



Rizzetta & Company

# **NatureWalk Community Development District**

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**Board of Supervisors' Meeting  
January 15, 2026**

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

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

# NATUREWALK COMMUNITY DEVELOPMENT DISTRICT AGENDA

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

<b>District Board of Supervisors</b>	Jonette Coram Mike Grubbs Skylar Lee Danell Head Mike Duffey	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Stephanie DeLuna	Rizzetta & Company, Inc.
<b>District Counsel</b>	Joseph Brown	Kutak Rock LLP
<b>District Engineer</b>	Jim Martelli, P.E.	Innerlight Engineering Corporation
<b>Bond Counsel</b>	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.

**Board of Supervisors  
NatureWalk Community  
Development District**

**January 13, 2026**

**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, January 15, 2025, at 12:00 p.m. (CT)** at the **Walton Chamber of Commerce** located at **63 South Centre Trail, Santa Rosa Beach, Florida 32459**.

- 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, December 4, 2025.....Tab 1
  - B. **Ratification of the Operations and Maintenance Expenditures for the Month of November 2025.....Tab 2**
- 4. STAFF REPORTS**
  - A. District Engineer
    1. Tightline Engineering River Oats Alley Replacement Update
    2. **Presentation of Stormwater Scopes of Work for Ponds.....Tab 3**
    3. Discussion of Stormwater Management System Operations & Maintenance
    4. Sitex Earth Works Stormwater Updates
  - B. **District Aquatics Provider**
    1. **Presentation of December 2025 Aquatics Report.....Tab 4**
  - C. District Landscape Provider
    1. Presentation of District Landscaping Reports.....Tab 5
    2. Discussion of Irrigation System Repairs
  - D. District Counsel
    1. Parcels Update
    2. **Presentation of the Developer Licensing Agreement.....Tab 6**
  - E. District Manager
    1. District Encroachment Notice
    2. District Records Storage
    3. Landscape Contract
    4. Pond #13
    5. Towing Report.....Tab 7
  - F. District Chair
- 5. BUSINESS ITEMS**
  - A. Discussion and Consideration of Green Earth WA# 26-03, Sandgrass Blvd Irrigation Repair.....Tab 8
  - B. Ratification of the Sitex Earth Works Agreement for Ponds 4,5,7,10,11, and Lift Station #3.....Tab 9
  - C. Ratification of Sitex Earth Works Invoice #10550-b..... Tab 10
  - D. Discussion and Consideration of Berger, Toombs, Elam, Gaines & Frank Audit Engagement Letter for FY 2024-2025.....Tab 11
  - E. **Consideration of Landscape Inspection Proposal.....Tab 12**
- 6. AUDIENCE COMMENTS AND SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

Sincerely,  
*Stephanie DeLuna*  
Stephanie DeLuna  
District Manager

# Tab 1

1 **MINUTES OF MEETING**

2  
3 *Each person who decides to appeal any decision made by the Board with respect to any*  
4 *matter considered at the meeting is advised that the person may need to ensure that a*  
5 *verbatim record of the proceedings is made, including the testimony and evidence upon*  
6 *which such appeal is to be based.*  
7

8 **NATUREWALK COMMUNITY DEVELOPMENT DISTRICT**

9  
10 The meeting of the Board of Supervisors of the NatureWalk Community Development  
11 District was held on **Thursday, December 4, 2025, at 12:00 p.m.** at the Walton Area  
12 Chamber of Commerce, located at 63 South Centre Trail, Santa Rosa Beach, FL 32459.  
13

14 Present and constituting a quorum:

15  
16 Jonette Coram **Board Supervisor, Chairman**  
17 Mike Grubbs **Board Supervisor, Vice-Chairman**  
18 Danell Head **Board Supervisor, Assistant Secretary**  
19

20 Also present were:

21  
22 Stephanie DeLuna **Rizzetta & Company, Inc.**  
23 Jim Martelli **District Engineer, Innerlight Engineering** *(via phone)*  
24 Joseph Brown **District Counsel, Kutak Rock** *(via phone)*  
25 Bert Tony Smith **Sitex Earth Works** *(via phone)*  
26 Matt Weinrich **Landscape Provider, GreenEarth**  
27 Carlos Alladyce **Landscape Provider, GreenEarth**  
28 Zach Brown **Landscape Provider, GreenEarth**  
29

30 Audience Two audience members were present

31  
32 **FIRST ORDER OF BUSINESS**

**Call to Order**

33  
34 Mrs. DeLuna conducted attendance, confirmed quorum and called the meeting to  
35 order at 12:00 p.m. (CT).  
36  
37

38 **SECOND ORDER OF BUSINESS**

**Audience Comments**

39  
40 Audience comments that were deferred until after the District Engineer's Staff  
41 Report are captured as follows.  
42

43 Laureen London, 239 Flatwoods Forest Loop, requested clarity regarding towing  
44 to create a document with photos of improperly parked vehicles for posting in rental  
45 homes and the Gathering Place to help owners and guests visualize how not to park.  
46

**NATUREWALK COMMUNITY DEVELOPMENT DISTRICT  
December 4, 2025 - Minutes of Meeting**

47 Ms. DeLuna deferred questions relating to specific examples of parking violations  
48 to the tow vendor, who uses the District Rules Related to Parking policy to roam tow  
49 between 12AM midnight and 6AM. Two Supervisors, Danell Head and Mike Duffey, along  
50 with District Manager DeLuna are also authorized to tow vehicles.

51  
52 Ms. Coram suggested that owners be provided instead with photos that illustrate  
53 how to park properly. For example, showing all four wheels on a parking pad, not on the  
54 street, not on any landscaping or pine straw, etc.

55  
56 It was explained that streets must be kept clear for emergency vehicles and Waste  
57 Management lift-arm trucks, which require specific clearance for trash collection. In  
58 addition, plant materials and irrigation system equipment running beneath the pine straw  
59 and underneath common areas and curb strips may be damaged by vehicles parking  
60 improperly on landscaped areas. PBA Towing takes multiple photos from several different  
61 angles to document vehicle position and condition before removal.

62  
63 Lori Smith, 411 Flatwoods Forest Loop, requested clarification about parking on  
64 curved areas of District parking pads. It was reiterated that per District policy, vehicles  
65 may not park on landscaping or on the street.

66  
67 Ms. London asked if the CDD receives any money from PBA Towing. Ms. DeLuna  
68 confirmed that no monies are exchanged by either party.

69  
70 Ms. London asked if there is any place to add more parking and Ms. Smith asked  
71 if angled, pull-in parking could be added. The BOS answered no.

72  
73 Ms. London asked if she and Ms. Smith could contact PBA Towing to conduct a site  
74 visit. Ms. DeLuna replied yes.

75  
76 The goal of the District Rules Related to Parking policy is not to tow, but to ensure  
77 that streets are kept open for emergency vehicles and trash collection, along with protecting  
78 CDD irrigation and infrastructure.

79  
80 Sprinter vans which exceed 240 inches in length are prohibited from parking on  
81 CDD property. However, owners may park Sprinter vans that exceed 240 inches in total  
82 length on their own property, in their own driveways.

83  
84 Ms. Smith stated that she and Ms. London would take responsibility for any  
85 communication they send to homeowners relating to towing after speaking with Chris Cope.

86  
87 Ms. DeLuna affirmed that Ms. Smith and Ms. London can create a document for  
88 posting, but advised that the CDD cannot represent on any type of social media platform.  
89 For their flyer to be considered official communication from the CDD, it would need to be  
90 vetted through the Board of Supervisors and approved by District Counsel before being  
91 distributed to homeowners via the HOA.

92  
93 Ms. Smith said a statement that the flyer content is not guaranteed can be added.

94

**NATUREWALK COMMUNITY DEVELOPMENT DISTRICT  
December 4, 2025 - Minutes of Meeting**

**THIRD ORDER OF BUSINESS**

**Business Administration**

**A. Consideration of the Minutes of the Board of Supervisors (BOS) Meeting held on November 6, 2025**

Ms. DeLuna requested feedback on the November 6<sup>th</sup> minutes. There was none.

On a motion by Mr. Grubbs, seconded by Ms. Head with all in favor, the BOS approved the Minutes of the Board of Supervisors Meeting held on November 6, 2025, as presented, for NatureWalk Community Development District.

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

Ms. DeLuna requested feedback on the October Expenditures. There was none.

On a motion by Ms. Coram, seconded by Ms. Head, with all in favor, the BOS ratified Operations and Maintenance Expenditures for the Month of October 2025, in the amount of \$70,707.87, for NatureWalk Community Development District.

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Engineer**

**1. Presentation of Stormwater Scopes of Work for Ponds 4, 5, 7, 10, 11 and Lift Station #3**

Mr. Martelli presented the scopes of work which outline the dimensions of each area where vegetation may be removed from the berms and outlet control structures. He stated that the regulatory wetlands buffer must be maintained.

Mr. Martelli has been in contact with Pump & Process, who will submit a supplemental proposal for the previously excluded valve assessment and wet well work needed at Lift Station #3. This effort will be provided by their subcontractor.

**2. Discussion of Stormwater Management System Operations & Maintenance**

Ms. Coram asked if Mr. Martelli would like Green Earth to flag the existing irrigation at Pond #4 in advance of Sitex beginning work. Mr. Martelli responded yes.

Mr. Smith advised that vegetation removal will begin Monday, December 8, 2025 and complete before January 1, 2026.

Ms. Coram and Mr. Smith will conduct a site visit prior to project start on Monday, December 8.

Equipment will not be staged onsite during this initial phase, but will be removed daily. Ms. DeLuna has advised Chris Cope, PBA Towing that a District vendor will be onsite. Mr. Smith's contact information was provided to Mr. Cope, should he have any questions.

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Ms. DeLuna asked if Sitex could provide feedback on whether wildlife removal is necessary to prevent them from being impacted by the stormwater system maintenance project. In the case of Pond #13, a local farmer has agreed to accept the ducks residing there currently. Mr. Smith will do so following a site visit next week.

Mr. Martelli advised that the Irrigation System maps had been completed and will be emailed to Ms. Coram on behalf of the District.

**B. District Landscape Provider**

**1. Presentation of District Landscaping Reports**

Mr. Weinrich presented December and January Monthly Reports. He noted that all December services were on schedule. The irrigation audit found and repaired two mainline breaks. One was billable; the other was used internally as a learning tool.

Mr. Weinrich stated that Green Earth is open to conducting a workshop with the BOS to discuss their existing contract and any concerns. He confirmed that there will be no lack of services during the off-season months as in past years.

Ms. DeLuna stated that the BOS is looking forward to centralizing a Landscape contract with more a more detailed scope of work than the existing Green Earth contract, whether via an RFP process or a workshop format is yet to be determined.

**2. Discussion of Irrigation System**

Green Earth has completed irrigation restoration; the system is fully functional.

Ms. Coram noted that a Stormwater Management System project is beginning on Monday, December 8, 2025 and asked if Green Earth could please flag the irrigation at Pond #14 to prevent crews from damaging the equipment. Mr. Weinrich asked for the project start time and then responded yes. Sitex was informed of the existing irrigation and will be asked to start at another pond if they do not see flags in place when the crew arrives onsite.

Green Earth Irrigation provided Ms. Coram with a system run time schedule prior to the meeting; it will be distributed to the BOS.

**C. District Counsel**

**1. Parcels Update**

The District welcome letter has been sent to Tract K-1; the new owner has made no response to date.

Ms. Coram noted that Parcel 291 had a pending sale as of November 21, 2025.

Mr. Grubbs asked if the District has a well pump on Tract K-1. Ms. Coram clarified that it is Stormwater Lift Station #1 and Mr. Brown confirmed that the equipment is located on a utility easement per the NatureWalk plat.

184 **2. Tract H Emergency Egress Update**

185 The agreement was fully executed last month (November 13, 2025). Mr. Brown  
186 has been in contact with the owner regarding materials required by the agreement. Mr.  
187 Hemmings expects the Development Order to be available in January 2026.  
188

189 **3. Parcel Development Requirements**

190 District Counsel will draft a New Developer licensing Agreement for BOS review  
191 at the January 2026 meeting.  
192

193 Ms. DeLuna stated that Mr. Brown has the Sitex proposal in hand. Once the  
194 Not-to-Exceed \$30,000 agreement has been provided to the vendor and negotiations  
195 are complete, it will be executed and then ratified at the January 2026 BOS meeting.  
196

197 **D. District Manager**

198 Ms. DeLuna advised that the next BOS meeting will be held on January 8, 2026  
199 at 12:00 PM Central Standard Time. A Landscape/Budget Workshop may also be  
200 scheduled in early 2026.  
201

202 **1. District Encroachment Notice Update**

203 Ms. DeLuna explained the process by which the notices will be tracked to ensure  
204 that homeowners remove materials that encroach upon District property.  
205

206 The notice as written allows homeowners 45 days to remove encroachments  
207 themselves or to pay the District for the service within 60 days. Cost will be determined  
208 by the removal vendor.  
209

210 Notices will be sent to homeowners in phases as the project proceeds; each  
211 notice will be accompanied by a survey provided by Innerlight Engineering and tailored  
212 to include specifics of each encroachment.  
213

On a motion by Mr. Grubbs, seconded by Ms. Head, with all in favor, the BOS approved the District Encroachment Notice, with adjustments by Staff and Chair outside of a meeting, for NatureWalk Community Development District.

214 **2. District Records Storage Update**

215 Ms. DeLuna is currently negotiating with the Walton Area Chamber of  
216 Commerce as their first offer was too high at \$80 per month.  
217  
218

219 **3. Pond #13 Update**

220 There are animals present at Pond #13 that may impact or be harmed by the  
221 stormwater project which need to be removed and relocated to a nearby farm. Sitex  
222 will provide an update on the removal process next week.  
223

224 **E. District Chair**

225 Ms. Coram stated that the SouthEast Straw Fall 2025 application had completed  
226 within budget, at a cost of \$29,225.00 for 4,175 bales at \$7.00/bale.  
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229 **FIFTH ORDER OF BUSINESS**

**BUSINESS ITEMS**

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**A. Ratification of Tightline Agreement for River Oats Alley Pervious Concrete Replacement**

Tightline requested an amended agreement to clarify language related to warranty, which has been routed for signatures. The January 19 start date and project schedule was not adjusted.

Due to critical time constraints of road repair projects in NatureWalk, Ms. DeLuna and the Chair previously discussed seeking BOS approval for a backup plan should Tightline not sign the revised agreement. This would enable Staff to open negotiations with vendor #2, Pat Shea Concrete, so that the roadway replacement can be completed prior to the start of Spring Break 2026.

On a motion by Mr. Grubbs, seconded by Ms. Head, with all in favor, the BOS ratified the amended Tightline Agreement for River Oats Alley Pervious Concrete Replacement as presented, for NatureWalk Community Development District.

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On a motion by Ms. Coram, seconded by Ms. Head, with all in favor, the BOS approved Staff to engage with Pat Shea Concrete in the event that Tightline does not execute their amended contract, for NatureWalk Community Development District.

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**B. Ratification of Virgin Brothers WA# 23 Fence and Bulkhead Repairs**

This project will repair selected sections of Pond #16 and Pond #17, but has not yet been scheduled.

On a motion by Ms. Head, seconded by Ms. Coram, with all in favor, the BOS ratified Virgin Brothers WA# 23 in the amount of \$3,217.50, for NatureWalk Community Development District.

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**C. Ratification of Green Earth WA# 26-01 CR395 Fall/Winter 2025 Annuals**

Ms. Coram confirmed that deer netting and pine bark mulch was installed along with the annuals.

On a motion by Ms. Coram, seconded by Ms. Head, with all in favor, the BOS ratified Green Earth WA# 26-01 CR395 Fall/Winter Annuals in the amount of \$481.55, for NatureWalk Community Development District.

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**D. Discussion and Consideration of Green Earth WA# 26-02 November 2025 Irrigation Repair**

Ms. Coram noted the location of the mainline break.

On a motion by Mr. Grubbs seconded by Ms. Head, with all in favor, the BOS ratified Green Earth WA# 26-02 November 2025 Irrigation Repair in the amount of \$882.34, for NatureWalk Community Development District.

262 **E. Discussion and Consideration of Green Earth WA# 26-03 Prairie Pass Irrigation**  
263 **Repair**

264 As previously stated, this repair was performed at no cost to the District as the  
265 Landscaper used it as a training exercise for its irrigation crew; therefore, WA# 26-03 will  
266 be used for the next out of contract service provided by Green Earth.  
267

268  
269 **F. Discussion and Consideration of Landscape Contract**

270 Each Supervisor tablet contained a manual for landscape and irrigation maintenance  
271 which is generated when a District undertakes the RFP process through Rizzetta. The  
272 example illustrated the process and timeline of an RFP.  
273

274 Ms. DeLuna will provide this document to the BOS as a public record of the Willow  
275 Walk District for further review.  
276

277 NatureWalk does not exceed the \$195,000.00 threshold that mandates the RFP  
278 process, so it may be beneficial to conduct a workshop with the BOS, Green Earth and  
279 Rizzetta Landscape Inspection Services personnel to discuss scope of work with the  
280 goal of developing a more standardized contract.  
281

282 Ms. Coram asked if the previously approved Not-to-Exceed \$5000 funding would  
283 cover both a workshop plus landscape contract development. Ms. DeLuna will confirm,  
284 but noted that the current District Management contract covers twelve (12) monthly  
285 meetings plus one (1) workshop.  
286

287 Ms. Coram suggested that the authorized workshop be dedicated to both landscape  
288 contract and preliminary FY26-27 budget development. FY26-27 budget development  
289 would then be added as a business item monthly until complete.  
290

291  
292 **G. Discussion of 84 Salamander Circle Improvement Encroachment Request**

293 Ms. Coram noted that the homeowner submitted an incorrect project proposal as it  
294 provides 3-foot gates rather than the minimum 5-foot gates stipulated by the District  
295 Engineer and shown on the lot survey. Virgin Brothers is revising the proposal to match  
296 the survey. The gates will not connect to the District fence and will swing open inwards  
297 toward the homeowners' property to allow CDD vendor access for maintenance.  
298

299 The homeowners have provided a \$600.00 check per Encroachment Improvement  
300 Policy instructions, which will be deposited by the District.  
301

302 Ms. Coram will contact the homeowners with the BOS decision and required next  
303 steps.  
304

On a motion by Ms. Coram, seconded by Ms. Head, with all in favor, the BOS approved the 84 Salamander Circle Improvement Encroachment Request, with the stipulation that the homeowner submits a revised Project Proposal which indicates that 5-foot gates will be installed adjacent to the stormwater fence, for NatureWalk Community Development District.

**NATUREWALK COMMUNITY DEVELOPMENT DISTRICT  
December 4, 2025 - Minutes of Meeting**

306 **H. Discussion and Consideration of the Sitex Earth Works Agreement**  
307 The District will ask the HOA for an email blast to notify residents that Sitex will be  
308 onsite beginning Monday, December 8, 2025 through January 8, 2026.  
309

310  
311 **SIXTH ORDER OF BUSINESS** **SUPERVISOR REQUESTS AND**  
312 **AUDIENCE COMMENTS**  
313

314 Ms. Head advised that she is unavailable from January 7-12, 2026 which may impact  
315 quorum for the January 8th BOS meeting.  
316

317 Ms. DeLuna will contact Mr. Duffey and reschedule the BOS meeting for January 15, 2026  
318 depending upon his response.  
319

320 Ms. DeLuna may add a banner to the District website regarding the Stormwater  
321 Management System Maintenance project and possible encroachments.  
322

323  
324 **SEVENTH ORDER OF BUSINESS** **ADJOURNMENT**  
325

On a motion by Ms. Head, seconded by Mr. Grubbs, with all in favor, the BOS adjourned the meeting at 2:10 p.m., for NatureWalk Community Development District.
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_____ Secretary/Assistant Secretary	_____ Chairman/ Vice Chairman
----------------------------------------	----------------------------------

## **Tab 2**

# NatureWalk Community Development District

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DISTRICT OFFICE · PANAMA CITY BEACH, FL 32407

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

WWW.NATUREWALKCDD.ORG

## **Operations and Maintenance Expenditures November 2025 For Board Approval**

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

The total items being presented: **\$47,108.44**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

**NatureWalk Community Development District**

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
CHELCO	20251126-1	32690878 ACH	Monthly Summary 10/25	\$ 2,040.97
Danell Head	20251119-1	DH110625 ACH	Board of Supervisor Meeting 11/06/25	\$ 200.00
Flock Group, Inc.	300190	INV-78969	Flock Safety Falcon 11/25	\$ 2,500.00
Gannett Florida LocaliQ	300180	0007351153	Legal Advertising 09/25	\$ 178.40
Gannett Florida LocaliQ	300188	0007402922	Legal Advertising 10/25	\$ 153.90
GreenEarth Southeast, LLC	300176	191228	Landscape Maintenance 10/25	\$ 12,907.12
GreenEarth Southeast, LLC	300178	192435	Landscape and Plant Removal 10/25	\$ 7,305.88
GreenEarth Southeast, LLC	300178	192624	Pruning 10/25	\$ 1,050.00
IPFS Corporation	300182	GAA-D81103-1	GAA-D81103 Payment 1 11/25	\$ 4,621.14
Jonette Anne Coram	300184	JC110625 ACH	Board of Supervisor Meeting 11/06/2025	\$ 200.00
Kutak Rock, LLP	300181	3644036	Legal Services 08/25	\$ 6,683.50
Michael E. Duffey	300185	MD110625 ACH	Board of Supervisor Meeting 11/6/25	\$ 200.00
Michael W Grubbs	300186	MG110625 ACH	Board of Supervisor Meeting 11/6/25	\$ 200.00
Rizzetta & Company, Inc.	300175	INV0000104482	District Management Services 11/25	\$ 5,573.51

**NatureWalk Community Development District**

Paid Operation & Maintenance Expenditures

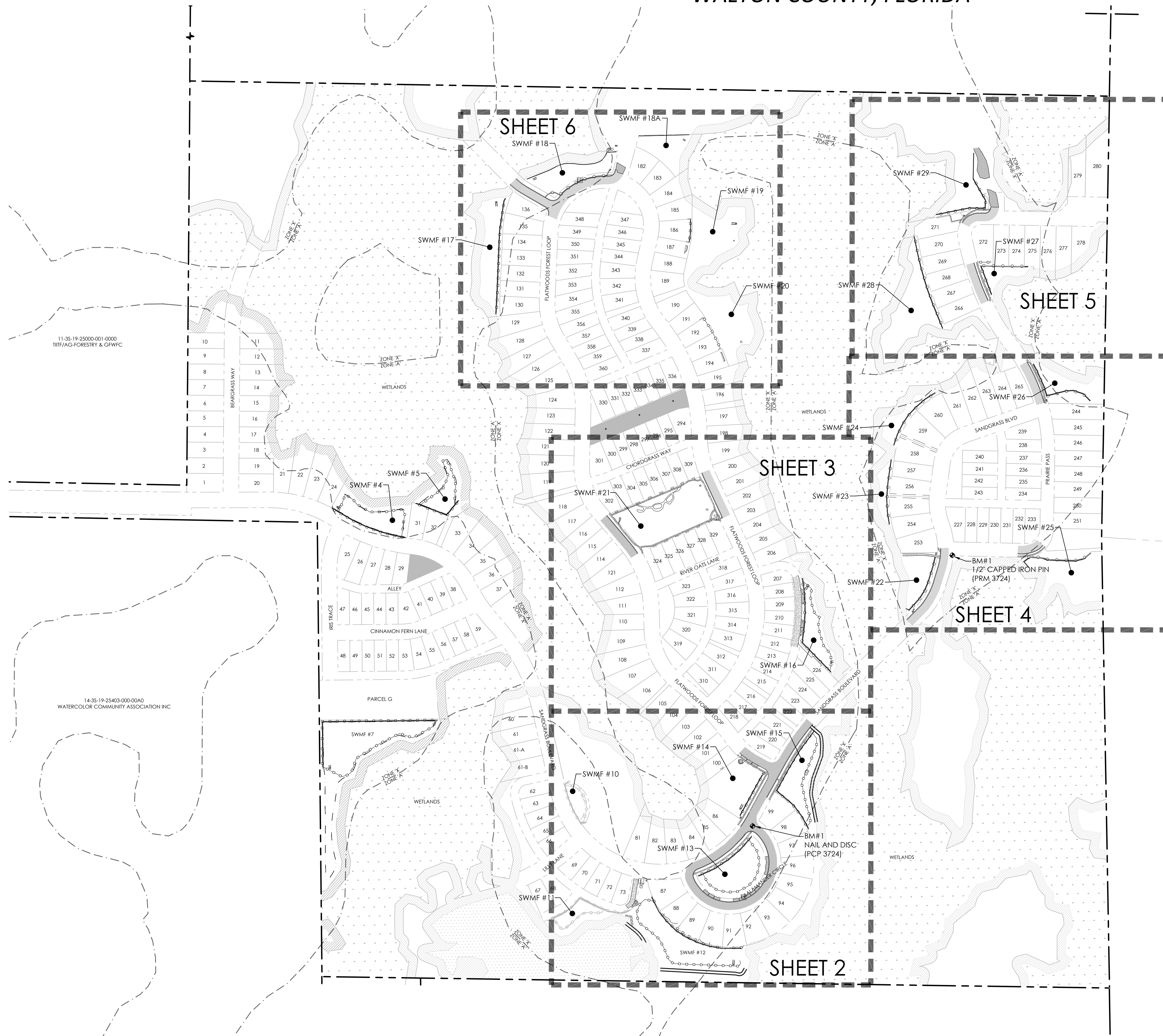
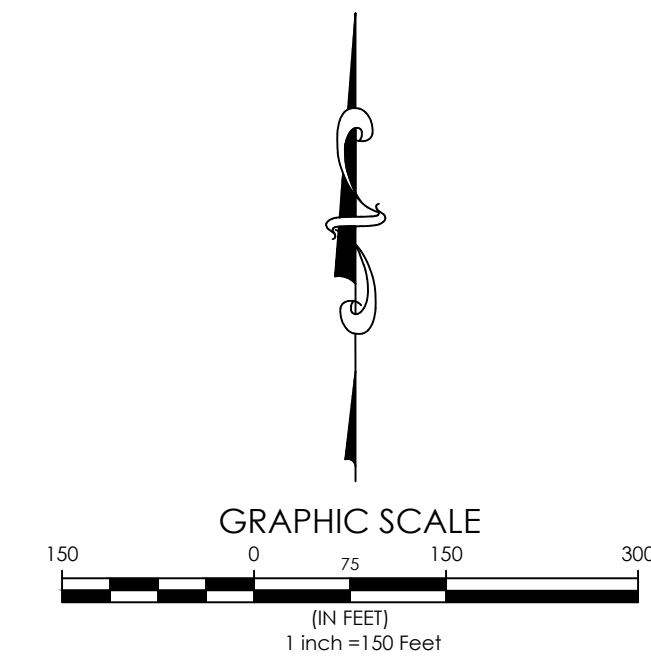
November 1, 2025 Through November 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
The Lake Doctors, Inc.	300187	2076235	Pond Maintenance 10/25	\$ 768.00
The Lake Doctors, Inc.	300187	2076631	Fountain Cleaning 10/25	\$ 184.00
TLD-Southeast, Inc.	300189	2082386	Fountain Cleaning 11/25	\$ 184.00
Valley National Bank	20251126-2	CC101325-321 ACH	Street Sign Repair 10/25	\$ 58.02
VGlobal Tech	300177	7768	ADA Website Maintenance 10/25	\$ 300.00
VGlobalTech	300191	7858	ADA Website Maintenance 11/25	\$ 300.00
Walton County Chamber of Commerce	300179	44966	Board Room Rental 09/25	\$ <u>1,500.00</u>
<b>Report Total</b>				<b>\$ <u>47,108.44</u></b>

## **Tab 3**

# SPECIFIC PURPOSE SURVEY

LOCATED IN  
SECTION 11 & 14, TOWNSHIP 3 SOUTH, RANGE 19 WEST  
WALTON COUNTY, FLORIDA



## SURVEY NOTES

1. THIS MAP REPRESENTS A SPECIFIC PURPOSE SURVEY FOR THE PURPOSE OF A LIMITED AS BUILT. THIS IS NOT A BOUNDARY SURVEY. COMPLETION DATE OF FIELD SURVEY: DECEMBER 29, 2025. BY DEVON GILES AND GREG SMITH.
2. SOURCES OF INFORMATION USED IN THE PREPARATION OF THIS SURVEY INCLUDE:  
• EXISTING MONUMENTATION
3. THIS SURVEY DOES NOT REFLECT RESEARCH BY INNERLIGHT ENGINEERING CORPORATION, REGARDING TITLE OR EASEMENT. THERE MAY EXIST: DEEDS OF RECORD, UNRECORDED DEEDS, PLATS, UNRECORDED PLATS, EASEMENTS, RIGHTS-OF-WAYS, OR OTHER INSTRUMENTS THAT MAY AFFECT THIS PARCEL.
4. NORTH AND THE BEARINGS DEPICTED HEREON ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM - FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83).
5. IMPROVEMENTS ARE AS SHOWN. NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND FEATURES, UNDERGROUND FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
6. ADDITION OR DELETIONS TO THIS SURVEY DRAWING BY ANY OTHER PERSON(S) THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), FLOOD INSURANCE RATE MAP (F.I.R.M.) 12131C0703H BEING PANEL 703, EFFECTIVE DATE OF DECEMBER 30, 2020, INDICATES THAT THE SUBJECT PARCEL IS LOCATED IN ZONE "X" AND ZONE "A". NO CERTIFICATIONS ARE MADE REGARDING THE ACCURACY OF SAID F.I.R.M.
8. LOTS SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY.
9. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

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## BENCHMARK DATA

- **BM #1 - NAIL AND DISC**  
NORTHING: 486216.2560  
EASTING: 1458705.4570  
ELEVATION: 33.91' (NAVD 1988)
- **BM #2 - 1/2" IRON PIN**  
NORTHING: 484975.3840  
EASTING: 1459307.2260  
ELEVATION: 34.26' (NAVD 1988)

## ABBREVIATIONS

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(N)	NORTH
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(S)	SOUTH
(W)	WEST
OR	OFFICIAL RECORDS
F	FOUND
P	PLAT
R/W	RIGHT OF WAY
LB	LICENSE BUSINESS
SSMH	SANITARY SEWER MANHOLE
STMH	STORM MANHOLE
BM	BENCHMARK

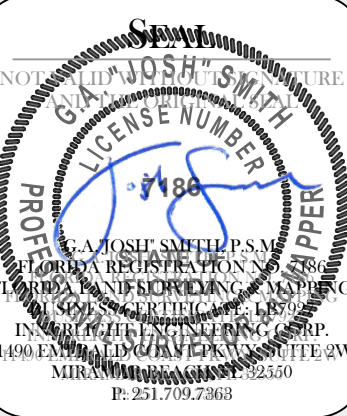
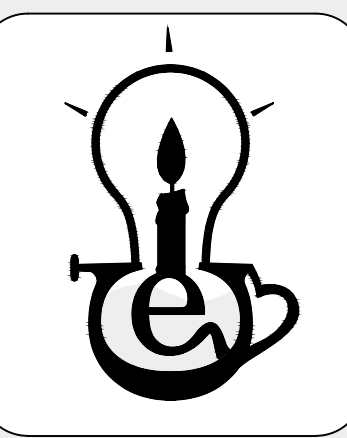
## SURVEY LEGEND

	BOUNDARY
	STORM MANHOLE
	SANITARY SEWER MANHOLE
	GRATE INLET
	STORM PIPE
	ELECTRIC METER
	ELECTRIC PEDESTAL
	CABLE PEDESTAL
	TELEPHONE PEDESTAL
	GAS MARKER
	WATER METER
	LAMP POST
	GROUND LIGHT
	SIGN
	WATER VALVE
	IRRIGATION CONTROL VALVE
	GAS VALVE
	MONITORING WELL
	FIRE HYDRANT

**INNERLIGHT ENGINEERING CORPORATION**  
SCALE  
THE APPLIED SCIENCE OF SUCCESS  
11490 EMERALD COAST PARKWAY, SUITE 2W  
MIRAMAR BEACH | FLORIDA | 32550

**NATUREWALK AT SEAGROVE**  
STORMWATER MANAGEMENT FACILITIES  
NATUREWALK COMMUNITY DEVELOPMENT DISTRICT

**RECORD DATA**  
DATE: 01.07.2026  
REV. DATE: N/A  
DRAWN BY: WJ  
REVIEWED BY: JS



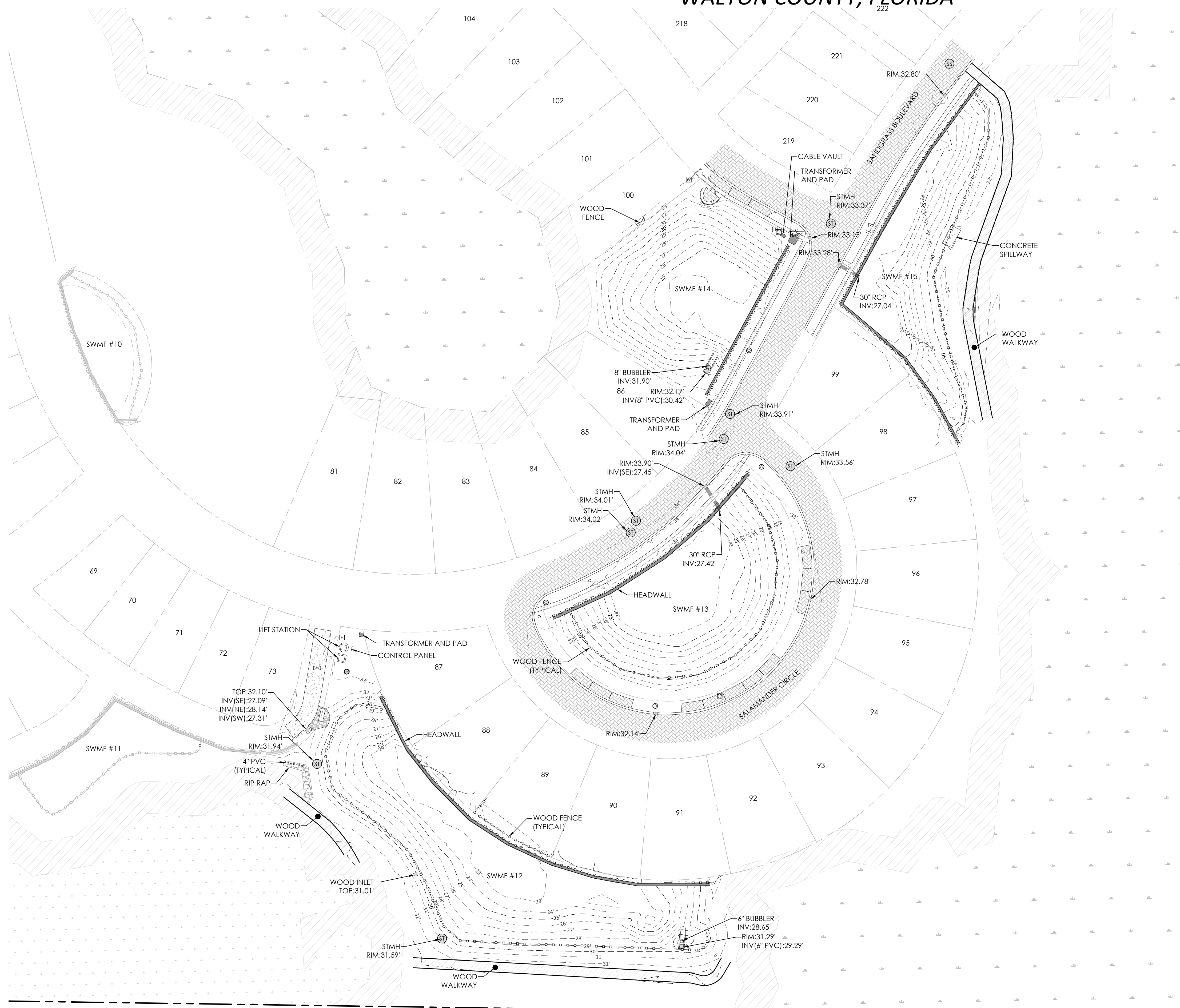
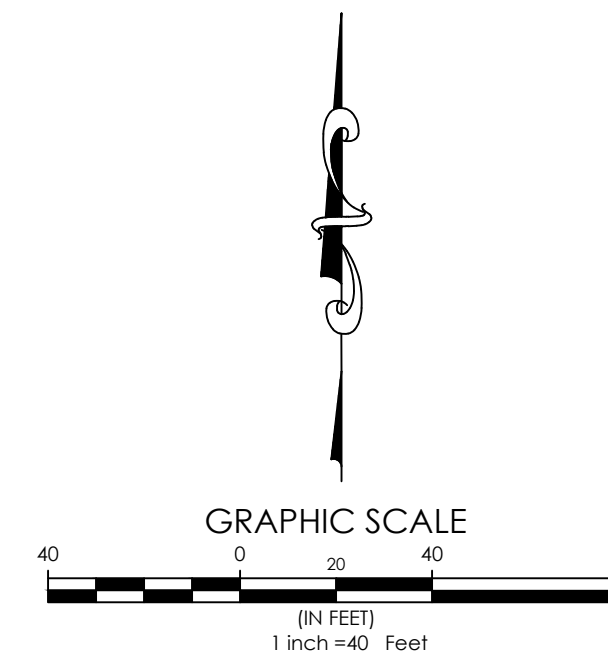
**SHEET TITLE**  
SPECIFIC PURPOSE SURVEY

**SHEET NUMBER**  
1 OF 6

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# SPECIFIC PURPOSE SURVEY

LOCATED IN  
SECTION 11 & 14, TOWNSHIP 3 SOUTH, RANGE 19 WEST  
WALTON COUNTY, FLORIDA



## SURVEY NOTES

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SSMH	SANITARY SEWER MANHOLE
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BM	BENCHMARK

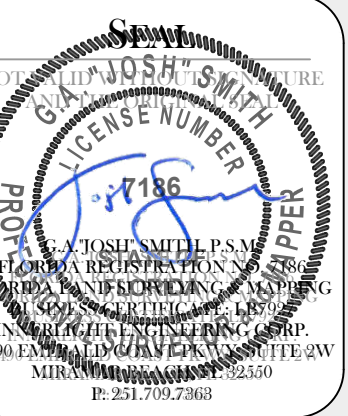
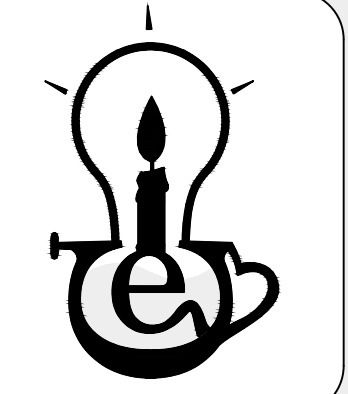
## SURVEY LEGEND

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(S)	STORM MANHOLE
(SS)	SANITARY SEWER MANHOLE
□	GRATE INLET
---	STORM PIPE
(E)	ELECTRIC METER
(EP)	ELECTRIC PEDESTAL
(CP)	CABLE PEDESTAL
(TP)	TELEPHONE PEDESTAL
(G)	GAS MARKER
(W)	WATER METER
(L)	LAMP POST
(*)	GROUND LIGHT
(S)	SIGN
(V)	WATER VALVE
(IV)	IRRIGATION CONTROL VALVE
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(FH)	FIRE HYDRANT

**INNERLIGHT ENGINEERING CORPORATION**  
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 MIRAMAR BEACH | FLORIDA | 32550

**NATUREWALK AT SEAGROVE**  
 STORMWATER MANAGEMENT FACILITIES  
 NATUREWALK COMMUNITY DEVELOPMENT DISTRICT

**RECORD DATA**  
 DATE: 01.07.2026  
 REV. DATE: N/A  
 DRAWN BY: WJ  
 REVIEWED BY: JS



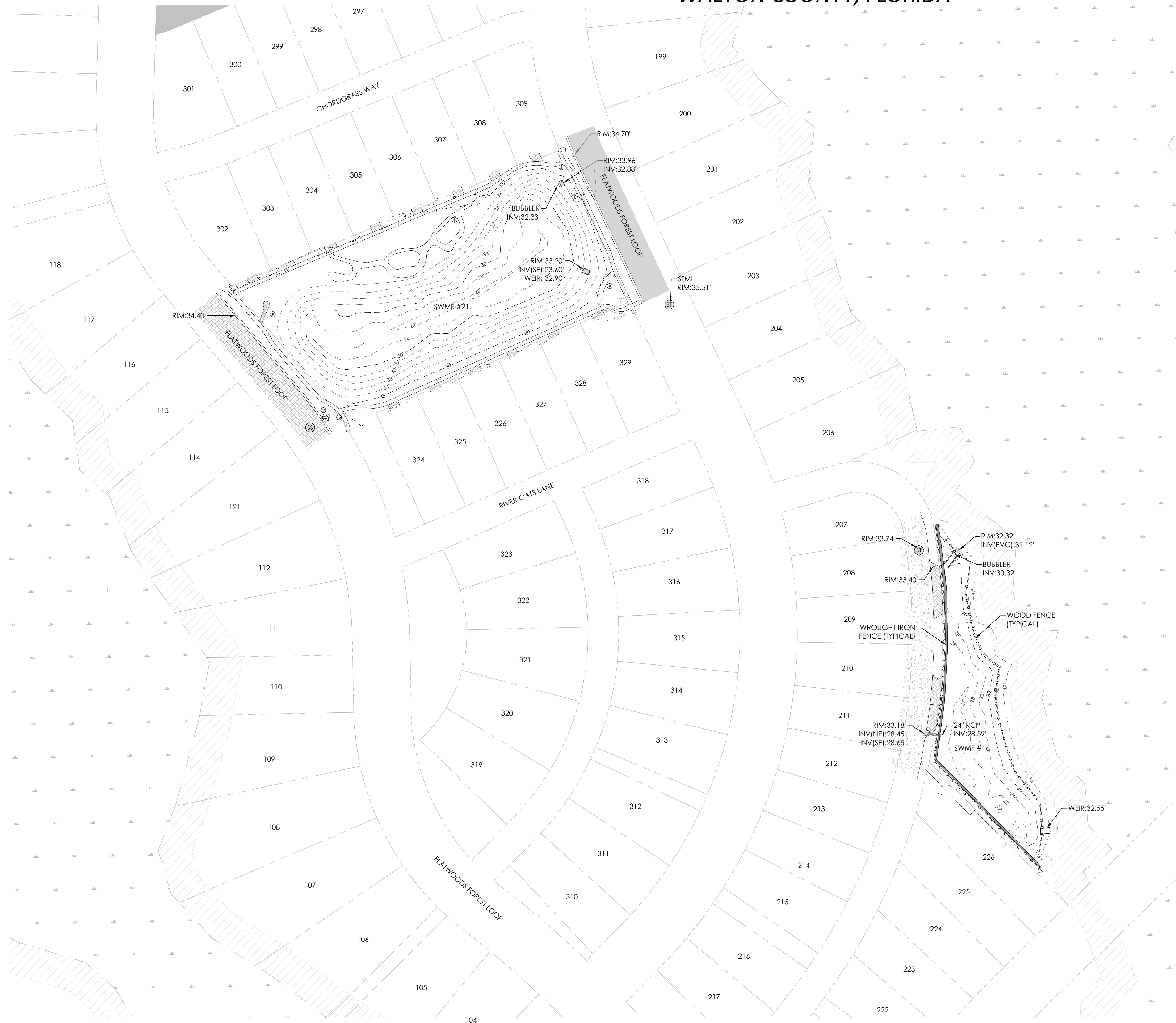
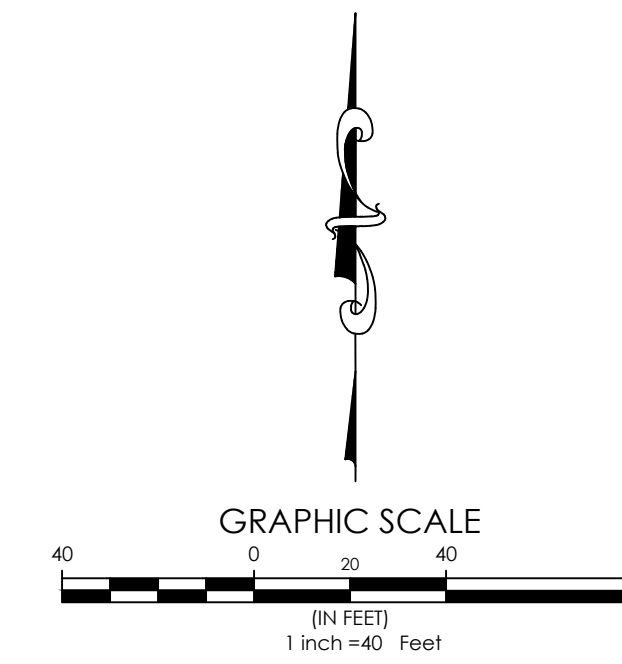
**SHEET TITLE**  
 SPECIFIC PURPOSE SURVEY

**SHEET NUMBER**  
 2 OF 6

C:\USERS\WES\JOV\EC\PROJECTS\NATURE WALK CDD\SURVEYING\DWG\NATUREWALK POND 12-29 ASBUILT.DWG - Webplot: 1/7/2026 2:28:34 PM

# SPECIFIC PURPOSE SURVEY

LOCATED IN  
SECTION 11 & 14, TOWNSHIP 3 SOUTH, RANGE 19 WEST  
WALTON COUNTY, FLORIDA



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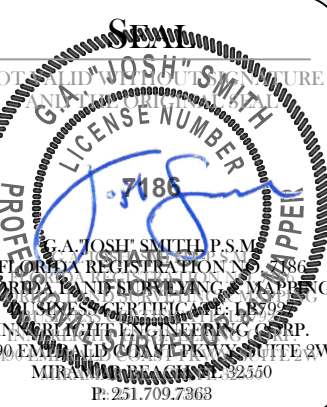
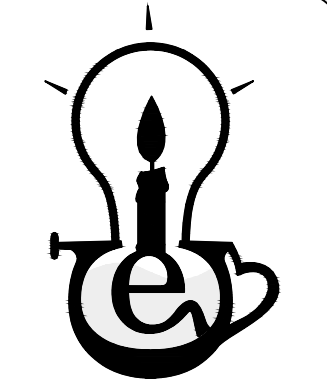
## SURVEY LEGEND

---	BOUNDARY
(ST)	STORM MANHOLE
(SSMH)	SANITARY SEWER MANHOLE
□	GRATE INLET
---	STORM PIPE
(E)	ELECTRIC METER
(EP)	ELECTRIC PEDESTAL
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(W)	WATER METER
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**NATUREWALK AT SEAGROVE**  
 STORMWATER MANAGEMENT FACILITIES  
 NATUREWALK COMMUNITY DEVELOPMENT DISTRICT

**RECORD DATA**  
 DATE: 01.07.2026  
 REV. DATE: N/A  
 DRAWN BY: WJ  
 REVIEWED BY: JS

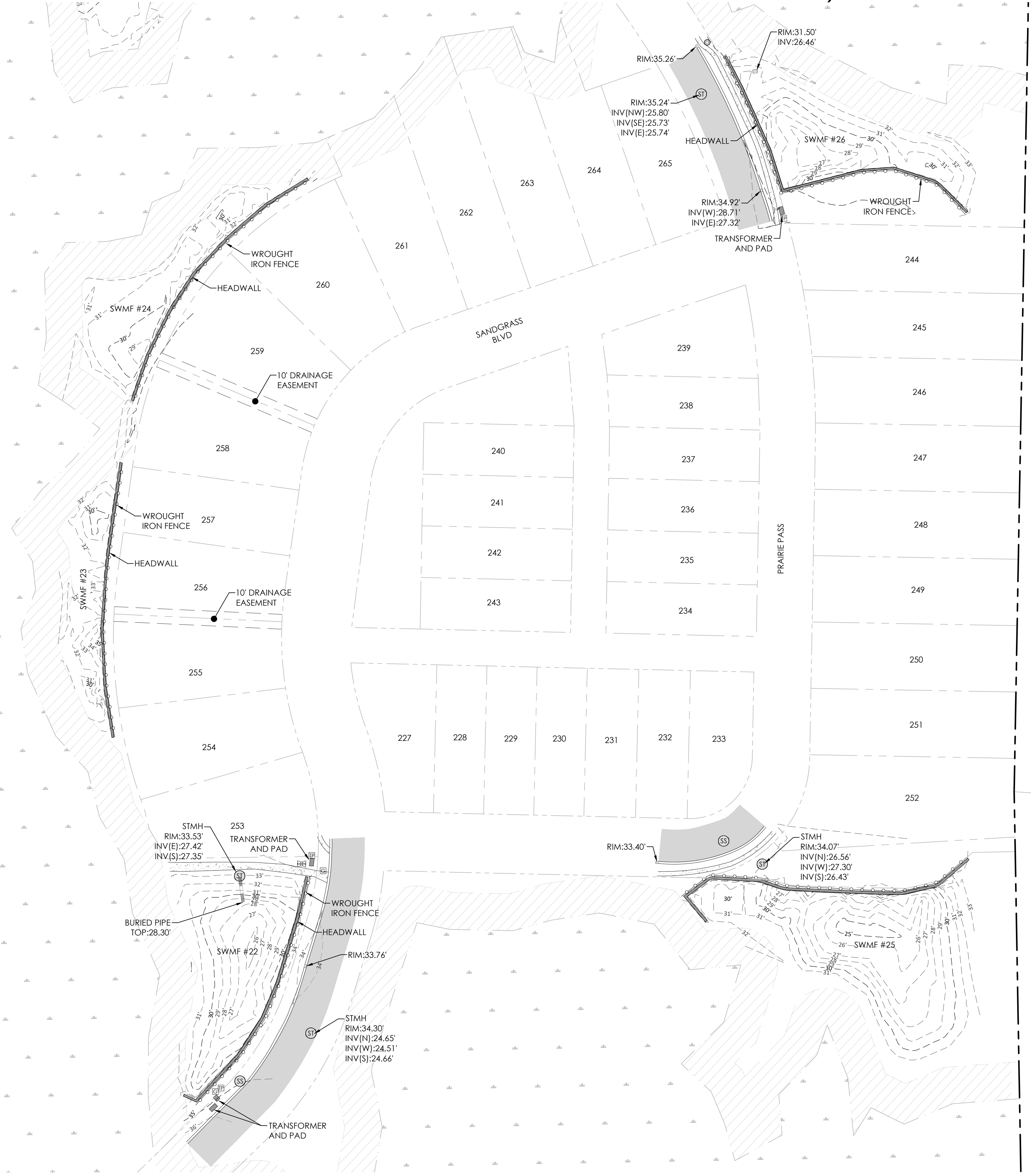
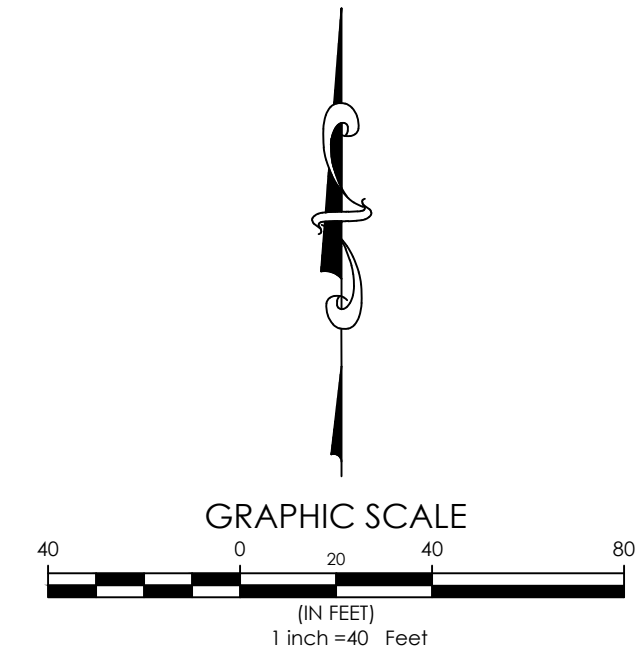


**SHEET TITLE**  
 SPECIFIC PURPOSE SURVEY

**SHEET NUMBER**  
 3 OF 6

# SPECIFIC PURPOSE SURVEY

LOCATED IN  
SECTION 11 & 14, TOWNSHIP 3 SOUTH, RANGE 19 WEST  
WALTON COUNTY, FLORIDA



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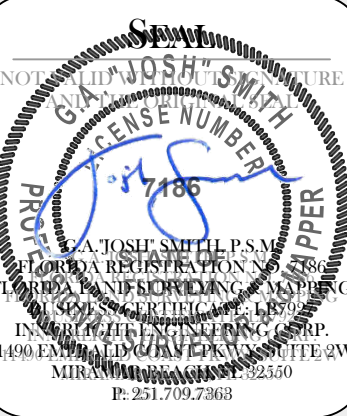
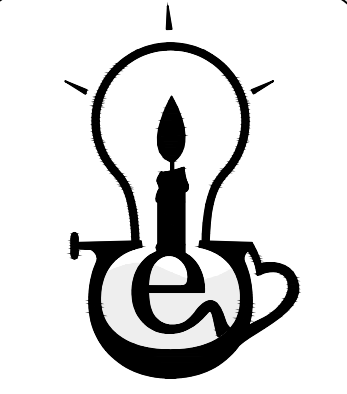
## SURVEY LEGEND

---	BOUNDARY
⊙	STORM MANHOLE
⊙	SANITARY SEWER MANHOLE
□	GRATE INLET
---	STORM PIPE
E	ELECTRIC METER
EP	ELECTRIC PEDESTAL
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G	GAS MARKER
W	WATER METER
⊙	LAMP POST
*	GROUND LIGHT
+	SIGN
X	WATER VALVE
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⊙	MONITORING WELL
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 MIRAMAR BEACH | FLORIDA | 32550

**NATUREWALK AT SEAGROVE**  
 STORMWATER MANAGEMENT FACILITIES  
 NATUREWALK COMMUNITY DEVELOPMENT DISTRICT

**RECORD DATA**  
 DATE: 01.07.2026  
 REV. DATE: N/A  
 DRAWN BY: WJ  
 REVIEWED BY: JS



**SHEET TITLE**  
 SPECIFIC PURPOSE SURVEY

**SHEET NUMBER**  
 4 OF 6

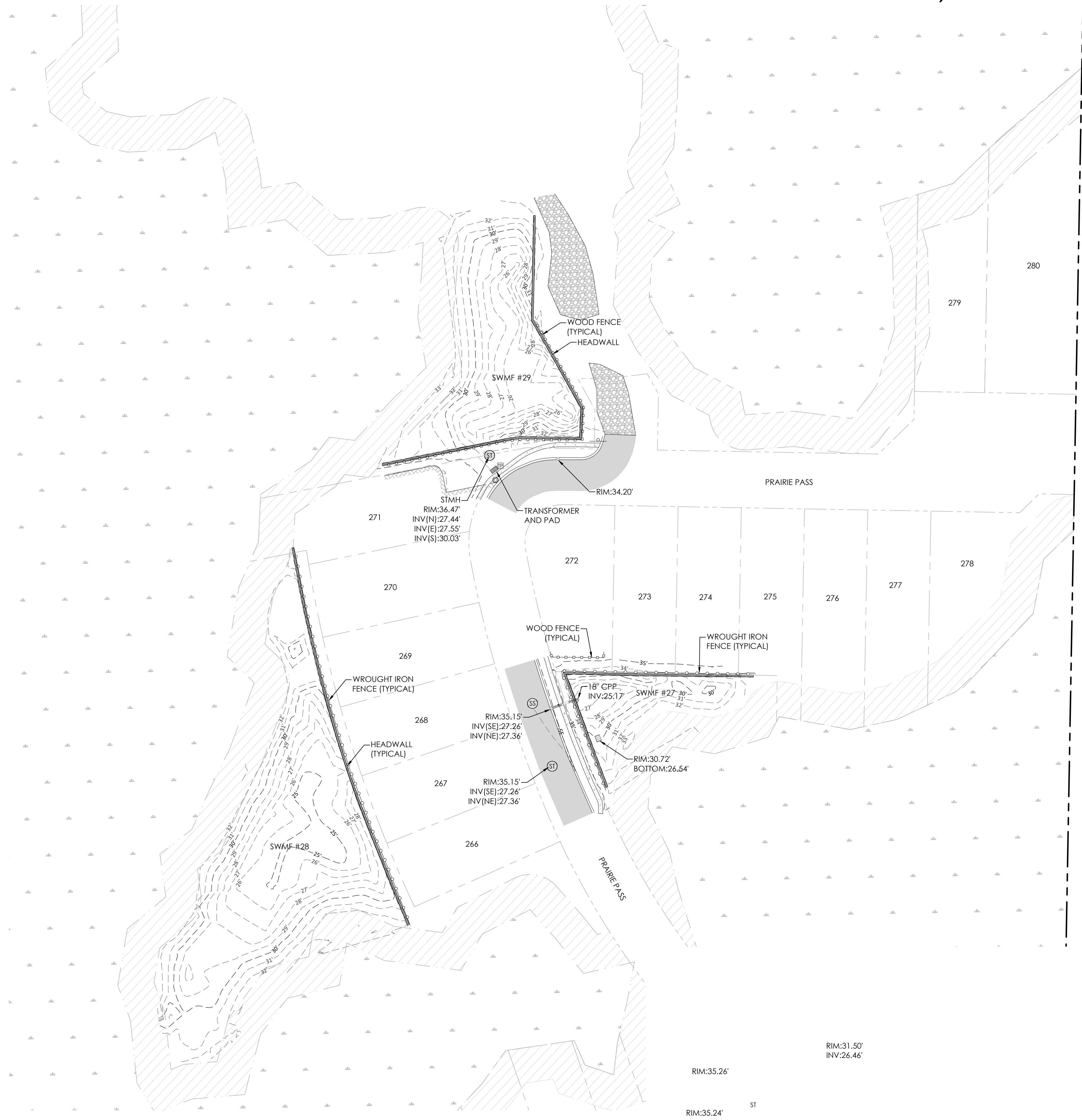
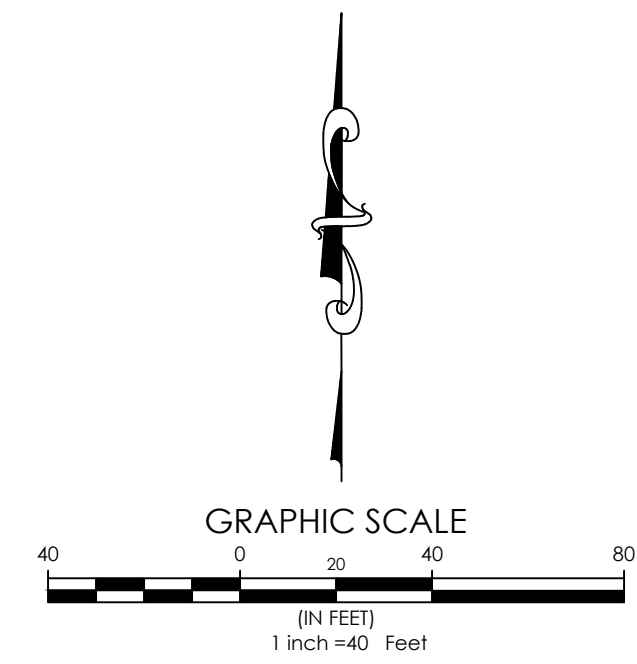
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INV(PVC):31.12'

WOOD FENCE (TYPICAL)

# SPECIFIC PURPOSE SURVEY

LOCATED IN  
SECTION 11 & 14, TOWNSHIP 3 SOUTH, RANGE 19 WEST  
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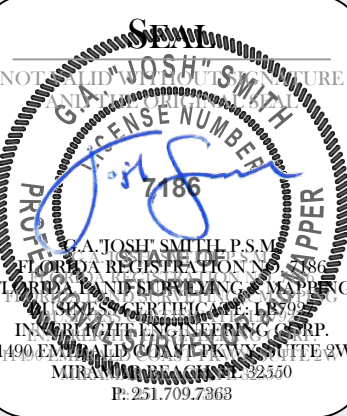
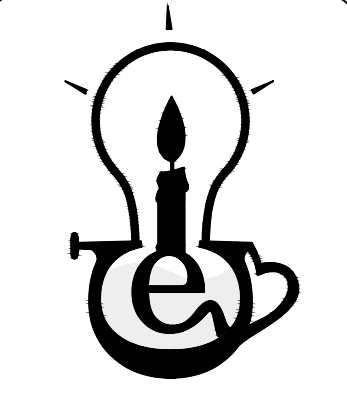
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 NATUREWALK COMMUNITY DEVELOPMENT DISTRICT

**RECORD DATA**  
 DATE: 01.07.2026  
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 DRAWN BY: WJ  
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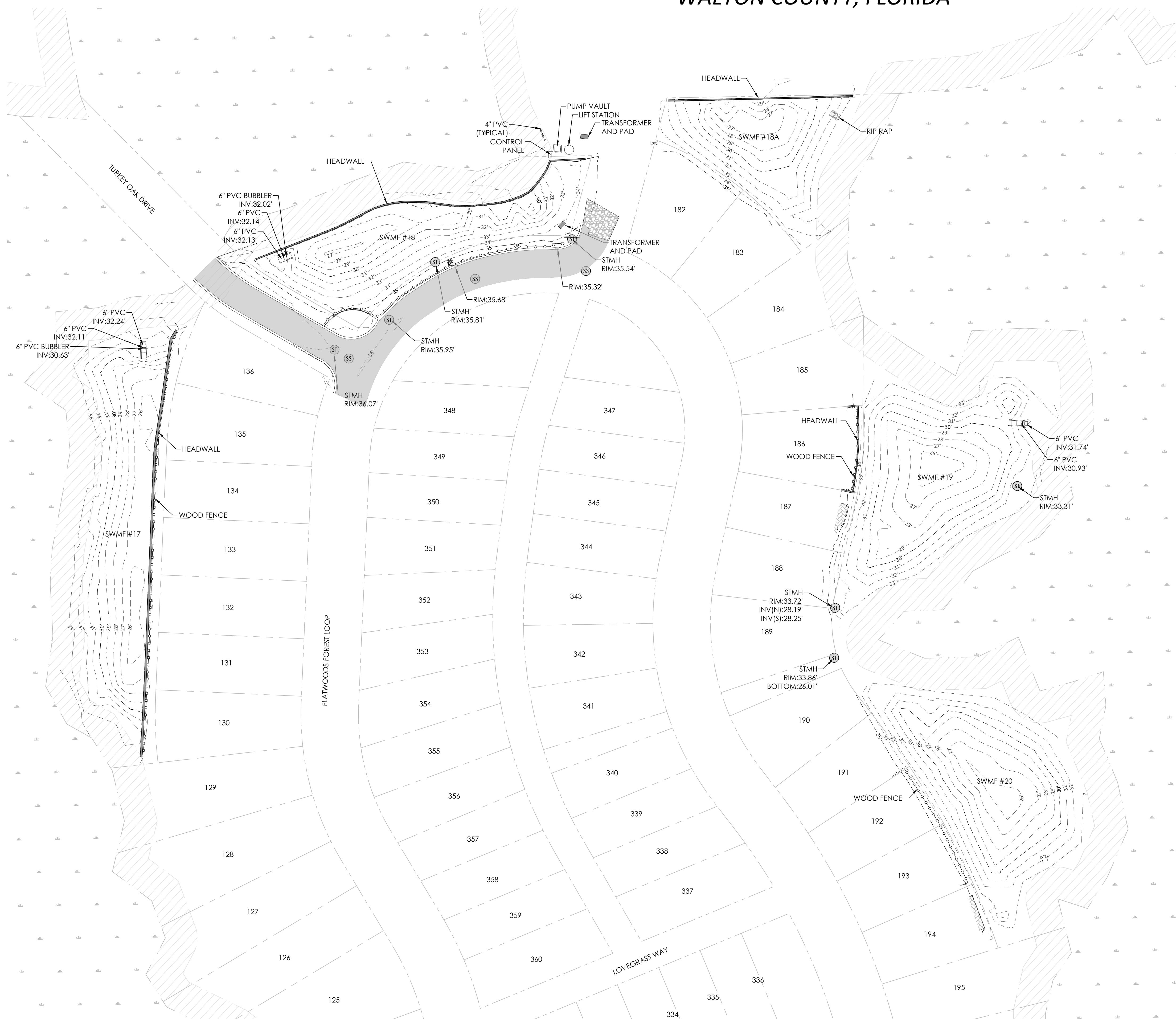
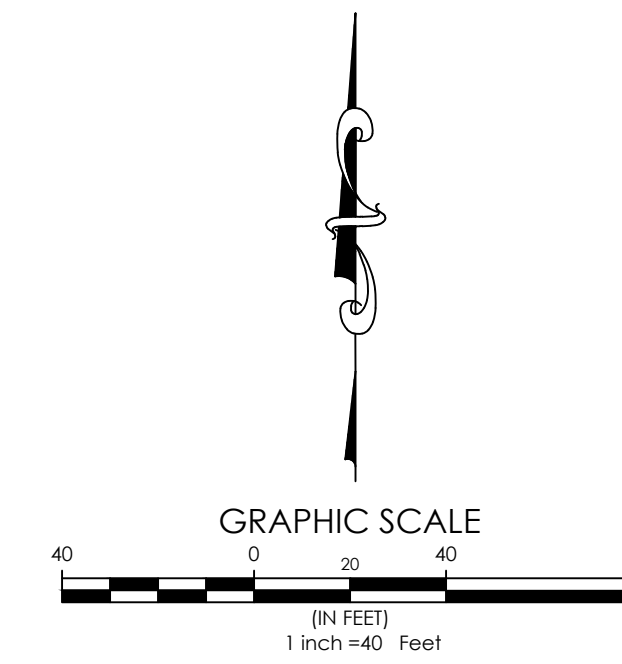
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 SPECIFIC PURPOSE SURVEY

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# SPECIFIC PURPOSE SURVEY

## LOCATED IN SECTION 11 & 14, TOWNSHIP 3 SOUTH, RANGE 19 WEST WALTON COUNTY, FLORIDA



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5. IMPROVEMENTS ARE AS SHOWN. NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND FEATURES, UNDERGROUND FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
6. ADDITION OR DELETIONS TO THIS SURVEY DRAWING BY ANY OTHER PERSON(S) THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), FLOOD INSURANCE RATE MAP (F.I.R.M.) 12131C0703H BEING PANEL 703, EFFECTIVE DATE OF DECEMBER 30, 2020, INDICATES THAT THE SUBJECT PARCEL IS LOCATED IN ZONE "X" AND ZONE "A". NO CERTIFICATIONS ARE MADE REGARDING THE ACCURACY OF SAID F.I.R.M.
8. LOTS SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY.
9. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

THE SPECIFIC PURPOSE SURVEY DEPICTED HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS DEFINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

### ABBREVIATIONS

ID	IDENTIFICATION
(N)	NORTH
(E)	EAST
(S)	SOUTH
(W)	WEST
OR	OFFICIAL RECORDS
F	FOUND
P	PLAT
R/W	RIGHT OF WAY
LB	LICENSE BUSINESS
SSMH	SANITARY SEWER MANHOLE
STMH	STORM MANHOLE
BM	BENCHMARK

### SURVEY LEGEND

---	BOUNDARY
(ST)	STORM MANHOLE
(SS)	SANITARY SEWER MANHOLE
□	GRATE INLET
---	STORM PIPE
(E)	ELECTRIC METER
(EP)	ELECTRIC PEDESTAL
(CP)	CABLE PEDESTAL
(TP)	TELEPHONE PEDESTAL
(G)	GAS MARKER
(W)	WATER METER
(L)	LAMP POST
(*)	GROUND LIGHT
(S)	SIGN
(V)	WATER VALVE
(IV)	IRRIGATION CONTROL VALVE
(GV)	GAS VALVE
(MW)	MONITORING WELL
(FH)	FIRE HYDRANT

**INNERLIGHT ENGINEERING CORPORATION**  
*THE APPLIED SCIENCE OF SUCCESS*

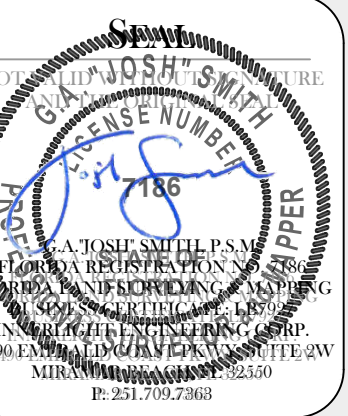
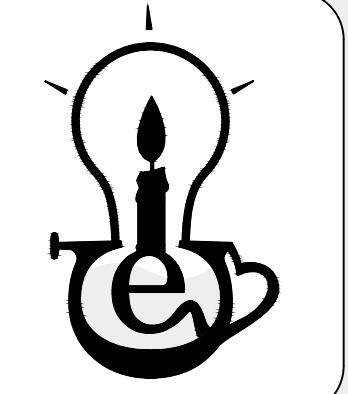
11490 EMERALD COAST PARKWAY, SUITE 2W  
 MIRAMAR BEACH | FLORIDA | 92550

**NATUREWALK AT SEAGROVE**  
 STORMWATER MANAGEMENT FACILITIES

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT

**RECORD DATA**

DATE: 01.07.2026  
 REV. DATE: N/A  
 DRAWN BY: WJ  
 REVIEWED BY: JS



**SHEET TITLE**

SPECIFIC PURPOSE SURVEY

**SHEET NUMBER**

6 OF 6

C:\USERS\WES\ONEC\PROJECTS\NATURE WALK CDD\SURVEYING\DWG\NATUREWALK POND 12-29 ASBUILT.DWG - Weibo, 1/7/2026 2:29:22 PM

## **Tab 4**



# MONTHLY REPORT

DECEMBER, 2025





## SUMMARY:

In the month of December these areas of work were done . Highlighted lift station ponds 4,7,10 and 11. Control structures where cleaned out of leaves, sticks and slender Spike rush. As well as emergency spill way on pond 7 was cleaned out and exposed. Various native species were left in place as per engineer request. Maintenance berms were established and vegetation was removed off site.

# Pond 4



# Pond 4



# Lift Station



# Emergency Lift Station & spill way, pond 7



# Pond 7



# Pond 7



# Pond 11



## **Tab 5**



## December Completed Services 2025

### Nature Walk CDD

#### General Maintenance: Fall/Winter

- 12/01/2025
- 12/15/2025
- 12/29/2025

#### Flex Crew

- 2<sup>nd</sup>, 3<sup>rd</sup>, 9<sup>th</sup>, 10<sup>th</sup>, 11<sup>th</sup>, 16, 17<sup>th</sup>, 18<sup>th</sup>, 22<sup>nd</sup>, 23<sup>rd</sup>, 29<sup>th</sup>, 30<sup>th</sup>

#### Trail Trimming

- 12/18/2025
- 12/19/2025

#### Pond Maintenance

- 12/08/2025
- 12/12/2025

#### Irrigation Audits-Repair

- 12/10/2025
- 12/12/2025
- 12/17/2025
- 12/18/2025

#### Turf/Plant Applications

- 12/20/2025





**January Anticipated Services 2026**  
**Nature Walk CDD**

**General Maintenance: Fall/Winter**

- 01/05/2026
- 01/19/2026

**Flex Crew**

- 7<sup>th</sup>, 8<sup>th</sup>, 9<sup>th</sup>, 12<sup>th</sup>, 14<sup>th</sup>, 15<sup>th</sup>, 21<sup>st</sup>, 22<sup>nd</sup>, 23<sup>rd</sup>,

**Trail Trimming**

- 01/06/2026
- 01/12/2026

**Pond Maintenance**

- 01/16/2026
- 01/20/2026

**Irrigation Audits-Repair**

- 01/06/2026

**Turf/Plant Applications**

- 01/29/2026

Carlos  
Green-earth Se

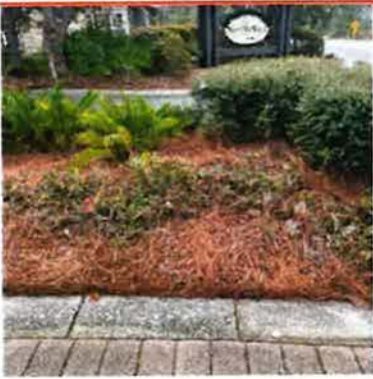
# MAINTENANCE SERVICE

---

Wednesday, December 24, 2025

Prepared For Naturewalk Cdd

29 Issues Identified



---

### **WEEDS**

Assigned To Nick

Weeds/leaves needs to be removed from roses



---

### **MAINTENANCE**

Assigned To Rumaldo And Sami

Good job cleaning up the entrance

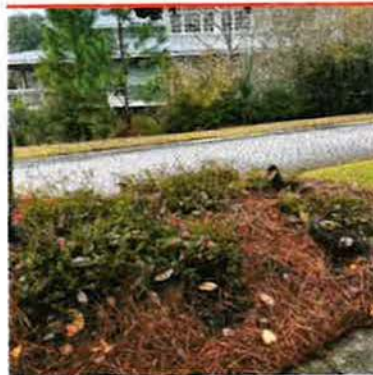


---

### **MAINTENANCE**

Assigned To Rumaldo And Sami

Good job cleaning up the leaves



---

### **WEEDS**

Assigned To Nick

Please remove weeds/volunteers from roses



---

**MAINTENANCE**

Assigned To Rinaldo And Sami  
Good job cleaning up leaves from entrance



---

**MAINTENANCE**

Assigned To Rinaldo And Sami  
Good job cleaning up entrance



---

**MAINTENANCE**

Assigned To Rinaldo And Sami  
Good job



---

**MAINTENANCE**

Assigned To Rinaldo And Sami  
Awesome job cleaning up debris and leaves



**MAINTENANCE**

Assigned To Rumaldo And Sami  
Awesome job



**MAINTENANCE**

Assigned To Rumaldo And Sami  
Good job removing sucklings from magnolia trees



**MAINTENANCE**

Assigned To Nick  
Please cut back lantanas throughout property



**MAINTENANCE**

Assigned To Rumaldo And Sami  
Awesome job cleaning up leaves



### **MAINTENANCE**

Assigned To Sami  
Getting it done



### **MAINTENANCE**

Assigned To Rumaldo  
Cleaning up leaves



### **PRUNING**

Assigned To Pruning Crew  
Good job keeping the shrubs neat and clean



### **LEAVES**

Assigned To Rumaldo  
Please blow and remove leaves from salamander circle.



### **DEBRIS**

Assigned To Rinaldo  
Please clean up debris



### **PRUNING**

Assigned To Pruning Crew  
Awesome job staying consistent throughout property



### **MAINTENANCE**

Assigned To Rinaldo And Sami  
Awesome job



### **PRUNING**

Assigned To Pruning Crew  
Good job



### **MAINTENANCE**

Assigned To Nick

Clean and consistent throughout property



### **FUNGUS**

Assigned To Chem Team

Mushroom in turf

Please treat



### **FUNGUS**

Assigned To Chem Team

Please treat



### **WEEDS**

Assigned To Nick

Please pay close attention to volunteers growing up through roses



**MAINTENANCE**

Assigned To Nick

Awesome job removing sucklings



**MAINTENANCE**

Assigned To Rinaldo And Sami

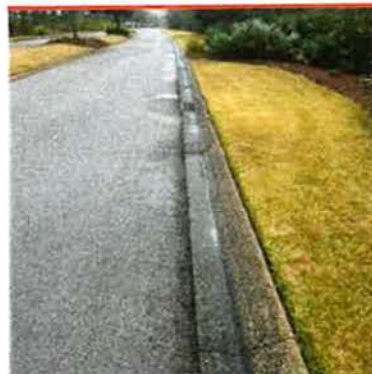
Awesome job cleaning up



**FUNGUS**

Assigned To Chem Team

Please treat



**MAINTENANCE**

Assigned To Nick

Good job



## **MAINTENANCE**

Assigned To Rinaldo And Sami

Awesome job cleaning up property

## **Tab 6**

# NATUREWALK COMMUNITY DEVELOPMENT DISTRICT

## INFORMATION FOR DEVELOPERS AND BUILDERS AND GENERAL CONSTRUCTION LICENSE AGREEMENT

### **Who is this for?**

Developers and builders within NatureWalk at Seagrove.

### **Who's who in NatureWalk?**

The **NatureWalk Community Development District** is a local unit of special-purpose government established under Chapter 190, Florida Statutes. The District owns and maintains various improvements and property within NatureWalk. This includes the master stormwater system and ponds, landscape tracts and greenspaces, streetlights, roadways, alleyways, bridges, and boardwalks. Separate **local utility providers** offer electric, potable water, sewer, and other utility services within NatureWalk. **Walton County** has zoning and development permitting authority in NatureWalk. The **NatureWalk Homeowners Association**, which is separate from the District, owns and operates amenities within NatureWalk including pools and pickleball courts and may have various deed restrictions it enforces under its recorded covenants, conditions, and restrictions for NatureWalk.

### **What is the purpose of this document?**

To provide information regarding the District's role within NatureWalk and an opportunity for the District and developers and builders within NatureWalk to cooperate and coordinate with regard to use of District facilities.

### **What does the District expect of developers and builders within NatureWalk?**

The District expects developers and builders to coordinate with the District as to use of the District's roads for construction access, to use alternate access where available to minimize impact to District roads and bridges, and to otherwise manage construction traffic in coordination with the District to minimize impact to the District Property. The District also expects developers and builders to coordinate with the District regarding any temporary use of District Property for material storage, laydown, etc., during construction. The attached form of **General Construction License Agreement** is intended to provide a formal means to address these matters.

If a developer or builders plans to install or construct permanent improvements on District owned property, that matter should be addressed separately by contacting the District. If a developer or builder desires to dedicate any new improvements or property to the District for long-term ownership and maintenance (for example, road extensions, stormwater facilities, streetlights, or common area landscaping or greenspaces), that should also be addressed separately by contacting the District. The District may, but is not obligated, to accept such improvements.

### **Who do you contact for more information?**

For more information see the District's website, [www.naturewalkcdd.org](http://www.naturewalkcdd.org), or contact the District Manager (850) 334-9055; [sdeluna@rizzetta.com](mailto:sdeluna@rizzetta.com).

# NATUREWALK COMMUNITY DEVELOPMENT DISTRICT

## GENERAL CONSTRUCTION LICENSE AGREEMENT

THIS LICENSE AGREEMENT (“License Agreement”) 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, located in Clay County, Florida (the “**District**”), and

**[Developer/Builder]** a Florida corporation or limited liability company, with an address of \_\_\_\_\_ (the “**Licensee**”).

### RECITALS

**WHEREAS**, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

**WHEREAS**, the District owns, operates, and maintains certain facilities and real property within the NatureWalk at Seagrove development, including a master stormwater system and ponds, landscape tracts and greenspaces, streetlights, roadways, alleyways, bridges, and boardwalks (“**District Property**”), which facilities and real property are within the boundaries of the District; and

**WHEREAS**, the Licensee is developing or constructing improvements upon certain property within the District identified as **[insert tract or parcel identification by plat and parcel ID number]** (“**Licensee Property**”) and desires to utilize certain District Property as part of its development and construction activities as described and identified in **Exhibit A**; and

**WHEREAS**, the District is willing to allow the Licensee to utilize or connect to the District Property as described and identified in Exhibit A pursuant to the terms of this License Agreement; and

**WHEREAS**, the District and the Licensee warrant and agree that they have all right, power, and authority to enter into and be bound by this License Agreement.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Licensee agree as follows:

**1. INCORPORATION OF RECITALS.** The Recitals stated above are true and correct and are incorporated herein as a material part of this License Agreement.

## NATUREWALK COMMUNITY DEVELOPMENT DISTRICT

**2. GRANT OF LICENSE.** The District hereby grants to the Licensee a non-exclusive license to utilize the District Property as described and identified in Exhibit A and in accordance with the other terms of this License Agreement (“**License**”).

If the License provides for use of District Property for egress and ingress and general construction access, Licensee shall provide the District with a \$5,000 deposit, which deposit may be used for maintenance and repair or District Property damaged or impacted by Licensee’s use of District Property for egress, ingress and general construction access. Upon termination of this License, if the District determines in good faith that no such maintenance or repair is necessary, the deposit shall be returned.

If this License provides for use of District Property for storage of materials or laydown [**District and Licensee shall identify such areas in Exhibit A and the District shall require an appropriate deposit for maintenance and repair of such area in the event Licensee does not return the area to its pre-use condition upon termination of this License**]. Upon termination of this License, Licensee shall return any District Property used for storage or laydown to its pre-use condition.

**3. MAINTENANCE.** License shall maintain any areas used for material storage or laydown in a clean, safe, and slightly condition.

**4. CONDITIONS ON THE LICENSE.** The License granted herein is subject to the following terms and conditions:

**A.** District makes no representation or warranty regarding the condition of the areas within the License or whether the use contemplated by this License Agreement is allowed under applicable law, restrictions, or zoning requirements. Licensee accepts the areas within the License in their present “AS IS” condition. Licensee shall make no alterations or changes to the areas within the License without the District’s written consent.

**B.** Licensee shall abide by all reasonable directions and requirements of District and any insurance company insuring the License Area.

**6. EFFECTIVE DATE; TERM.** This License Agreement shall become effective on the date first written above and shall continue in full force and effect until revoked or terminated earlier in accordance with Section 7, herein.

**7. TERMINATION.** The District and the Licensee acknowledge and agree that the License granted herein is a mere privilege and may be terminated, with or without cause, at the sole discretion of the District upon thirty (30) days’ written notice. This License Agreement shall otherwise terminate upon receipt of the last certificate of occupancy associated with development of the Licensee Property. The provisions of Sections 8 and 9, below, shall survive termination of this License Agreement.

## NATUREWALK COMMUNITY DEVELOPMENT DISTRICT

**8. CARE OF PROPERTY.** Licensee agrees to use all due care to protect the property of the District, its patrons and guests from damage. Licensee shall assume responsibility for any and all damage to any real or personal property of the District or any third parties as a result of the Licensee's activities under this License Agreement, including any damage caused by its authorized representatives or contractor. Licensee shall repair any damage resulting from its operations under this License Agreement within a reasonable time and shall use its best efforts to make such repairs within twenty-four (24) hours. Any such repairs shall be at Licensee's sole expense, unless otherwise agreed, in writing, by the District. The provisions of this Section 9 shall survive termination of this License Agreement.

**9. INDEMNIFICATION.** Licensee agrees to indemnify, defend and hold harmless the District and its officers, supervisors, staff, agents, and representatives, and successors and assigns, of the foregoing, against all liability for damages and expenses resulting from, arising out of, or in any way connected with, this License Agreement and any negligent act or omission of Licensee or its agents, representatives, or subcontractors.

**10. INSURANCE.** Licensee shall provide the District with certificates of insurance and will name the District as an additional insured if requested. No policy may be canceled during the term of this License Agreement without at least thirty (30) days' written notice to the District.

**11. LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this License 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 statute, 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.

**12. RECOVERY OF COSTS AND FEES.** In the event the District is required to enforce this License Agreement by court proceedings or otherwise, then if successful, the District shall be entitled to recover from the Licensee all fees and costs incurred, including reasonable attorneys' fees and costs.

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

**14. ASSIGNMENT.** Neither the District nor the Licensee may assign its rights, duties or obligations under this License Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void.

**15. ARM'S LENGTH NEGOTIATION.** This License Agreement has been negotiated fully among the parties as an arm's length transaction. The parties participated fully in the preparation of this License Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this License Agreement, the parties are deemed to have drafted, chosen and selected the language and any doubtful language will not be interpreted or construed against any party.

**NATUREWALK COMMUNITY DEVELOPMENT DISTRICT**

**16. THIRD PARTY BENEFICIARIES.** This License Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason of, to or for the benefit of, any third party not a formal party to this License Agreement.

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

**18. COUNTERPARTS.** This License Agreement 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.

**IN WITNESS WHEREOF,** the parties execute this License Agreement the day and year first written above.

Attest:

**NATUREWALK  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

Witness

**LICENSEE**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name of Witness

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A – [To be Attached: Description of License and License Areas]**

## **Tab 7**

Neighborhood CDD Tow & Parking  
Violation Report - December 2024



Dec 6: 24 Hour Sticker & Tow - Commercial Vehicle in CDD Space



Dec 7: Street Parking Violation



Dec 10: Landscape Parking Violation



Dec 11: Landscape Parking Violation



Dec 13: Landscape Parking Violation



Dec 22: Multiple Spaces & Landscape Parking





Dec 23: Multiple Spaces & Landscape Parking



Dec 28: Landscape Parking Violation – Multiple Violations











## **Tab 8**

## **ADDENDA NO. 2026-03 FOR ADDITIONAL WORK AUTHORIZATION**

**THIS WORK AUTHORIZATION (“Work Authorization”)**, dated December 29, 2025, authorizes additional work in accordance with the *Landscape Maintenance Agreement By and Between NatureWalk Community Development District and GreenEarth Southeast, LLC*, dated January 1, 2022 (“**Agreement**”), by and between:

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

**GREENEARTH SOUTHEAST, LLC**, a Florida limited liability company, whose address is 15167 Highway 331 Business, Suite B, Freeport, Florida 32439 (“**Contractor**”).

**SECTION 1. SCOPE OF SERVICES.** In addition to the Services described in the Agreement and any Exhibits, Amendments, Addenda, Addendum, Change Order, or Work Authorizations thereto, Contractor shall repair irrigation, as set forth in Contractor’s Proposal, #104984 dated December 29, 2025, and attached hereto as **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (“**Additional Services**”).

**SECTION 2. COMPENSATION.** It is understood and agreed that the compensation for the Additional Services under this Work Authorization shall be charged at \$94.50 and shall be remitted in the manner set forth in the Agreement. The total compensation for the Additional Services shall not exceed the actual services and/or work rendered under this Work Authorization. It is understood and agreed upon that the compensation for the completion of the Additional Services is based upon all materials and labor required to perform such services. Prior to performing the Additional Service, Contractor shall provide a list of locations whereat the Additional Services will be performed to the District’s representative, who may require such additional documentation as deemed required by the Federal Emergency Management Agency.

**SECTION 3. FINAL AGREEMENT.** This Work Authorization, together with the Agreement, any Exhibits, Amendments and Work Authorizations thereto, represents the entire understanding between the District and the Contractor with regard to the Additional Services and supersedes any previously executed proposal or agreement related to the provision of such services.

**SECTION 4. ACCEPTANCE.** Acceptance of this Work Authorization will authorize the Contractor to complete the Additional Services as outlined herein and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Additional Services as provided herein and shall perform the same 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.

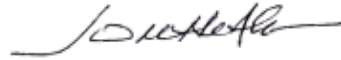
**IN WITNESS WHEREOF**, the parties hereto have caused this Work Authorization to be executed the day and year first above written.

**ATTEST:**

**NATUREWALK COMMUNITY  
DEVELOPMENT DISTRICT**



\_\_\_\_\_  
Secretary/Assistant Secretary



\_\_\_\_\_  
Chairperson, Board of Supervisors

**WITNESS:**

**GREENEARTH SOUTHEAST, LLC**

\_\_\_\_\_  
Witness

M. Weinrich  
M. Weinrich (Dec 29, 2025 14:53:14 CST)  
\_\_\_\_\_  
By: Matt Weinrich  
\_\_\_\_\_  
Its: Branch Manager

**Exhibit A:** Scope of Additional Services

## **Exhibit A**



**Proposal#104984**

Date: 12/29/2025

**Property:**

Nature Walk COD  
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 COD

Santa Rosa Beach, FL 32459

**WA# 26-03 Sandgrass Mainline Repair Rev.01**

**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.

**Scope of Work: Repair of mainline Sandgrass :** Labor Labor 7.1 hours @ \$568-40 Slip x Slip Coupling Schedule 80 CPVC \$29.74

**Payment Schedule**

Schedule	Price	Sales Tax	Total Price
Due	\$598.14	\$0.00	\$598.14
	<b>\$598.14</b>	<b>\$0.00</b>	<b>\$598.14</b>

**Total: \$598.14 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 \_\_\_\_\_

Matt Weinrich (GE)

By \_\_\_\_\_

Date 12/29/2025

Green Earth Southeast, LLC.

Date \_\_\_\_\_

Nature Walk COD












# WA #26-03 - Green Earth

Final Audit Report

2025-12-29

Created:	2025-12-29
By:	Christy Gargaro (cgargaro@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAgv3AZnYrmUWUBj3vRp46Sq1Zrw2hV3Yf

## "WA #26-03 - Green Earth" History

-  Document created by Christy Gargaro (cgargaro@rizzetta.com)  
2025-12-29 - 7:08:08 PM GMT
-  Document emailed to J Coram (jcoram@naturewalkcdd.org) for signature  
2025-12-29 - 7:08:16 PM GMT
-  Document emailed to Stephanie DeLuna (sdeluna@rizzetta.com) for signature  
2025-12-29 - 7:08:16 PM GMT
-  Document emailed to M. Weinrich (mweinrich@greeneearthse.com) for signature  
2025-12-29 - 7:08:16 PM GMT
-  Email viewed by Stephanie DeLuna (sdeluna@rizzetta.com)  
2025-12-29 - 7:08:37 PM GMT
-  Document e-signed by Stephanie DeLuna (sdeluna@rizzetta.com)  
Signature Date: 2025-12-29 - 7:18:08 PM GMT - Time Source: server
-  Email viewed by M. Weinrich (mweinrich@greeneearthse.com)  
2025-12-29 - 8:51:29 PM GMT
-  Document e-signed by M. Weinrich (mweinrich@greeneearthse.com)  
Signature Date: 2025-12-29 - 8:53:14 PM GMT - Time Source: server
-  Email viewed by J Coram (jcoram@naturewalkcdd.org)  
2025-12-29 - 8:59:45 PM GMT
-  Signer J Coram (jcoram@naturewalkcdd.org) entered name at signing as Jonette Coram  
2025-12-29 - 9:01:14 PM GMT
-  Document e-signed by Jonette Coram (jcoram@naturewalkcdd.org)  
Signature Date: 2025-12-29 - 9:01:16 PM GMT - Time Source: server

✔ Agreement completed.

2025-12-29 - 9:01:16 PM GMT

# Tab 9

**AGREEMENT BETWEEN THE NATUREWALK COMMUNITY  
DEVELOPMENT DISTRICT AND SITEX EARTHWORKS FOR  
OUTLET CONTROL STRUCTURES AND SPILLWAY CLEAN-OUT**

THIS AGREEMENT (“Agreement”) is made and entered into this \_\_\_ day of December., 2025, 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, and whose mailing address is 120 Richard Jackson Blvd., Panama City Beach, Florida 32407 (“District”); and

**Sitex EarthWorks, LLC**, a Florida limited liability company, whose mailing address is P.O. Box 917, Parrish, Florida 34219 (“Contractor”, together with District, “Parties”).

**RECITALS**

**WHEREAS**, the District was established by ordinance of the Board of County Commissioners of Walton County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

**WHEREAS**, the District has a need to retain an independent contractor to provide certain vegetation and stormwater maintenance services; and

**WHEREAS**, Contractor submitted a proposal and represents that it is qualified to provide the services desired and has agreed to provide to the District those services identified in **Exhibit A**, incorporated by reference herein (“Services”); and

**WHEREAS**, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

**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. INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

**SECTION 2. DUTIES.** The District agrees to use Contractor to provide the Services in accordance with the terms of this Agreement. The duties, obligations, and responsibilities of the Contractor are described in **Exhibit A** hereto.

**A.** Contractor shall provide Services, as described in **Exhibit A**. The Services shall include any effort specifically required by this Agreement and **Exhibit A** reasonably necessary to allow the District to receive the maximum benefit of all of

the Services and items described herein and demonstrated in **Exhibit A**, including but not limited to, the repair, construction, installation, and all materials reasonably necessary. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.

- B.** Services shall commence upon execution of this Agreement. To the extent of any conflict between this Agreement and **Exhibit A**, the terms of this Agreement shall control.
- C.** 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, and regulations.
- D.** Contractor shall perform all Services in a neat and workmanlike manner. In the event the District in its sole determination, finds that the work of Contractor is not satisfactory to District, District shall have the right to immediately terminate this Agreement and will only be responsible for payment of work satisfactorily completed and for materials actually incorporated into the Services.
- E.** Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.
- F.** Contractor shall report directly to the District Manager. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.
- G.** Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. At completion of the Services, the Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If the Contractor fails to clean up as provided herein, the District may do so and the cost thereof shall be charged to the Contractor.

### **SECTION 3. COMPENSATION, PAYMENT, AND RETAINAGE.**

- A.** The District shall pay Contractor Thirty Thousand Dollars (\$30,000.00) for the Services as identified in **Exhibit A**, attached hereto and incorporated herein by reference. Such amount includes all materials and labor provided for in **Exhibit A** and all items, labor, materials, or otherwise, to provide the District the maximum benefits of the Services. Fifty percent (50%) shall be payable upon commencement of the Services, and fifty percent (50%) shall be payable within 30 days of satisfactory completion of the Services.

- B.** If the District should desire additional work or services, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.
- C.** The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

**SECTION 4. WARRANTY.** The Contractor warrants to the District that any materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. If any of the materials or Services are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowner's within the District.

**SECTION 5. INSURANCE.**

- A.** The Contractor shall maintain throughout the term of this Agreement the following insurance:

  - (1)** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
  - (2)** Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than One Million Dollars (\$1,000,000) combined single limit bodily injury and property damage liability, and covering at least the following hazards:

    - (i)** Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.



bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

**SECTION 7. LIMITATIONS ON GOVERNMENTAL LIABILITY.** 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 statute, 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 8. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor 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 any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor 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 or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

**SECTION 9. LIENS AND CLAIMS.** The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

**SECTION 10. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either party under this Agreement 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 responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

**SECTION 11. CUSTOM AND USAGE.** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to

the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

**SECTION 12. SUCCESSORS.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

**SECTION 13. TERMINATION.** The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor; however, that the Contractor shall be provided a reasonable opportunity to cure any failure under this Agreement.. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

**SECTION 14. PERMITS AND LICENSES.** All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

**SECTION 15. ASSIGNMENT.** Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

**SECTION 16. INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. 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. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

**SECTION 18. ENFORCEMENT OF AGREEMENT.** In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the

prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

**SECTION 19. AGREEMENT.** This instrument, together with its Exhibit, shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement.

**SECTION 20. AMENDMENTS.** 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 Parties.

**SECTION 21. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

**SECTION 22. NOTICES.** All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

**A. If to District:** Naturewalk Community Development District  
2700 S. Falkenburg Road  
Suite 200  
Tampa, Florida 33578  
Attn: District Manager

**With a copy to:** Kutak Rock LLP  
107 West College Avenue  
Tallahassee, Florida 32301  
Attn: District Counsel

**B. If to the Contractor:** Sitex EarthWorks, LLC  
P.O. Box 917  
Parrish, Florida 34219  
Attn: \_\_\_\_\_

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 the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the 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 in this Agreement.

**SECTION 23. THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the Parties hereto 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 Agreement. 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 of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

**SECTION 24. CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Walton County, Florida.

**SECTION 25. COMPLIANCE WITH PUBLIC RECORDS LAWS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, 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 Stephanie DeLuna (“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 THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 850-334-9055, HBAILEY@RIZZETTA.COM, 120 RICHARD JACKSON BOULEVARD, SUITE 220, PANAMA CITY, FLORIDA 32407.**

**SECTION 26. 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 27. ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

**SECTION 28. COUNTERPARTS.** This Agreement 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. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

**SECTION 29. E-VERIFY.** The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, 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 448.09(1), *Florida Statutes*. 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 30. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES.** The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

**SECTION 31. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS.** Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement:

- A. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
- B. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
- C. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;

- D. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits;* and
- E. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited.*

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District (“Prohibited Criteria”).

Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Contract shall be deemed a recertification of such status.

**SECTION 32. ANTI-HUMAN TRAFFICKING STATEMENT.** The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.

[This section intentionally left blank]

**IN WITNESS WHEREOF**, the parties hereto have signed this Agreement on the day and year first written above.

**NATUREWALK COMMUNITY  
DEVELOPMENT DISTRICT**



\_\_\_\_\_  
Chairperson, Board of Supervisors

**SITEX EARTHWORKS, LLC**

Sign Joseph Craig  
[Joseph.Craig.Docs.4.2009.15.04.011311](#)

Print Name: Joseph Craig

Title: President

**Exhibit A: Scope of Services**

**EXHIBIT A**



POBox917  
ParliStl, Fil34219  
813.564.2322

**SERVICE AGREEMENT**

**This agreement is between Sitex EarthWorks Hereafter called "Sitex" and Naturewalk CDD hereafter called "customer"**

OWitomer: Naturewalk ODD  
C/O\*: Rizzetta & Company  
Ooritact: Stohariie DeIl.Una  
Addreilis: 2700 S. Falken'burg Rd Suite 200 Tampa IRIOliida 33578  
Ci111iall: SDeJuria@liizzetta.com,  
Pittone: 813.533.295(1

**Sitex agrees to provide below services in accordance with the terms and conditions of this agreement in the following sites:**

**Customer agrees to pay Sitex the following amounts during the term of this agreement for the specific service:**

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TbtaINTE CMt: **\$30,000.00**

**Service shall consist of a One-time (1) event.**

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**Proposal valid for 30 days**

11/25/2025

A.coep!Eld By

Date

President, Sitex Earthworks

Date

## EXHIBIT A

# Terms & Conditions

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# Agreement for Outlet Control Structures Spillway Clean Out Services - Naturewalk 4907-7714-1374 v.1

Final Audit Report

2025-12-04

Created:	2025-12-04
By:	Christy Gargaro (cgargaro@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAANUZZ7A2fzOy8ukHkopdZ94mbJDPGAWIK

## "Agreement for Outlet Control Structures Spillway Clean Out Services - Naturewalk 4907-7714-1374 v.1" History

-  Document created by Christy Gargaro (cgargaro@rizzetta.com)  
2025-12-04 - 8:01:47 PM GMT
-  Document emailed to J. Coram (jcoram@naturewalkcdd.org) for signature  
2025-12-04 - 8:01:52 PM GMT
-  Document emailed to B Smith (bsmith@sitexaquatics.com) for signature  
2025-12-04 - 8:01:52 PM GMT
-  Email viewed by B Smith (bsmith@sitexaquatics.com)  
2025-12-04 - 8:03:55 PM GMT
-  Signer B Smith (bsmith@sitexaquatics.com) entered name at signing as Joseph Craig  
2025-12-04 - 8:04:46 PM GMT
-  Document e-signed by Joseph Craig (bsmith@sitexaquatics.com)  
Signature Date: 2025-12-04 - 8:04:48 PM GMT - Time Source: server
-  Email viewed by J. Coram (jcoram@naturewalkcdd.org)  
2025-12-04 - 8:11:14 PM GMT
-  Signer J. Coram (jcoram@naturewalkcdd.org) entered name at signing as Jonette Coram  
2025-12-04 - 8:12:09 PM GMT
-  Document e-signed by Jonette Coram (jcoram@naturewalkcdd.org)  
Signature Date: 2025-12-04 - 8:12:11 PM GMT - Time Source: server

✔ Agreement completed.

2025-12-04 - 8:12:11 PM GMT

# Tab 10

# INVOICE

Sitex Aquatics, LLC  
PO Box 917  
Parrish, FL 34219

office@sitexaquatics.com  
+1 (813) 564-2322



## Bill to

Naturewalk CDD  
Rizzetta & Co Inc  
P.O. Box 32414  
28232, NC 28232

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## Invoice details

Invoice no.: 10550-b  
Terms: Net 30  
Invoice date: 12/12/2025  
Due date: 01/11/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Physical Removals</b>	1.SWMF #4-Clear & dispose vegetation within designated management zone #1 & #2  2.SWMF #7-Clear & dispose vegetation within designated management zone #1 & #2 & Emergency spillway  3.SWMF #10-Clear & dispose vegetation within designated management zone #1 & #2  4.Lift station located between 18 & 18A-clear & dispose of vegetation  5.SWMF #11-Clear & dispose vegetation within designated management zone #1 & #2  Total price \$22,903.47	1	\$22,903.47	\$22,903.47

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**Total**

**\$22,903.47**

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# Tab 11



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

November 12, 2025

Naturewalk Community Development District  
Rizzetta & Company, Inc.  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614

## **The Objective and Scope of the Audit of the Financial Statements**

You have requested that Berger, Toombs, Elam, Gaines & Frank CPAs PL (“we”) audit Naturewalk Community Development District’s, (the “District”), governmental activities and each major fund as of and for the year ending September 30, 2025, which collectively comprise the District’s basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ending September 30, 2025, and thereafter if mutually agreed upon by Naturewalk Community Development district and Berger, Toombs, Elam, Gaines & Frank.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor’s report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America (“GAAS”) and *Government Auditing Standards* issued by the Comptroller General of the United States (“GAS”) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of controls.

## **The Responsibilities of the Auditor**

We will conduct our audit in accordance with GAAS and GAS. Those standards require that we comply with applicable ethical requirements. As part of an audit in accordance with GAAS and GAS, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

1. Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, based on an understanding of the entity and its environment, the applicable financial reporting framework, and the entity’s system of internal control, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion;

Fort Pierce / Stuart

Naturewalk Community Development District

November 12, 2025

Page 2

2. Consider the entity's system of internal control in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit;
3. Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation; and
4. Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for the reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of controls, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS and GAS. Because the determination of waste or abuse is subjective, GAS does not require auditors to perform specific procedures to detect waste or abuse in financial statement audits.

We will also communicate to the Board (a) any fraud involving senior management and fraud (whether caused by senior management or other employees) that causes a material misstatement of the financial statements that becomes known to us during the audit, and (b) any instances of noncompliance with laws and regulations that we become aware of during the audit (unless they are clearly inconsequential).

We will maintain our independence in accordance with the standards of the American Institute of Certified Public Accountants ("AICPA") and GAS.

### **The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework**

Management is responsible for:

1. Identifying and ensuring that the District complies with the laws and regulations applicable to its activities, and for informing us about all known violations of such laws or regulations, other than those that are clearly inconsequential;

Naturewalk Community Development District  
November 12, 2025  
Page 3

2. The design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the District involving management, employees who have significant roles in internal control, and others where the fraud could have a material effect on the financial statements; and
3. Informing us of its knowledge of any allegations of fraud or suspected fraud affecting the District received in communications from employees, former employees, analysts, regulators, short sellers, vendors, customers or others.

Management is responsible for the required supplementary information (“RSI”) which accounting principles generally accepted in the United States of America (“U.S. GAAP”) require to be presented to supplement the basic financial statements.

The Board is responsible for informing us of its views about the risks of fraud, waste or abuse within the District, and its knowledge of any fraud, waste or abuse or suspected fraud, waste or abuse affecting the District.

Our audit will be conducted on the basis that management acknowledges and understands that it has responsibility:

1. For the preparation and fair presentation of the financial statements in accordance with U.S. GAAP;
2. To evaluate subsequent events through the date the financial statements are issued. Management also agrees that it will not conclude on subsequent events earlier than the date of the management representation letter referred to below;
3. For the design, implementation and maintenance of internal control relevant to the preparation of fair presentation of financial statements that are free from material misstatement, whether due to fraud or error;
4. For report distribution; and
5. To provide us with:
  - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements including information relevant to disclosures;
  - b. Information relevant to the preparation and fair presentation of the financial statements, when needed, to allow for the completion of the audit in accordance with the proposed timeline;
  - c. Additional information that we may request from management for the purpose of the audit; and

Naturewalk Community Development District  
November 12, 2025  
Page 4

- d. Unrestricted access to persons within the District from whom we determine it necessary to obtain audit evidence.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit, including among other items:

1. That management has fulfilled its responsibilities as set out in the terms of this Engagement Letter; and
2. That it believes the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

### **Reporting**

We will issue a written report upon completion of our audit of the District's financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinion, or add an emphasis-of-matter paragraph or other-matter paragraph to our auditor's report.

If circumstances arise relating to the condition of the District's records, the availability of appropriate audit evidence or indications of a significant risk of material misstatement of the financial statements because of error, fraudulent financial reporting or misappropriation of assets which, in our professional judgement, prevent us from completing the audit or forming an opinion, we retain the unilateral right to take any course of action permitted by professional standards, including, but not limited to, declining to express an opinion or issue a report, or withdrawing from the engagement.

In addition to our report on the District's financial statements, we will also issue the following reports:

1. Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with GAS;
2. Auditor General Management Letter, if applicable; and
3. Report on Compliance with Section 218.415, Florida Statutes, if applicable.

Naturewalk Community Development District  
November 12, 2025  
Page 5

## **Records and Assistance**

During the course of our engagement, we may accumulate records containing data that should be reflected in the District's books and records. The District will determine that all such data, if necessary, will be so reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession.

The assistance to be supplied by District personnel, including the preparation of schedules and analyses of accounts, will be discussed and coordinated with a designated individual, serving on behalf of management. The timely and accurate completion of this work is an essential condition to our completion of the audit and issuance of our audit report.

## **Non-audit Services**

In connection with our audit, you have requested us to perform the following non-audit services:

1. Assistance in drafting the District's financial statements in accordance with accounting principles generally accepted in the United States of America, based on information provided by the District. While we will assist in drafting the financial statements, management retains responsibility for the financial statements, including their fair presentation, the selection and application of accounting principles, the accuracy and completeness of the underlying financial information, and for reviewing, approving, and accepting the financial statements prior to their issuance. Management is also responsible for establishing and maintaining effective internal controls relevant to the financial reporting process.

GAS independence standards require that the auditor maintain independence so that opinions, findings, conclusions, judgments, and recommendations will be impartial and viewed as impartial by reasonable and informed third parties. Before we agree to provide a non-audit service to the District, we determine whether providing such a service would create a significant threat to our independence for GAS audit purposes, either by itself or in aggregate with other non-audit services provided. A critical component of our determination is consideration of management's ability to effectively oversee the non-audit services to be performed. The District has agreed to designate an individual, serving on behalf of management, who possesses suitable skill, knowledge, and experience, and who understands the non-audit services to be performed and described above sufficiently to oversee them. Accordingly, the management of the District agrees to the following:

1. The District will designate a qualified individual, serving in a management capacity, who possesses suitable skill, knowledge, and experience to oversee the services;
2. The designated individual will assume all management responsibilities for the subject matter and scope of the non-audit service described above;

Naturewalk Community Development District  
November 12, 2025  
Page 6

3. The District will evaluate the adequacy and results of the services performed; and
4. The District accepts responsibility for the results and ultimate use of the services.

GAS further requires that we establish an understanding with the District's management or those charged with governance of the objectives of the non-audit services, the services to be performed, the District's acceptance of its responsibilities, the auditor's responsibilities, and any limitations of the non-audit services. We believe this Engagement Letter documents that understanding.

### **Other Relevant Information**

In accordance with GAS, a copy of our most recent peer review report has been provided to you, for your information.

### **Fees and Costs**

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Billings are due upon submission. Our fee for the services described in this letter for the year ending September 30, 2025 will not exceed \$3,550 unless the scope of the engagement is changed, the assistance which the District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. Our fee and the timely completion of our work are based on anticipated cooperation from District personnel, timely responses to our inquiries, timely completion and delivery of client assistance requests, timely communication of all significant accounting and financial reporting matters, and the assumption that no unexpected circumstances will be encountered during the engagement. All other provisions of this letter will survive any fee adjustment.

### **Use and Ownership; Access to Audit Documentation**

The Audit Documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank. For the purposes of this Engagement Letter, the term "Audit Documentation" shall mean the confidential and proprietary records of Berger, Toombs, Elam, Gaines, & Frank's audit procedures performed, relevant audit evidence obtained, other audit-related workpapers, and conclusions reached. Audit Documentation shall not include custom-developed documents, data, reports, analyses, recommendations, and deliverables authored or prepared by Berger, Toombs, Elam, Gaines, & Frank for the District under this Engagement Letter, or any documents belonging to the District or furnished to Berger, Toombs, Elam, Gaines, & Frank by the District.

Naturewalk Community Development District  
November 12, 2025  
Page 7

Review of Audit Documentation by a successor auditor or as part of due diligence is subject to applicable Berger, Toombs, Elam, Gaines, & Frank policies, and will be agreed to, accounted for and billed separately. Any such access to our Audit Documentation is subject to a successor auditor signing an Access and Release Letter substantially in Berger, Toombs, Elam, Gaines, & Frank's form. Berger, Toombs, Elam, Gaines, & Frank reserves the right to decline a successor auditor's request to review our Audit Documentation.

In the event we are required by government regulation, subpoena or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for the District, the District will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

### **Indemnification, Limitation of Liability, and Claim Resolution**

Because we will rely on the District and its management and Board of Supervisors to discharge the foregoing responsibilities, the District agrees to indemnify, hold harmless and release Berger, Toombs, Elam, Gaines & Frank, its partners, directors, and employees from all third-party claims, liabilities, losses and costs arising in circumstances where there has been a knowing misrepresentation by a member of the District's management.

The District and Berger, Toombs, Elam, Gaines & Frank agree that no claim arising out of, from, or relating to the services rendered pursuant to this engagement letter shall be filed more than two years after the date of the audit report issued by Berger, Toombs, Elam, Gaines & Frank or the date of this engagement letter if no report has been issued. To the fullest extent permitted by Florida law, our firm shall not be liable for any loss of profits, business interruption, or other consequential, incidental, or punitive damages. In all circumstances, the total liability for any claim arising from this engagement will not exceed the total amount of the fees paid by the District to Berger, Toombs, Elam, Gaines & Frank under this engagement letter. Notwithstanding the foregoing, nothing in this limitation of liability provision shall, or shall be interpreted or construed to, relieve the District of its payment obligations to Berger, Toombs, Elam, Gaines & Frank under this Engagement Letter.

### **Confidentiality**

Berger, Toombs, Elam, Gaines & Frank is committed to the safe and confidential treatment of the District's proprietary information. Berger, Toombs, Elam, Gaines & Frank is required to maintain the confidential treatment of client information in accordance with relevant industry professional standards which govern the provision of services described herein. The District agrees that it will not provide Berger, Toombs, Elam, Gaines & Frank with any unencrypted electronic confidential or proprietary information, and the parties agree to utilize commercially reasonable measures to maintain the confidentiality of the District's information, including the use of collaborate sites to ensure the safe transfer of data between the parties.

Naturewalk Community Development District  
November 12, 2025  
Page 8

### **Retention of Records**

We will return to you all original records you provide to us in connection with this engagement. Further, in addition to providing you with those deliverables set forth in this Engagement Letter, upon request, we will provide you with a copy of any records we prepare or accumulate in connection with such deliverables which are not otherwise reflected in your books and records without which your books and records would be incomplete. You have the sole responsibility for retaining and maintaining in your possession or custody all of your financial and non-financial records related to this engagement. We will not host, and will not accept responsibility to host, any of your records. We, however, may maintain a copy of any records of yours necessary for us to comply with applicable law and/or professional standards or to exercise our rights under this Engagement Letter. Any such records retained by us will be destroyed in accordance with our record retention policies.

### **Termination**

Either party hereto may terminate this Engagement Letter for any reason upon fifteen (15) days' prior written notice to the other party. In the event the District terminates this engagement, the District will pay us for all services rendered, expenses incurred, and noncancelable commitments made by us on the District's behalf through the effective date of termination.

Either party may terminate this Engagement Letter upon written notice if: (i) circumstances arise that in its judgment cause its continued performance to result in a violation of law, a regulatory requirement, applicable professional or ethical standards, or in the case of Berger, Toombs, Elam, Gaines, & Frank, our client acceptance or retention standards; or (ii) if the other party is placed on a Sanctioned List, or if any director or executive of, or other person closely associated with such other party or its affiliate, is placed on a Sanctioned List.

Neither Berger, Toombs, Elam, Gaines & Frank nor the District shall be responsible for any delay or failure in its performance resulting from acts beyond our reasonable control or unforeseen or unexpected circumstances, such as, but not limited to, acts of God, government or war, riots or strikes, disasters, fires, floods, epidemics, pandemics, or outbreaks of communicable disease, cyberattacks, and internet or other system or network outages. At the District's option, the District may terminate this Engagement Letter where our services are delayed more than 120 days; however, the District is not excused from paying us for all amounts owed for services rendered and deliverables provided prior to the termination of this Engagement Letter.

The parties agree that those provisions of this Engagement Letter which, by their context, are intended to survive, including, but not limited to, payment, limitations on liability, claim resolution, use and ownership, and confidentiality obligations, shall survive the termination of this Engagement Letter.



Naturewalk Community Development District  
November 12, 2025  
Page 9

### **Miscellaneous**

We may mention your name and provide a general description of the engagement in our client lists and marketing materials.

Each party hereto affirms it has not been placed on a Sanctioned List (as defined below) and will promptly notify the other party upon becoming aware that it has been placed on a Sanctioned List at any time throughout the duration of this Engagement Letter. The District shall not, and shall not permit third parties to, access or use any of the deliverables provided for hereunder, or Third-Party Products provided hereunder, in violation of any applicable sanctions laws or regulations, including, but not limited to, accessing or using the deliverables provided for hereunder or any Third-Party Products from any territory under embargo by the United States. The District shall not knowingly cause Berger, Toombs, Elam, Gaines & Frank to violate any sanctions applicable to Berger, Toombs, Elam, Gaines & Frank. As used herein "Sanctioned List" means any sanctioned person or entity lists promulgated by the Office of Foreign Assets Control of the U.S. Department of the Treasury and the U.S. State Department.

Any term of this Engagement Letter that would be prohibited by or impair our independence under applicable law or regulation shall not apply, to the extent necessary only to avoid such prohibition or impairment.

### **Governing Law**

This Engagement Letter, including, without limitation, its validity, interpretation, construction, and enforceability, and any dispute, litigation, suit, action, claim, or other legal proceeding arising out of, from, or relating in any way to this Engagement Letter, any provisions herein, a report issued or the services provided hereunder, will be governed and construed in accordance with the laws of the State of Florida, without regard to its conflict of law principles, and applicable U.S. federal law.

### **Entire Agreement**

This Engagement Letter constitutes the entire agreement between Berger, Toombs, Elam, Gaines & Frank and the District, and supersedes all prior agreements, understandings, and proposals, whether oral or written, relating to the subject matter of this Engagement Letter including any separate nondisclosure agreement executed between the parties.

If any term or provision of this Engagement Letter is determined to be invalid or unenforceable, such term or provision will be deemed stricken and all other terms and provisions will remain in full force and effect.

This Engagement Letter may be amended or modified only by a written instrument executed by both parties.

Naturewalk Community Development District  
November 12, 2025  
Page 10

### Electronic Signatures and Counterparts

This Engagement Letter may be executed in one or more counterparts, each of which will be deemed to be an original, but all of which taken together will constitute one and the same instrument. Each party agrees that any electronic signature of a party to this Engagement Letter or any electronic signature to a document contemplated hereby (including any representation letter) is intended to authenticate such writing and shall be as valid and have the same force and effect as a manual signature.

### Acknowledgement and Acceptance

Each party acknowledges that it has read and agrees to all of the terms contained herein. Each party and its signatory below represent that said signatory is a duly authorized representative of such party and has the requisite power and authority to bind such party to the undertakings and obligations contained herein.

Please sign and return this letter to indicate your acknowledgment of, and agreement with, the terms of this Engagement Letter.

Sincerely,



BERGER, TOOMBS, ELAM, GAINES & FRANK  
CERTIFIED PUBLIC ACCOUNTANTS PL

Maritza Stonebraker, CPA

Confirmed on behalf of the addressee:

Sign:  \_\_\_\_\_

Title: Chair, NatureWalk CDD

Date: 12/29/25



6815 Dairy Road  
Zephyrhills, FL 33542

813.788.2155  
[BodinePerry.com](http://BodinePerry.com)

### Report on the Firm's System of Quality Control

To the Partners of  
Berger, Toombs, Elam, Gaines & Frank, CPAs, PL  
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

November 30, 2022

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL (the firm), in effect for the year ended May 31, 2022. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at [aicpa.org/prsummary](http://aicpa.org/prsummary). The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

#### Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

#### Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review.

#### Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

#### Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2022, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail* Berger, Toombs, Elam, Gaines & Frank, CPAs, PLC, has received a peer review rating of *pass*.

6

Bodine Perry

(BERGER\_REPORT22)



**ADDENDUM TO ENGAGEMENT LETTER  
NATUREWALK COMMUNITY DEVELOPMENT DISTRICT  
DATED NOVEMBER 12, 2025**

**Public Records.** Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
- c. Ensure that public records that 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 completion of the Agreement if the Auditor does not transfer the records to the District; and
- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

**IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:**

**RIZZETTA & COMPANY  
3434 COLWELL AVE, SUITE 200  
TAMPA, FL 33614  
PHONE: 813.933.5571**



**Auditor:** \_\_\_\_\_

**District:** Naturewalk Community  
Development District

**Title:** Director

**By:**  \_\_\_\_\_

**Title:** Chair, NatureWalk CDD \_\_\_\_\_

**Date:** November 12, 2025

**Date:** 12/29/25 \_\_\_\_\_







# Audit Engagement Letter

Final Audit Report

2025-12-29

Created:	2025-12-29
By:	Christy Gargaro (cgargaro@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAB17EVg34LOgMiO0kd34ZTwTUp-3V2_oF

## "Audit Engagement Letter" History

-  Document created by Christy Gargaro (cgargaro@rizzetta.com)  
2025-12-29 - 7:15:14 PM GMT
-  Document emailed to J Coram (jcoram@naturewalkcdd.org) for signature  
2025-12-29 - 7:15:20 PM GMT
-  Email viewed by J Coram (jcoram@naturewalkcdd.org)  
2025-12-29 - 9:01:29 PM GMT
-  Signer J Coram (jcoram@naturewalkcdd.org) entered name at signing as Jonette Coram  
2025-12-29 - 9:06:16 PM GMT
-  Document e-signed by Jonette Coram (jcoram@naturewalkcdd.org)  
Signature Date: 2025-12-29 - 9:06:18 PM GMT - Time Source: server
-  Agreement completed.  
2025-12-29 - 9:06:18 PM GMT

## **Tab 12**



Rizzetta & Company  
Professionals in Community Management



# PROPOSAL

LANDSCAPE INSPECTION SERVICES

Prepared for: NatureWalk Community Development District



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COMMITTED TO PRESERVING  
AND ENHANCING THE  
COMMUNITY LANDSCAPE

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## LANDSCAPE INSPECTION SERVICES

One of the largest expenses in any planned community is landscape maintenance. Why not have a professional, experienced landscape manager ensuring it is thriving and beautifully framing the community as it was intended to be?

Our Landscape Inspection Services team includes a Landscape Designer, a former commercial landscape maintenance company account manager, a prior owner of a multi-dimensional landscape service firm and a certified arborist. Rizzetta & Company's Landscape Inspection Services team has a combined total of nearly 100 years serving Florida community landscapes!

Each of our Landscape Specialists is Best Management Practices (BMP) certified in the state of Florida. Our team is committed to elevating the landscape maintenance in your community with detailed inspections, formal reporting, landscape planning, and effective vendor management strategies.

The first thing noticed in any community is its landscaping. It can convey a "Wow" factor to visitors, set a welcoming tone for residents, and help to increase home values within the community. Rizzetta & Company Landscape Inspection Services team provides the expertise needed for a well-planned, well-maintained community landscape now and for the future.





# THE PROCESS

Our landscape inspection services team is committed to preserving and enhancing the community landscape with detailed inspections, formal reporting, enhancement planning, and effective vendor communication strategies.

**Community Asset Management Plan:** Upon request and following fee agreement, perform a complete inventory of the community landscape assets and provide an inventory report to the board.

**Landscape Design:** Landscape designer on staff available for landscape consultation, enhancements, and design upon request and following fee agreement.

**Landscape & Irrigation Maintenance Scope of Services Development:** Upon request and following fee agreement, develop a request for proposal (RFP) document to include a customized set of standards and specifications based on the community needs and budget. We will conduct the bidding process, review, and prepare bid tabulation documents for the board and assist the board with reviewing the bid tabulation and other pertinent information.

**Landscape Maintenance Inspections:** Perform grounds inspections, provide the board with an inspection report (see sample below), notify maintenance contractor of deficiencies in service, and obtain proposals for landscape projects.

**Landscape Turnover Inspections:** Upon request and following fee agreement, attend landscape turnover meeting and participate in the inspection on behalf of the board. Follow up report provided.

**Master Task Project Plan for Mature Communities:** Upon request and following fee agreement, develop a project plan specific to landscape replacement and enhancement for the common areas. Emphasis is on maturing landscape in the community and budgeting accordingly.

*Sample Report*





# SCOPE OF SERVICES

Rizzetta & Company (Contractor) is pleased to provide this proposal for the preparation of a Request for Proposal (RFP) for landscape & irrigation maintenance services and limited professional follow-up Landscape Inspection Services.

## Landscape Inspection Services Management

- Prepare and develop an RFP manual for a landscape & irrigation maintenance proposal to be provided by GreenEarth Southeast, the existing landscape & irrigation maintenance vendor for the NatureWalk CDD. This service is limited to one time. The process will include composing a scope of services tailored to the NatureWalk community to be included in the RFP manual that will be provided to GreenEarth. In addition to the scope of services, the RFP manual will include, among other documents, appropriate bid forms relating directly to the scope of services for GreenEarth to provide their pricing.
- Perform one site visit prior to the completion of the RFP manual to meet with the client and familiarize oneself with the property in order to capture all the site-specific elements to be included in the scope. Following this site visit, the RFP manual will be compiled and sent to GreenEarth requesting complete pricing within a specified amount of time.
- During the bid compilation period, Contractor will be available to answer any questions GreenEarth might have related to the RFP manual or scope of services.
- Once new proposal is received, Contractor will review proposal and provide an assessment to the board of supervisors to assist them in their evaluation. During this evaluation, value engineering will be key to the goal of writing a new contract.
- Any additional requested services not specifically stated in this proposal will be billed using current hourly rates: (\$200/hr., Landscape Specialist, \$250/hr., Manager, Landscape Inspection Services.) Mileage will be billed commensurate with the current IRS rate.

Based on the Scope of Services, Rizzetta & Company proposes the following RFP preparation fee. These fees represent the proposal in whole.

The RFP preparation fee will be billed after the bid from GreenEarth has been received and a summary and assessment have been composed and delivered to the individual board members:

- \$5000

# REQUEST FOR PROPOSAL | PREPARATION FEE



**Accepted**

By: \_\_\_\_\_  
 Print: \_\_\_\_\_  
 For: NatureWalk Community Development District  
 Date: \_\_\_\_\_

**Submitted**

By: \_\_\_\_\_  
 Luciano Mastriani  
 Vice President, Corporate Services  
 Rizzetta & Company  
 Date: \_\_\_\_\_

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# PARTNERSHIPS

THAT LAST



Rizzetta & Company

Professionals in Community Management

**CORPORATE OFFICE**

3434 Colwell Avenue, Suite 200, Tampa, FL 33614

888-208-5008 | [rizzetta.com](http://rizzetta.com)