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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					