERMINATION.** This Contract may be terminated as follows:



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- A. By the District for "good cause" immediately which shall include misfeasance, malfeasance, nonfeasance, or dereliction of duties by the District Manager. Termination for "good cause" shall be effected by written notice to District Manager electronically at the address noted herein.
- B. By the District Manager for "good cause", immediately which shall include, but is not limited to, failure of the District to timely pay District Manager for services rendered in accordance with the terms set forth in this Contract, malfeasance, nonfeasance, or dereliction of duties by the District, or upon request or demand by the Board, or any member thereof, for District Manager to undertake any action or implement a policy of the Board which District Manager deems unethical, unlawful, or in contradiction of any applicable federal, state, or municipal law or rule. Termination for "good cause" shall be effected by written notice to District electronically at the address noted herein.
- C. By the District Manager or District, for any reason, upon provision of a minimum of sixty (60) days written (electronic) notice of termination to the address noted herein.
- D. Upon any termination, District Manager shall be entitled to the total amount of compensation pursuant to the terms of this Contract, through the termination date, but subject to any off-sets that the District may have for services not performed or not performed in accordance with the Contract. District Manager shall make all reasonable effort to provide for an orderly transfer of the books and records of the District to the District or its designee.

XII. GENERAL TERMS AND CONDITIONS.

- A. All invoices are due and payable within forty-five (45) days of a correctly submitted invoice, or as otherwise provided by the Florida Prompt Payment Act, Section 218.70. Florida Statutes. Invoices not paid within forty-five (45) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.
- B. In the event either party is required to take any action to enforce this Contract, the prevailing party shall be entitled to attorney's fees and costs, including fees and costs incurred in determining entitlement to and reasonableness of such fees and costs.
- C. This Contract shall be interpreted in accordance with and shall be governed by the laws of the State of Florida. Venue for all proceedings shall be in Walton County, Florida.
- D. In the event that any provision of this Contract shall be determined to be unenforceable or invalid by a Court of Law, such unenforceability or invalidity shall not affect the remaining provisions of the Contract which shall remain in full force and effect.
- E. The rights and obligations of the District as defined by this Contract shall inure to the benefit of and shall be binding upon the successors and assigns of the District. There shall be no assignment of this Contract by the District Manager.
- F. The District Manager and its officers, supervisors, staff, and employees shall use due care to protect the property of the District, its residents, and landowners from damage. The District Manager agrees to take steps to repair any damage resulting from the District Manager's activities and work pursuant to the Contract within



twenty-four hours (24) hours.

- G. Dissolution or court declared invalidity of the District shall not relieve the District of compensation due for services theretofore rendered.

XIII. INDEMNIFICATION.

- A. **DISTRICT INDEMNIFICATION.** To the extent the District Manager or its employees are serving as the District's employees, officers, or agents pursuant to the terms, conditions and requirements of this Agreement, and as may be allowable under applicable law (and without waiving the limitations of liability set forth in Section 768.28, Florida Statutes), the District agrees to indemnify, defend, and hold harmless the District Manager, its employees, officers, or agents from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that District Manager its employees, officers, or agents, may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent, reckless, and/or intentionally wrongful acts or omissions of the District, except to the extent caused by, in whole or in part, the negligence or recklessness and/or willful misconduct of the District Manager. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District Manager may be entitled and shall continue after the District Manager has ceased to be engaged under this Contract.

DISTRICT MANAGER INDEMNIFICATION. The District Manager agrees to indemnify, defend, and hold harmless the District and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that the District may hereafter incur, become responsible for, or be caused to pay arising out of or relating to the failure to perform under this Agreement or at law, or negligent, reckless, and/or intentionally wrongful acts or omissions of the District Manager. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District may be entitled and shall continue after the District Manager has ceased to be engaged under this Contract.

The terms of this Section shall survive the termination of this Contract.

- B. **SOVEREIGN IMMUNITY; INDEMNIFICATION OBLIGATIONS.** Nothing herein shall be construed to waive or limit the District's sovereign immunity limitations of liability as provided in Section 768.28, Florida Statutes, or other applicable law. Indemnification obligations under this Contract shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

- XIV. **WAIVER OF DAMAGES.** The District Manager, its employees, officers, or agents, shall not be liable for any acts or omissions of any previous manager(s) of the District.



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Additionally, the District Manager, its employees, officers or agents, shall not be liable, responsible, or accountable in damages or otherwise to the District for any acts performed by the District Manager, its employees, officers or agents, in good faith and within the scope of this Agreement. Further, the District Manager, its employees, officers, or agents, shall not be liable to the District or otherwise for any loss or damage resulting from the loss or impairment of funds that have been deposited into a bank account owned by the District or otherwise titled in the name of the District (collectively, "District Bank Accounts") due to the failure, insolvency or suspension of a financial institution, or any loss or impairment of funds due to the invalidity of any draft, check, document or other negotiable instrument payable to the District which is delivered to the District Manager and deposited into any of the District Bank Accounts. The terms of this Section shall survive the termination of this Contract.

XV. INSURANCE.

- A.** The District shall provide and maintain Public Official Liability and General Liability insurance policies, each in an amount not less than One Million Dollars (\$1,000,000.00) throughout the term of this Contract.
- B.** The District Manager shall provide and maintain the following levels of insurance coverage at all times throughout the term of this Contract:
 - i.** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - ii.** General Liability Insurance with the limit of One Million Dollars (\$1,000,000.00) per each occurrence.
 - iii.** Professional Liability Insurance with limit of no less than One Million Dollars (\$1,000,000.00) per each occurrence.
 - iv.** Employment Practices Liability Insurance with limit of Two Million Dollars (\$2,000,000.00) per each occurrence.
 - v.** Comprehensive Automobile Liability Insurance for all vehicles used by the District Manager's staff, whether owned or hired, with a combined single limit of One Million Dollars (\$1,000,000.00).
- C.** Except with respect to Professional Liability and Worker's Compensation insurance policies, the District and its officers, supervisors, staff, and employees shall be listed as additional insureds on each insurance policy described above. None of the policies above may be canceled during the term of this Contract (or otherwise cause the District to not be named as an additional insured where applicable) without thirty (30) days written notice to the District. District Manager shall furnish the District with a Certificate of Insurance evidencing compliance with this section upon request. Insurance should be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- D.** The District agrees to list the District Manager as an additional insured party on its General Liability and Automobile Liability insurance policies to the extent the District Manager or its employees are serving as the District's employees, officers or agents pursuant to the



terms, conditions and requirements of this Agreement, and to the extent the District's insurance provider shall issue an endorsement in substantially the form attached hereto as Exhibit E. The limits of coverage for additional insured parties pursuant to such endorsement shall not exceed the monetary limitations of liability provided in Section 768.28, Florida Statutes.

- E. If the District Manager fails to secure or maintain the required insurance, the District has the right (without any obligation to do so) to secure such required insurance, in which event the District Manager shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

XVI. ASSIGNMENT. Except as provided in this section, neither the District nor the District Manager may assign this Contract or any monies to become due hereunder without the prior written approval of the other. Any assignment attempted to be made by the District Manager or the District without the prior written approval of the other party is void.

XVII. COMPLIANCE WITH PUBLIC RECORDS LAWS. District Manager understands and agrees that all documents of any kind provided to the District in connection with this Contract may be public records, and, accordingly, District Manager agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. District Manager acknowledges that District Manager is the designated public records custodian for the District ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the District Manager shall 1) keep and maintain public records required by the District to perform the service; 2) provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes and the District's Rules of Procedure, and in accordance with **Exhibit A**, which Rules of Procedure shall control; 3) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the District Manager does not transfer the records to the new Public Records Custodian of the District; 4) follow the Records Request Policy attached hereto as **Exhibit D**; and 5) upon completion of the Contract, transfer to the District, at no cost, all public records in District Manager's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the District Manager, the District Manager shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE DISTRICT MANAGER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE DISTRICT MANAGER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.



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- XVIII. NOTICES.** All notices, requests, consents and other communications under this Contract ("**Notices**") shall be electronic or in writing and delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

If to the District: NatureWalk Community
Development District
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

With a copy to: Kutak Rock LLP
107 W. College Avenue
Tallahassee, FL 32301
Attn: District Counsel

If to the District Manager: Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Except as otherwise provided in this Contract, any Notice shall be deemed received only upon actual delivery at the address set forth above or delivered electronically with return receipt. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Contract would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States Government shall not be regarded as business days. Counsel for the District and counsel for the District Manager may deliver Notice on behalf of the District and the District Manager, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

- XIX. EFFECTIVE DATE.** This Contract shall become effective on October 1, 2025 and shall remain effective until terminated by either the District or the District Manager in accordance with the provisions of this Contract.
- XX. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Contract are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Contract.
- XXI. AGREEMENT; CONFLICTS.** This instrument, together with accompanying **Exhibits A, B, C and D**, shall constitute the final and complete expression of this Contract between the District and the District Manager relating to the subject matter of this Contract. To the extent of any conflict between this instrument and **Exhibits A, B, C, and D**, this instrument shall control.
- XXII. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either the District or the District Manager under this Contract shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely



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responsible for enforcing its rights under this Contract against any interfering third party. Nothing contained in this Contract shall limit or impair the District's right to protect its rights from interference by a third party to this Contract.

- XXIII. THIRD PARTY BENEFICIARIES.** This Contract is solely for the benefit of the District and the District Manager and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Contract. Nothing in this Contract, express or implied, is intended or shall be construed to confer upon any person or corporation other than the District and the District Manager any right, remedy, or claim under or by reason of this Contract or any of the provisions or conditions of this Contract; and all of the provisions, representations, covenants, and conditions contained in this Contract shall inure to the sole benefit of and shall be binding upon the District and the District Manager and their respective representatives, successors, and assigns.
- XXIV. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The District Manager shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, and ordinances in performing the services under this Contract. If the District Manager fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by a local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Contract or any action of the District Manager or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation of an alleged violation, the District may terminate this Contract, such termination to be effective immediately upon the giving of notice of termination.
- XXV. ARM'S LENGTH TRANSACTION.** This Contract has been negotiated fully between the District and the District Manager as an arm's length transaction. The District and the District Manager participated fully in the preparation of this Contract with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Contract, the Parties are deemed to have drafted, chosen, and selected the language, and any doubtful language shall not be interpreted or construed against any party.
- XXVI. COUNTERPARTS.** This Contract may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
- XXVII. E-VERIFICATION.** Pursuant to Section 448.095(2), Florida Statutes,
- A.** Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and shall remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
 - B.** If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District shall terminate this Agreement as



required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor shall immediately terminate its contract with the subcontractor.

- C. If this Agreement is terminated in accordance with this section, then the Contractor shall be liable for any additional costs incurred by the District.

XXVIII. SAFE AND HEALTHY WORK ENVIRONMENT. District agrees to provide a safe and healthy work environment for all employees provided by the District Manager. If the District Manager, in the exercise of its reasonable discretion, determines that there are conditions within the District which pose a hazard to the safety and/or health of its employees, including but not limited to, harassment, threats of harm or cyber bullying by residents, guests and invitees, the District Manager shall have the ability, notwithstanding anything to the contrary contained in this Contract, to prohibit its employees from going to the areas managed by the District to provide services or remove on-site employees upon written notice to the District. During the period of time that employees have been removed, District Manager shall have no responsibility for performance of services under this Contract that would be performed by on-site employees or by employees prohibited from going to the areas managed by the District. Further, District Manager shall not be liable to the District or residents, guests and invitees for any injury, losses, costs, penalties, fines, fees, suits, demands, causes of action, judgments, obligations, claims or expenses incurred, sustained, arising out of and/or related to the District Manager's inability and/or failure to perform any of its duties and obligations under this Contract during the period of time when the District Manager's on-site employees have been removed or other employees have been prohibited from going to areas managed by the District.

XXIV. FORCE MAJEURE. The Parties hereto shall be excused from the obligation to perform pursuant to the terms of this Contract to the extent that such party's performance is prevented due to any delay, or stoppage due to strikes, lockouts, labor disputes, labor shortages, acts of war, terrorism, terrorist activities, pandemic, epidemic, banking or financial institution closures, inability to obtain services from third parties, governmental actions, civil commotions, fire, flood, hurricane, earthquake, or other casualty, and other causes beyond the reasonable control of the party obligated to perform (collectively, a "**Force Majeure**"), except with respect to amounts to be paid by the District for services actually provided by District Manager pursuant to this Contract during a Force Majeure. Notwithstanding anything to the contrary contained in this Contract, a Force Majeure shall excuse the performance of such party for a period equal to any such prevention, delay or stoppage and, therefore, if this Contract specifies a time period for performance of an obligation of either party (other than payment to the District Manager by District for services actually provided during a Force Majeure unless there is an event causing banking or financial institution closures), that time period shall be extended by the period of any delay in such party's performance caused by a Force Majeure. The foregoing shall not be interpreted as extending the term or renewal term of this Contract.

XXV. DISCLOSURE. Rizzetta & Company, Inc. is an affiliate of FirstService Residential Florida, Inc.



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Therefore, the District Manager and the District each intend to enter this Contract, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: William J. Rizzetta
PRINTED NAME: William J. Rizzetta
TITLE: President
DATE: Aug 5, 2025

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT

BY: _____
PRINTED NAME: _____
TITLE: Chairman/Vice Chairman
DATE: _____

Exhibit A – Scope of Services
Exhibit B – Schedule of Fees
Exhibit C – Municipal Advisor Disclaimer
Exhibit D – Public Records Request Policy
Exhibit E – Human Trafficking Affidavit



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EXHIBIT A
Scope of Services

STANDARD ON-GOING SERVICES: These services shall be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the District.

MANAGEMENT:

- A. Attend and conduct all regularly scheduled and special Board of Supervisors meetings, Landowners' meetings, continued meetings, hearings and workshops. Arrange for time and location and all other necessary logistics for such meetings, hearings, etc.
- B. Ensure compliance with all statutes affecting the district which include but are not limited to:
 - 1. Certify Special District Update Form, submitted to the Special District Information Program, Department of Economic Opportunity each year.
 - 2. Assign and provide Records Management Liaison Officer for reporting to the Department of Library and Archives
 - 3. Provide contact person for the State Commission of Ethics for Financial Disclosure coordination
 - 4. Provide Form 1 Financial Disclosure documents for Board Members
 - 5. Provide Form 1F Financial Disclosure documents for Resigning Board Members.
 - 6. Monitor and supply Form 3A, Interest in Competitive Bid for Public Business as needed
 - 7. Monitor and provide Form 8B, Memorandum of Voting Conflict for the Board.
 - 8. Monitor and provide update on Creation Documents, including Notice of Establishment, to Department of Economic Opportunity and the County.
 - 9. Maintain and file Disclosure of Public Financing and file with Department of Economic Opportunity and each residential developer.
 - 10. Provide for a proposed budget for Board approval on or by June 15 of each fiscal year.
 - 11. Provide copy of approved proposed budget to the County a minimum of 60 days prior to the public hearing on the budget.
 - a. Provide written notice to owners of public hearing on the budget and its related assessments.
 - 12. Provide copy of the initial Public Facilities report to the County to be submitted within one (1) year after the district's creation.
 - 13. Provide copy of an annual notice of any changes to the Public Facilities report to the County if changes are made.
 - 14. Provide copy of the seven (7) year Public Facilities report update, based on reporting period assigned to the County it is located in.



15. File name and location of the Registered Agent and Office location annually with Department of Economic Opportunity and the County.
 16. Provide for submitting the regular meeting schedule of the Board to County.
 17. Provide District Map and update as provided by the District's Engineer as needed to the Department of Economic Opportunity and the County
 18. Provide legal description and boundary map as provided by District Engineer to the Supervisor of Elections
 19. File request letter to the Supervisor of Election of the County for number of registered voters as of April 15, each year.
 20. Provide for public records announcement and file document of registered voter data each June.
 21. Update Board Member names, positions and contact information to the State Commission on Ethics annually.
 22. Certify and file the Form DR 421, Truth in Millage Document with the Department of Revenue each tax year.
 23. Properly notice all public meetings, in accordance with the appropriate Florida Statutes, including but not limited to, public hearings on assessments, the budget, establishment of rates, fees, or charges, rulemaking, uniform method of collection, and all other required notices of meetings, hearings and workshops.
 - a. Provide for the appropriate ad templates and language for each of the above.
 24. Provide for instruction to Landowners on the Election Process and forms, etc.
 25. Respond to Bond Holders Requests for Information.
 26. Implement the policies established by the Board in connection with the operations of the District.
- C. Assist in the negotiation of contracts, as directed by the Board of Supervisors.
- D. Advise the Board on the status of negotiations as well as contract provisions and their impacts on the District and provide contract administration services.
- E. Make recommendations on contract approval, rejection, amendment, renewal, and cancellation. In advance of expiration of contracts, advise the Board as to need for renewal or additional procurement activities and implement same.
- F. Monitor certificates of insurance as needed per contracts.
- G. Answer Project Status Inquiries from Contractors Bonding Companies.
- H. Provide an office location to handle and respond to written, phone or e-mail inquiries from the public.

ADMINISTRATIVE:

- A. Prepare agendas for transmittal to Board of Supervisors and staff seven (7) days prior to Board of Supervisors' Meeting. Prepare meeting materials for other meetings, hearings, etc., as needed.



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- B. Provide accurate minutes for all meetings and hearings, including landowners' meetings.
- C. Implement and maintain a document management system to create and save documents, and provide for the archiving of District documents.
 - 1. Certify and file annual report to the Department of State, Library and Archive Division, for storage and disposal of public records.
- D. Protect integrity of all public records in accordance with the requirements of State law. Respond to public records requests as required by law and in compliance with the Rules of Procedure and the District's adopted public records policy.
- E. Maintain "Record of Proceedings" for the district within the County which includes meeting minutes, agreements, resolutions and other records required by law.

ACCOUNTING:

A. Financial Statements

- 1. Establish Fund Accounting System in accordance with federal and state law, as well as GASB and the Rules of the Auditor General. This includes the following:
 - a) Chart of Accounts
 - b) Vendor and Customer Master File
 - c) Report creation and set-up.
- 2. Prepare monthly balance sheet, income statement(s) with budget to actual variances, including the following:
 - a) Cash Investment Account Reconciliations per fund
 - b) Balance Sheet Reconciliations per fund
 - c) Expense Variance Analysis
- 3. Prepare and file Annual Public Depositor's Report and distribute to State Department of Insurance and Treasury.
- 4. Prepare and file Public Depositor's and Indemnification Form on new accounts as needed.
- 5. Manage banking relations with the District's Depository and Trustee.
- 6. Prepare all other financial reports as required by applicable law and accounting standards, and bond trust indenture requirements.
- 7. Account for assets constructed by or donated to the District for maintenance.
- 8. On or before October 1st of every year prepare an annual inventory of all District owned tangible personal property and equipment in accordance with all applicable rules and standards.
- 9. Provide Audit support to auditors for the required Annual Audit, as follows:
 - a) Review statutory and bond indenture requirements
 - b) Prepare Audit Confirmation Letters for independent verification of activities.



- c) Prepare all supporting accounting reports and documents as requested by the auditors
 - d) Respond to auditor questions
 - e) Review and edit draft report
 - f) Prepare year-end adjusting journal entries as required
10. Provide for transmission of the Audit to the County and the Auditor General's Office of the State.
11. Provide and file Annual Financial Statements (FS. 218 report) by June 30th of each year.

B. Budgeting

- 1. Prepare budget and backup material for and present the budget at all budget meetings, hearings and workshops. The budget is to be done in accordance with state law standards, and consistent with applicable GFOA and GASB standards. Budget preparation shall include calculation of operation and maintenance assessments, which may include development of benefit methodology for those assessments.
- 2. File all required documentation to the Department of Revenue, Auditor General, the County, and other governmental agencies with jurisdiction.
- 3. Prepare and cause to be published notices of all budget hearings and workshops.
- 4. Prepare all budget amendments on an ongoing basis. Assist in process to retain an auditor and cooperate and assist in the performance of the audit by the independent auditor.

C. Accounts Payable/Receivable

- 1. Administer the processing, review and approval, and payment of all invoices and purchase orders. Ensure timely payment of vendor invoices and purchase orders.
 - a) Manage Vendor Information per W-9 reports
- 2. Prepare monthly Vendor Payment Report and Invoicing Support for presentation to the Board of Supervisors for approval or ratification.
- 3. Maintain checking accounts with qualified public depository including:
 - a) Reconciliation to reported bank statements for all accounts and funds.
- 4. Prepare year-end 1099 Forms for Vendor payments as applicable.
 - a) File reports with IRS.

D. Capital Program Administration

- 1. Maintain proper capital fund and project fund accounting procedures and records.
- 2. Process Construction requisitions including:
 - a) Vendor Contract completion status
 - b) Verify Change Orders for materials
 - c) Check for duplicate submittals



d) Verify allowable expenses per Bond Indenture Agreements such as:

- (1) Contract Assignment
- (2) Acquisition Agreement
- (3) Project Construction and Completion Agreement

3. Oversee and implement bond issue related compliance, i.e., coordination of annual arbitrage report, transmittal of annual audit and budget to the trustee, transmittal of annual audit and other information to dissemination agent (if other than manager) or directly to bond holders as required by Continuing Disclosure Agreements, annual/quarterly disclosure reporting, update etc.
4. Provide Asset Tracking for improvements to be transferred and their value for removal from District's Schedule of Property Ownership that are going to another local government.
5. Provide for appropriate bid and or proposal/qualification processes for Capital Project Construction.

E. Purchasing

1. Assist in selection of vendors as needed for services, goods, supplies, materials. Obtain pricing proposals as needed and in accordance with District rules and state law.
2. Prepare RFPs for Administrative Services as needed, such as audit services, legal services, and engineering services.
3. Prepare and process requisitions for capital expenses, in coordination with District Engineer.

F. Risk Management

1. Prepare and follow risk management policies and procedures.
2. Recommend and advise the Board, in consultation with the District Engineer of the appropriate amount and type of insurance and be responsible for procuring all necessary insurance.
3. Process and assist in the investigation of insurance claims, in coordination with Counsel of the District.
4. Review insurance policies and coverage amounts of District vendors.
5. Provide for an update to the Schedule of Values of Assets owned by the District for purposes of procuring adequate coverage.
6. Maintain and monitor Certificates of Insurance for all service and contract vendors.

FINANCIAL AND REVENUE COLLECTION:

A. Administer Prepayment Collection:

1. Provide payoff information and pre-payment amounts as requested by property owners.
2. Monitor, collect and maintain records of prepayment of assessments.



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3. Coordinate with Trustee to confirm semi-annual interest payments and bond call amounts.
4. Prepare periodic continuing disclosure reports to investment bankers, bond holder and reporting agencies.

B. Administer Assessment Roll Process:

1. Prepare annual assessment roll for collection of debt service and operations and maintenance assessments.
2. Update roll to reflect per unit and per parcel assessments based on adopted fiscal year budgets.
3. Verify assessments on platted lots, commercial properties or other assessable lands.
4. Convert final assessment roll to County Property Appraiser or Tax Collector format and remit to county.
5. Execute and issue Certificate of Non-Ad Valorem Assessments to County.

C. Administer Assessments for Off Tax Roll parcels/lots:

1. Maintain and update current list of owners of property not assessed via the tax roll.
2. Prepare and issue direct invoices for the annual debt service and operations and maintenance assessments.
3. Monitor collection of direct invoices and prepare and send delinquent/collection notices as necessary.

D. True-Up Analysis:

1. Annually compare current and un-platted lots to original development plan to ensure adequate collection of assessment revenue as necessary.
2. Prepare true-up calculations and invoice property owners for true-up payments as necessary.

CONTINUING DISCLOSURE:

A. Dissemination Agent:

1. Serve as the District's Dissemination Agent and provides such duties as required per the District's Continuing Disclosure Agreements and compliance with the Securities and Exchange Commission's Rule 15c2-12(b)(5) for all series of bonds requiring such services.

WEBSITE MANAGEMENT:

A. Website Management:

1. Consultant shall manage the content of the website in compliance with Chapter 189.069, Florida Statutes. Consultant shall maintain the domain for the District. Consultant shall provide the website maintenance provider with documents and



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updated content as required in accordance with Chapter 189.0069 Florida Statutes.

Required Website Content: Pursuant to section 189.016 & 189.069, Florida Statutes, special district web sites are required to include and make available the following information or documents, which requirements may be changed from time to time. Changes to the requirements may be subject to additional fees:

- a. The full legal name of the special district.
- b. The public purpose of the special district.
- c. The name, official address, official e-mail address, and, if applicable, term and appointing authority for each member of the governing body of the special district.
- d. The fiscal year of the special district.
- e. The full text of the special district's charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established.
Community development districts may reference chapter 190 as the uniform charter but must include information relating to any grant of special powers.
- f. The mailing address, e-mail address, telephone number, and website uniform resource locator of the special district.
- g. A description of the boundaries or service area of, and the services provided by, the special district.
- h. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, assessment, or charge. For purposes of this subparagraph, charges do not include patient charges by a hospital or other health care provider.
- i. The primary contact information for the special district for purposes of communication from the department.
- j. A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.
- k. The budget of the special district and any amendments thereto in accordance with s. 189.016.
- l. Tentative budgets shall be posted at least two (2) days before the budget hearing and remain on District website for forty-five (45) days.
- m. Final adopted budgets shall be posted within thirty (30) days after adoption and remain on District website for two (2) years.
- n. Budget amendments shall be posted within five (5) days after adoption and remain on District website for two (2) years.
- o. The final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district or a link to the District's most recent final, complete audit report on the Auditor General's website.
- p. A listing of the District's regularly scheduled public meetings as required by s. 189.015(1).
- q. The link to the Department of Financial Services' website as set forth in s. 218.32(1)(g).
- r. At least seven (7) days before each meeting or workshop, the agenda of the event, The information must remain on the website for at least one (1) year after the event.



ADDITIONAL SERVICES:

A. Meetings

1. Extended meetings (beyond three (3) hours in length); continued meetings, special/additional meetings (not including annual budget workshop);

B. Financial Reports

1. Modifications and Certification of Special Assessment Allocation Report;
2. True-Up Analysis;
 - a) Should certain modifications be made to a Special Assessment Allocation Report a review of the current platted and un-platted lots compared to the original development plan maybe be required to ensure adequate collection of assessment revenue.
 - b) Should it be required prepare true-up calculations and invoice property owners for true-up payments as necessary;

C. Bond Issuance Services

1. Special Assessment Allocation Report;
 - a) Prepare benefit analysis based on infrastructure to be funded with bond proceeds.
 - b) Prepare Preliminary Special Assessment Allocation Report and present to District board and staff.
 - c) Present Final Special Assessment Allocation Report to board and staff at noticed public hearing levying special assessments
2. Bond Validation;
 - a) Coordinate the preparation of a Bond Validation Report which states the “Not-to-exceed” par amount of bonds to be issued by the District and present to board as part of the Bond Resolution.
 - b) Provide expert testimony at bond validation hearing in circuit court.
3. Certifications and Closing Documents;
 - a) Prepare or provide signatures on all closing documents, certificates or schedules related to the bond issue that are required by District Manager or District Assessment Methodology Consultant.

D. Electronic communications/e-blasts;

E. Special requests;

F. Amendment to District boundary;

G. Grant Applications;

H. Escrow Agent;



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- I. Continuing Disclosure/Representative/Agent;
- J. Community Mailings e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.
- K. Public Records Requests - Refer to **Exhibit D** of this Contract for responsibilities;

LITIGATION SUPPORT SERVICES:

Prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving District issues.

ADDITIONAL SERVICES PROVIDED TO THIRD PARTIES:

- A. Issue estoppel letters as needed for property transfers
 - 1. Prepare estoppel letter reflecting current district assessment information as required for sale or transfer of residential or commercial property within the District.
 - 2. Issue lien releases for properties which prepay within in the District.
- B. Bond prepayment processing
 - 1. Collect bond pre-payments, both short term and long term bonds, verify amounts and remit to Trustee with deposit instructions.
 - 2. Maintain collection log showing all parcels that have pre-paid assessments.
 - 3. Prepare, execute and issue release of lien to be recorded in public records.



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EXHIBIT B
Schedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	MONTHLY	ANNUALLY
Management:	\$2,366.00	\$28,392
Administrative:	\$811.17	\$9,734
Accounting:	\$1,442.17	\$17,306
Financial & Revenue Collections:	\$337.50	\$4,050
Assessment Roll ⁽¹⁾		\$5,408
Continuing Disclosure:	\$416.67	\$5,000
Website Management:	\$100.00	\$1,200
E-mail (5 accounts):	\$100.00	\$1,200
Total Standard On-Going Services:	\$5,573.50	\$72,290

(1) Assessment Roll is to paid in one lump-sum upon completion.



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ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	\$ 400
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 400
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 100
Two+ Lots (on tax roll)	Per Occurrence	\$ 125
One Lot (direct billed by the District)	Per Occurrence	\$ 100
Two–Five Lots (direct billed by the District)	Per Occurrence	\$ 150
Six-Nine Lots (direct billed by the District)	Per Occurrence	\$ 200
Ten+ Lots (direct billed by the District)	Per Occurrence	\$ 250
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 100/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests &		
Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 125
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Bond Amortization Schedules	Per Occurrence	\$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Regional Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00



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LITIGATION SUPPORT SERVICES:

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
President	\$ 500.00
Chief Financial Officer	\$ 450.00
Vice President	\$ 400.00
Controller	\$ 350.00
Regional District Manager	\$ 300.00
Accounting Director	\$ 300.00
Finance Manager	\$ 300.00
Senior District Manager	\$ 275.00
District Manager	\$ 250.00
Amenity Services Manager	\$ 250.00
Business Development Manager	\$ 250.00
Landscape Inspection Services Manager	\$ 250.00
Financial Analyst	\$ 250.00
Senior Accountant	\$ 225.00
Landscape Specialist	\$ 200.00
Administrative Support Manager	\$ 200.00
Senior Financial Associate	\$ 200.00
Senior Administrative Assistant	\$ 200.00
Staff Accountant II	\$ 200.00
District Coordinator	\$ 175.00
Administrative Assistant II	\$ 150.00
District Compliance Associate	\$ 150.00
Staff Accountant	\$ 150.00
Financial Associate	\$ 150.00
Administrative Assistant	\$ 100.00
Accounting Clerk	\$ 100.00
Client Relations Specialist	\$ 100.00



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EXHIBIT C
Municipal Advisor Disclaimer

Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.



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EXHIBIT D

Public Records Request Policy and Fees

Public Officer, Employee and Staff Policy for Processing Requests for Public Records

Policy Generally:

The District supports policies that facilitate the efficient and complete provision of requested public records in a timely manner. This policy only applies to the way District officers, employees and staff (District Manager, District Counsel, District Engineer) (altogether, "District Persons") respond to public records requests within the organization. Chapter 119, F.S., and the District's Rules of Procedure dictate the way in which the District must produce records to the records requester. This policy is established to provide District Persons with a clear understanding of the process that shall be utilized in preparing responses to public record requests.

Requests for District Records:

1. The requesting party is not required to identify themselves or the reason for the request. The request may be made in writing (electronic or otherwise) or verbally.
2. Content on District social media sites is subject to the public records law. Communication made through a social networking medium may be subject to public disclosure.
3. There may be responsive records located on personal devices or personal accounts that are not maintained by the District. For this reason, District Persons shall be asked to perform searches of personal devices and accounts for any responsive record whenever a request so warrants. District Persons are strongly encouraged to avoid using personal devices or personal accounts for District business.
4. When a request is received, the individual(s) receiving the request shall forward the request to the District Manager who shall then translate the request to the public records request form attached hereto. The form should then be forwarded to the District's Record Custodian (whom is Rizzetta & Company, Inc.). The Records Custodian shall then review the form with the requesting party to ensure that it accurately reflects his/her request so that full compliance can be achieved in a timely and efficient fashion. The Records Custodian shall then notify the requesting party of the estimated time and cost to retrieve the records, in compliance with the District's Rules of Procedure, and confirm whether the requesting party agrees to pay the labor and copy charges, if applicable. Payment shall be made to the District prior to commencing the production process. The provisions of the Rules of Procedure and Florida law must be followed consistently and accurately.
5. To the extent applicable, the District, and not the District Manager or Records Custodian as an entity, shall charge the requesting party the special charge, which amount shall be consistent with Florida law. The District Manager may, consistent with and only pursuant to the terms of the Agreement between the District and the District Manager, charge the District the applicable public records response fees as set forth therein and established within the Agreement.



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6. If not clear, the requesting party should be asked to identify whether they wish to simply inspect the records or obtain copies.
7. Florida's public records law does not require the District to answer questions regarding the records produced.

Processing Responsive Records:

1. After the above process is followed, for documents that are readily available, there should not be any charge for the labor in retrieving the requested documents, but any copies purchased by the requesting party shall be charged according to the District's adopted fee schedule.
2. Records are only required to be produced in the format(s) in which they exist.
3. All electronic records must be sent by a file transfer method to the Records Custodian. Any record that can be produced for review by District staff electronically must be produced in that medium. Should District Persons elect to provide records that are capable of being produced electronically in hard format, such individual shall not be entitled to reimbursement for copy or printing charges. It is within the Record Custodian's discretion to determine whether a record is capable of being produced electronically. District Persons shall make their best efforts to produce records for review by District staff as economically and efficiently as possible.
4. District Persons shall use their best efforts to electronically store public record e-mail according to the conventions of their e-mail system and retain it electronically pursuant to the District's retention schedule.
5. The technical details and methods of storing, retrieving and printing e-mail depend on the e-mail system in use. Consult with the Records Custodian or District Manager for guidance should questions arise.
6. Public records retention is governed by the Florida Department of State, Division of Library and Information Services, general record schedules and the District's adopted Record Retention schedule. Should District Persons have any questions regarding retention or disposition of records, please contact the Records Custodian or District Counsel.



EXHIBIT E

Nongovernmental Entity
Human Trafficking Affidavit
Section 787.06(13), Florida Statutes

I, the undersigned, am an officer or representative of Rizzetta & Company, Incorporated and attest that Rizzetta & Company, Incorporated does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

FURTHER AFFIANT SAYETH NOT.

**Rizzetta & Company, Incorporated, a
Florida Corporation**

By: William J. Rizzetta
Name: William J. Rizzetta
Title: President



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2025-10-01 - NatureWalkCDD - Contract for District Management Services (consolidated) - working

Final Audit Report

2025-08-05

Created:	2025-08-05
By:	Scott Brizendine (sbrizendine@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAENqin23gXauQAtP6Au0uOfybYk_zPi0X

"2025-10-01 - NatureWalkCDD - Contract for District Management Services (consolidated) - working" History

-  Document created by Scott Brizendine (sbrizendine@rizzetta.com)
2025-08-05 - 11:54:11 AM GMT
-  Document emailed to Bill Rizzetta (brizzetta@rizzetta.com) for signature
2025-08-05 - 11:54:17 AM GMT
-  Email viewed by Bill Rizzetta (brizzetta@rizzetta.com)
2025-08-05 - 11:54:46 AM GMT
-  Document e-signed by Bill Rizzetta (brizzetta@rizzetta.com)
Signature Date: 2025-08-05 - 12:22:24 PM GMT - Time Source: server
-  Agreement completed.
2025-08-05 - 12:22:24 PM GMT