Proposed Budget
Naturewalk Community Development District
General Fund

Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
1							
2	**ASSESSMENT REVENUES**						
3							
4	***Special Assessments***						
5	Tax Roll	$ 938,344	$ 938,344	$ 936,603	$ 1,741	$ 1,025,308	$ 88,705
6							
7	**Assessment Revenue Subtotal**	**$ 938,344**	**$ 938,344**	**$ 936,603**	**$ 1,741**	**$ 1,025,308**	**$ 88,705**
8							
9	**OTHER REVENUES**						
10							
11	Balance Forward from Prior Year	$ 600	$ 600	$ -	$ 600	$ -	$ -
12	Interest Earnings	$ 8,232	$ 10,976	$ -	$ 10,976	$ -	$ -
13							
14	**Other Revenue Subtotal**	**$ 8,832**	**$ 11,576**	**$ -**	**$ 11,576**	**$ -**	**$ -**
15							
16	**TOTAL REVENUES**	**$ 947,176**	**$ 949,920**	**$ 936,603**	**$ 13,317**	**$ 1,025,308**	**$ 88,705**
17							
18	**EXPENDITURES - ADMINISTRATIVE**						
19							
20	***Legislative***						
21	Supervisor Fees	$ 6,400	$ 8,533	$ 12,000	$ 3,467	$ 12,000	$ -
22	***Financial & Administrative***						

Proposed Budget

Naturewalk Community Development District

General Fund

Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
23	Accounting Services	$ 12,980	$ 17,307	$ 17,306	$ (1)	$ 17,306	$ -
24	Administrative Services	$ 7,300	$ 9,733	$ 9,734	$ 1	$ 10,026	$ 292
25	Arbitrage Rebate Calculation	$ -	$ -	$ 450	$ 450	$ 450	$ -
26	Assessment Roll	$ 5,408	$ 5,408	$ 5,408	$ -	$ 5,408	$ -
27	Auditing Services	$ -	$ -	$ 3,350	$ 3,350	$ 3,550	$ 200
28	Disclosure Report	$ 3,750	$ 3,750	$ 5,000	$ 1,250	$ 5,000	$ -
29	District Engineer	$ 22,158	$ 29,544	$ 40,000	$ 10,456	$ 40,000	$ -
30	District Management	$ 21,294	$ 28,392	$ 28,392	$ -	$ 43,392	$ 15,000
31	Dues, Licenses & Fees	$ 248	$ 156	$ 175	$ 19	$ 175	$ -
32	Financial & Revenue Collections	$ 3,038	$ 4,051	$ 4,050	$ (1)	$ 4,050	$ -
33	Legal Advertising	$ 1,605	$ 2,140	$ 3,500	$ 1,360	$ 2,000	$ (1,500)
34	Miscellaneous Administrative Fees	$ 108	$ 144	$ 2,000	$ 1,856	$ 2,000	$ -
35	Public Officials Liability Insurance	$ 2,427	$ 2,427	$ 3,100	$ 673	$ 3,330	$ 230
36	Room Rentals	$ 1,250	$ 467	$ 1,800	$ 1,333	$ 1,800	$ -
37	Supervisor Workers Comp Insurance	$ 850	$ 1,133	$ 850	$ (283)	$ 850	$ -
38	Trustees Fees	$ 3,231	$ 4,308	$ 7,000	$ 2,692	$ 7,754	$ 754
39	Website Hosting, Maintenance, Backup & Email	$ 4,500	$ 5,000	$ 6,000	$ 1,000	$ 5,000	$ (1,000)
40	***Legal Counsel***						
41	District Counsel	$ 42,577	$ 56,769	$ 50,000	$ (6,769)	$ 55,000	$ 5,000
42	Litigation / Mediation	$ -	$ -	$ 5,000	$ 5,000	$ 5,000	$ -
43							
44	**Administrative Subtotal**	**$ 139,124**	**$ 179,262**	**$ 205,115**	**$ 25,853**	**$ 224,091**	**$ 18,976**

Proposed Budget

Naturewalk Community Development District

General Fund

Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
45							
46	**EXPENDITURES - FIELD OPERATIONS**						
47							
48	***Electric Utility Services***						
49	Utility - Electricity	$ 17,331	$ 23,108	$ 21,600	$ (1,508)	$ 23,174	$ 1,574
50	***Stormwater Control***						
51	Aquatic Maintenance	$ 6,912	$ 9,216	$ 9,500	$ 284	$ 9,785	$ 285
52	Fountain Repairs	$ 1,656	$ 2,208	$ 2,275	$ 67	$ 2,275	$ -
53	Stormwater Monitoring & Maintenance	$ -	$ 22,500	$ 22,500	$ -	$ 25,000	$ 2,500
54	Stormwater System Maintenance	$ -	$ -	$ 10,000	$ 10,000	$ 25,000	$ 15,000
55	***Other Physical Environment***						
56	Fence Repairs/ Bulkhead Repairs	$ 3,949	$ 22,544	$ 25,000	$ 2,456	$ 25,000	$ -
57	General Liability Insurance	$ 2,831	$ 4,759	$ 3,500	$ (1,259)	$ 3,883	$ 383
58	Irrigation Repairs	$ 1,004	$ 10,339	$ 12,000	$ 1,661	$ 12,000	$ -
59	Landscape - Mulch	$ 29,225	$ 28,863	$ 60,000	$ 31,137	$ 65,000	$ 5,000
60	Landscape Maintenance	$ 233,725	$ 311,633	$ 160,000	$ (151,633)	$ 192,250	$ 32,250
61	Landscape Replacement, Plants, Shrubs, Trees, Enhanchments	$ 481	$ 641	$ 25,000	$ 24,359	$ 50,000	$ 25,000
62	Pedestrian Path Lighting	$ -	$ -	$ -	$ -	$ -	$ -
63	Property Insurance	$ 36,305	$ 69,145	$ 53,000	$ (16,145)	$ 46,550	$ (6,450)
64	Tree Services / Palm tree Services	$ -	$ -	$ 4,000	$ 4,000	$ 4,000	$ -
65	Well Maintenance	$ -	$ -	$ 14,300	$ 14,300	$ 14,300	$ -
66	***Road & Street Facilities***						

Proposed Budget

Naturewalk Community Development District

General Fund

Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
67	Bridge Repair	$ 49,201	$ 65,601	$ 80,000	$ 14,399	$ 80,000	$ -
68	Roadway Repair & Maintenance	$ 81,669	$ 108,892	$ 117,000	$ 8,108	$ 120,000	$ 3,000
69	Security Camera Equipment Lease	$ 2,500	$ 3,333	$ 5,000	$ 1,667	$ 5,000	$ -
70	Sidewalk Maintenance & Repair	$ 1,975	$ 2,633	$ 6,000	$ 3,367	$ 6,000	$ -
71	Street Light/Decorative Light Maintenance	$ 3,087	$ 4,116	$ 10,000	$ 5,884	$ 10,000	$ -
72	Street Sign Repair & Replacement	$ 132	$ 176	$ 2,000	$ 1,824	$ 2,000	$ -
73	Trail Path Maintenance	$ -	$ -	$ 15,000	$ 15,000	$ 15,000	$ -
74	***Contingency***						
75	Miscellaneous Contingency	$ 51,288	$ 22,900	$ 73,813	$ 50,913	$ 65,000	$ (8,813)
76							
77	**Field Operations Subtotal**	**$ 523,271**	**$ 712,608**	**$ 731,488**	**$ 18,880**	**$ 801,217**	**$ 69,729**
78							
79	**TOTAL EXPENDITURES**	**$ 662,395**	**$ 891,870**	**$ 936,603**	**$ 44,733**	**$ 1,025,308**	**$ 88,705**
80							
81	**EXCESS OF REVENUES OVER EXPENDITURES**	**$ 284,781**	**$ 58,050**	**$ -**	**$ 58,050**	**$ -**	**$ -**
82							

Proposed Budget
Naturewalk Community Development District
Reserve Fund
Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	Comments
1								
2	**ASSESSMENT REVENUES**							
3								
4	***Special Assessments***							
5	Tax Roll	$ -	$ -	$ 75,000	$ (75,000)	$ 75,000	$ -	
6								
7	**Assessment Revenue Subtotal**	**$ -**	**$ -**	**$ 75,000**	**$ (75,000)**	**$ 75,000**	**$ -**	
8								
9	**OTHER REVENUES**							
10								
11	***Interest Earnings***							
12	Interest Earnings	$ -	$ -	$ -	$ -	$ -	$ -	
13	***Other Miscellaneous Revenues***							
14	Balance Forward from Prior Year	$ -	$ -	$ -	$ -	$ -	$ -	
15								
16	**Other Revenue Subtotal**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	
17								
18	**TOTAL REVENUES**	**$ -**	**$ -**	**$ 75,000**	**$ (75,000)**	**$ 75,000**	**$ -**	
19								
20	**EXPENDITURES**							
21								
22	***Contingency***							
23	Capital Reserves	$ -	$ -	$ 75,000	$ 75,000	$ 75,000	$ -	Capital Reserves to fund unforeseen infrastructure repairs and replacement.
24								
25	**TOTAL EXPENDITURES**	**$ -**	**$ -**	**$ 75,000**	**$ 75,000**	**$ 75,000**	**$ -**	
26								
27	**EXCESS OF REVENUES OVER EXPENDITURES**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	
28								

Naturewalk Community Development District

Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2007A	Budget for 2026/2027
REVENUES		
Special Assessments		
Net Special Assessments [1]	$409,119.17	$409,119.17
TOTAL REVENUES	**$409,119.17**	**$409,119.17**
EXPENDITURES		
Administrative		
Debt Service Obligation	$409,119.17	$409,119.17
Administrative Subtotal	**$409,119.17**	**$409,119.17**
TOTAL EXPENDITURES	**$409,119.17**	**$409,119.17**
EXCESS OF REVENUES OVER EXPENDITURES	**$0.00**	**$0.00**

Collection Costs (2%) and Early Payment Discount (4%) applicable to the county:	6.0%
GROSS ASSESSMENTS	**$435,233.16**

Notes:

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

[1] Maximum Annual Debt Service less Prepaid Assessments received.

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		$1,100,308.00	**2025/2026 O&M Budget:**	$1,011,603.00
Collection Costs:	2%	$23,410.81	**2026/2027 O&M Budget:**	$1,100,308.00
Early Payment Discounts:	4%	$46,821.62		
2026/2027 Total:		**$1,170,540.43**	**Total Difference:**	**$88,705.00**

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	*2026/2027*	*$*	*%*
Single Family 35'	Series 2007A Debt Service	$1,138.28	$1,138.28	$0.00	0.00%
	Operations/Maintenance	$1,998.84	$2,174.11	$175.27	8.77%
	Total	**$3,137.12**	**$3,312.39**	**$175.27**	**5.59%**
Single Family 45'	Series 2007A Debt Service	$1,463.51	$1,463.51	$0.00	0.00%
	Operations/Maintenance	$2,578.50	$2,804.60	$226.10	8.77%
	Total	**$4,042.01**	**$4,268.11**	**$226.10**	**5.59%**
Office Building	Series 2007A Debt Service[(1)]	$0.00	$0.00	$0.00	0.00%
	Operations/Maintenance	$7,335.73	$7,978.98	$643.25	8.77%
	Total	**$7,335.73**	**$7,978.98**	**$643.25**	**8.77%**
Multifamily (Unplatted)	Series 2007A Debt Service	$978.92	$978.92	$0.00	0.00%
	Operations/Maintenance	$1,719.00	$1,869.73	$150.73	8.77%
	Total	**$2,697.92**	**$2,848.65**	**$150.73**	**5.59%**

[(1)] **Debt was prepaid**

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		$1,100,308.00
COLLECTION COSTS @	2.0%	$23,410.81
EARLY PAYMENT DISCOUNT@	4.0%	$46,821.62
TOTAL O&M ASSESSMENT		$1,170,540.43

UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT		
LOT SIZE	O&M	SERIES 2007A DEBT SERVICE [1]	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	SERIES 2007A DEBT SERVICE [2]	TOTAL [3]
SINGLE FAMILY 35	143	80	1.00	143.00	26.56%	$310,897.62	$2,174.11	$1,138.28	$3,312.39
SINGLE FAMILY 45	153	84	1.29	197.37	36.66%	$429,103.94	$2,804.60	$1,463.51	$4,268.11
OFFICE BUILDING	1	0	3.67	3.67	0.68%	$7,978.98	$7,978.98	$0.00	$7,978.98
Total Platted	**297**	**164**		**344.04**	**63.90%**	**$747,980.55**			
MULTIFAMILY	226	226	0.86	194.36	36.10%	$422,559.88	$1,869.73	$978.92	$2,848.65
Total Unplatted	**226**	**226**		**194.36**	**36.10%**	**$422,559.88**			
Total Community	**523**	**390**		**538.40**	**100.00%**	**$1,170,540.43**			

LESS: Walton County Collection Costs (2%) and Early Payment Discount Costs (4%)	($70,232.43)
Net Revenue to be Collected	**$1,100,308.00**

[1] **Reflects the number of total lots with Series 2007A debt outstanding.**

[2] **Annual debt service assessment per lot adopted in connection with the Series 2007A bond issue. Annual assessment includes principal, interest, Walton County collection costs and early payment discount costs.**

[3] **Annual assessment that will appear on November 2026 Walton County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.**