Rizzetta & Company

NatureWalk
Community Development District

Board of Supervisors' Meeting
May 21, 2026

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

www.naturewalkcdd.org

Professionals in Community Management

NATUREWALK
COMMUNITY DEVELOPMENT DISTRICT AGENDA

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

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

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

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY)
1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

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

www.naturewalkcdd.org

Board of Supervisors
NatureWalk Community
Development District

May 20, 2026

REVISED AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of the NatureWalk Community Development District will be held on **Thursday, May 21, 2026, at 12:00 p.m. (CT)** at the **Walton Chamber of Commerce** located at **63 South Centre Trail, Santa Rosa Beach, FL 32459**. The following is the **final** agenda for the meeting:

1. **CALL TO ORDER/ROLL CALL**
2. **AUDIENCE COMMENTS IN AGENDA ITEMS**
3. **BUSINESS ADMINSTRATION**
   - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on Thursday, April 2, 2026 ..... Tab 1
   - B. Consideration of the Minutes of the Workshop held on Thursday, April 23, 2026 ..... Tab 2
   - C. Ratification of the Operations and Maintenance Expenditures for the Month(s) of March & April 2026 ..... Tab 3
4. **STAFF REPORTS**
   - A. District Engineer
     1. Lift Station #3 Control Panel Installation
     2. Pond # 28 DEP Update
     3. Phase 3 Outflow Ground Radar Update
     4. Presentation of Remaining Stormwater System Scopes of Work
     5. Presentation of the Stormwater Post-Construction Rehabilitation Report
     6. Sitex Earth Works Stormwater Updates
   - B. District Landscape Provider
     1. Discussion of Green Earth – Rizzetta Landscape Contract Development ..... Tab 4
     2. Discussion of Proposals
   - C. District Counsel
   - D. District Manager ..... Tab 5
     1. Presentation of the PBA Monthly Towing Report
     2. District Encroachment Notice Updates
     3. Rizzetta Management Contract Update
     4. Presentation of Registered Voter Count
   - E. District Chair
5. **BUSINESS ITEMS**
   - A. Ratification of District Expenses ..... Tab 6
     1. Virgin Brothers WA# 28 Trail Boardwalk Repairs
     2. SouthEast Straw Spring 2026 Pine Straw Installation
     3. Green Earth WA# 26-06 Spring Annuals
     4. Green Earth WA# 26-07 May Irrigation Repair
   - B. Discussion & Consideration of Improvement Encroachment Requests .. Tab 7

C. Discussion & Consideration of the Green Earth Contract
D. Discussion & Consideration of Green Earth Proposals for Plant, Material, and Sod Enhancement.....Tab 8
    1. Cinnamon Fern
    2. Pond #14
    3. Pond #26
    4. Prairie Pass Cul-de-Sac
    5. Pond #27
    6. Pond #10
    7. Curb Strip Rock
    8. Pond #15
    9. Pond #13
    10. Prairie Pass Zoysia
E. Discussion & Consideration of Virgin Brothers Project Proposals .....Tab 9
    1. Preserve Trail Boardwalk Board Replacement
    2. Preserve Trail Guardrail Replacement
    3. Bulkhead Platform Board Replacement
F. Presentation of FY 2026/2027 Proposed Budget.....Tab 10
    1. Discussion of FY 2026/2027 Proposed
    2. Consideration of Resolution 2026-04, Approving the Proposed Budget for FY 2026/2027 & Setting a Public Hearing
    3. Discussion & Consideration of the FY 2026/2027 Budget Cover Letter
G. Consideration of Resolution 2026-05, Adopting Meeting Schedule For FY 2026-2027.....Tab 11
H. Discussion & Consideration of Tightline Bridge 1 Asphalt Repair.....Tab 12

6. SUPERVISOR REQUESTS AND COMMENTS

7. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (407) 472-2471.

Very truly yours,

Stephanie DeLuna

Stephanie DeLuna
District Manager

TAB 1

MINUTES OF MEETING

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

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT

The meeting of the Board of Supervisors (BOS) of NatureWalk Community Development District was held on **Thursday, April 2, 2026, at 11:00 a.m.** at the Walton Area Chamber of Commerce, located at 63 South Centre Trail, Santa Rosa Beach, FL 32459.

Present and constituting a quorum:

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

Also, present were:

Stephanie DeLuna	**District Manager, Rizzetta & Company, Inc.**
Jim Martelli	**District Engineer, Innerlight Engineering** *(via phone)*
Joseph Brown	**District Counsel, Kutak Rock** *(via phone)*
Spencer Gonzales	**LIS, Rizzetta & Company, Inc.** (via phone)
Bert Tony Smith	**Sitex Earth Works** *(via phone)*
Matt Weinrich	**Landscape Provider, GreenEarth**
Chris Cope	**PBA Towing**
Justin Powell	**PBA Towing**
Audience	One audience member was present.

FIRST ORDER OF BUSINESS CALL TO ORDER

Ms. DeLuna confirmed quorum and called the meeting to order at 11:00 AM.

SECOND ORDER OF BUSINESS AUDIENCE COMMENTS

There were no audience comments on agenda items.

THIRD ORDER OF BUSINESS BUSINESS ADMINISTRATION

1. **Consideration of the Minutes of the BOS Meeting held on March 12, 2026**

Ms. DeLuna requested feedback on the minutes. There was none.

> On a motion by Ms. Head, seconded by Mr. Grubbs with all in favor, the BOS approved the Minutes of the Board of Supervisors Meeting held on March 12, 2026 for NatureWalk Community Development District.

2. Ratification of the Operations and Maintenance Expenditures for the Month of February 2026

Ms. DeLuna requested feedback on February 2026 Expenditures. There was none.

> On a motion by Mr. Grubbs, seconded by Mr. Duffey with all in favor, the BOS ratified Operations and Maintenance Expenditures for the Month of February 2026, in the amount of $152,623.77, for NatureWalk Community Development District.

FOURTH ORDER OF BUSINESS STAFF REPORTS

A. District Engineer

1. Lift Station #3 Control Panel Installation Update

Mr. Martelli explained that the Gulf Coast Electric quote of $1,929.40 provides for installation of a control panel for Lift Station #3, with exceptions noted. Pump & Process will provide the equipment to NatureWalk and assist with float switches via an amended proposal of $12,155.00. Mr. Martelli will coordinate equipment delivery to Turkey Oak. There may be additional elements required for the project, such as plumbing and carpentry, so a $5,000-$7,000 contingency was suggested. Mr. Martelli will secure the services of a third-party vendor for this work, if necessary.

Mr. Grubbs asked that pages 2 and 3 of the Pump & Process proposal be amended to reflect that equipment unloading will be at no additional charge to the District.

> On a motion by Ms. Head, seconded by Mr. Grubbs with all in favor, the BOS approved the Chair to sign proposals in an amount Not-To-Exceed $20,000.00, for the Lift Station #3 control panel installation by Gulf Coast Electric and Pump & Process, to include equipment loading and unloading at no additional charge, for NatureWalk Community Development District.

2. Sitex Earth Works Stormwater Updates

Bert Smith confirmed that Ponds 5, 12, 13, 14, 15, 16 were completed. Callahan Phillips met with Sitex on March 25 to provide guidance for vegetation clearing at Ponds 17, 18, 18A, 22, 25. Innerlight is drafting formal Scopes of Work, with Sitex billing to follow. Mr. Smith noted the presence of beavers in Ponds #15 and #28.

Ms. Coram expressed concern about the grasses and plant debris left behind at Ponds #12 and #15. Mr. Martelli stated that while the vegetation removal met the scopes of work with respect to clearing limits, Innerlight did expect several of the areas to be mulched tighter, with taller grasses removed to prevent them from washing into the ponds. Innerlight is compiling a post-construction rehabilitation report and will identify these areas to Sitex upon their return to NatureWalk.

Ms. Coram asked if Innerlight and Sitex could formulate a plan to remove the Pond #28 beaver dam when the remaining Stormwater System Scopes of Work are done. Mr. Martelli noted that there is a very narrow designed berm on Pond #28, which makes dam removal difficult but it may be possible to request a permit from the DEP. During his site visit with Mr. Phillips, Mr. Smith noted that if the western berm of Pond #28 is repaired it may be possible for Sitex to use an excavator to remove the dam.

Mr. Martelli explained that the jurisdictional buffer may prevent this as it appears to extend to the water's edge at Pond #28. He will contact the DEP to seek a resolution for dam removal and future pond maintenance requiring access to the berm; findings are due for presentation to the Board on May 21, 2026.

Mr. Martelli noted that the water levels of Ponds 19 and 20 will be reduced upon installation of the Lift Station #3 Control Panel, however the Phase 3 ponds are being impacted by an outflow whose location cannot be determined. A ground penetrating radar study can be used to find the piping at a cost of approximately $1,000.00.

> On a motion by Ms. Coram, seconded by Mr. Duffey, with all in favor, the Board approved the District Engineer to secure a ground study in an amount Not-To-Exceed $1000.00, for NatureWalk Community Development District.

Ms. Coram asked which vendor would be able to locate and clear the two pipes running beneath the gravel path located between the east side of Flatwoods Forest Loop and Sandgrass Blvd. This effort will be added to the Scopes of Work for the remaining stormwater ponds and addressed by Sitex if possible.

B. District Landscape Provider

1. Presentation of Landscape Reports
   All scheduled services were provided.

2. Presentation of Landscape Proposals
   1. Consideration of March Irrigation Repairs
      The March audit found and repaired several issues.

> On a motion by Ms. Coram, seconded by Mr. Duffey, with all in favor, the Board approved Green Earth WA# 26-04 March Irrigation repairs in the amount of $2,545.53, for NatureWalk Community Development District.

   3. Consideration of Pine Straw Removal
      Green Earth recommends removal of excess pine straw from District property to allow for better plant growth. Work Authorization #26-05 will not clear the beds to ground level; 2-3 inches will remain in place.

> On a motion by Ms. Head, seconded by Mr. Grubbs, with all in favor, the Board approved Green Earth WA# 26-05 Pine Straw Removal, in the amount of $3,488.00, for NatureWalk Community Development District.

The Board requested a proposal for spring annuals to match the existing HOA color scheme.

> On a motion by Ms. Head, seconded by Mr. Duffey, with all in favor, the Board approved Green Earth WA# 26-06 Spring Annuals in an amount Not-To-Exceed $500.00, for NatureWalk Community Development District.

Green Earth will provide a proposal to install rock in several small Phase 3 curb strips and at the edge of Lily Lane Park where vehicles have damaged its sod while accessing the nearby parking pads.

C. District Counsel

The Settlement Agreement for Tract K-1 / L has been finalized, but are not yet signed by all bondholders so the District's signatures are being held.

Mr. Brown previously provided Mr. Hemmings with the New Developer Licensing agreement and the District's requests regarding limited parking, access to Lift Station #1 and construction zone safety, but he has not had any further conversations with the owner.

Mr. Brown received a request for the District to provide authority for the developer's engineer to provide information for an ERP permit for modifications to Stormwater Pond #29. The existing license agreement for Tract H states that the District will maintain Pond #29, however the developer will need to perform any modifications necessary to accommodate runoff as a result of the homes built on the parcel.

Mr. Brown recommended that the BOS authorize the Chair to provide documentation that the developer's engineer may proceed with the permit review process for Pond #29, subject to review by the District Engineer and Staff.

On a motion by Mr. Grubbs, seconded by Ms. Head, with all in favor, the Board authorized the Chair to work with Staff and District Engineer on Tract H Stormwater Pond #29 documentation, for NatureWalk Community Development District.

D. District Manager

Ms. DeLuna announced that a Workshop will be held on April 23 at 12:00PM, with the next BOS meeting scheduled for May 21, 2026. The Chamber has confirmed the schedule for the remaining FY25-26 BOS meetings.

Ms. DeLuna has received several emails regarding towing of vehicles and commercial LSVs, which are captured in the PBA report included in the agenda packet. All removals met the standards set by the Board of Supervisors and the District Rules Related to Parking Enforcement.

Ms. DeLuna has received inquiries from homeowners about resolving fence encroachments via gate installation. Owners were advised to submit their $600 checks and Encroachment Improvement Forms for presentation at the May 21 meeting.

Audience member Mr. Hartley remarked that, to his knowledge, the HOA ARC Committee will meet twice monthly and will be staffed with a HOAMCO representative, an HOA Board Director and a homeowner.

Ms. DeLuna recommended re-noticing the HOA and HOAMCO of the issues being created by incorrectly installed or approved ARC Requests.

The Board would like to formally request (1) notification from the HOA if any ARC Requests are adjacent to District property and (2) the HOA conduct post-build inspections of projects to ensure that the ARC Requests are installed according to their approved specifications.

Ms. DeLuna and Counsel will craft the Notice and include the Encroachment Exhibit compiled by the District Engineer.

> On a motion by Mr. Grubbs, seconded by Mr. Duffey, with all in favor, the Board approved Staff, Counsel and the Chair to work on an Encroachment Notice for the HOA Management Company and Attorney, for NatureWalk Community Development District.

1. Presentation of the PBA Towing Report

PBA Towing reported nineteen (19) enforcements. Chris Cope confirmed that towing rates are set by Walton County, including when dollies must be used for vehicle removal and LSVs are returned to owners.

The Board inquired about the safety of the storage lot based on owner feedback. Mr. Cope confirmed the lot is secluded, but well-lit and under 24-hour video surveillance.

2. District Encroachment Notice Update

Ms. DeLuna presented Encroachment Notice #2 which was mailed to owners' NatureWalk addresses. While it is ultimately the homeowners' responsibility to make their contact information known to the District, the Notice was also sent to out-of-state addresses if available. The District Engineer's Encroachment Exhibit was included.

> On a motion by Mr. Grubbs, seconded by Mr. Duffey, with all in favor, the Board ratified Encroachment Notice #2, for NatureWalk Community Development District.

4. Rizzetta LIS Landscape Contract Development Update

Spencer Gonzales gave an overview of his site visit. Items were found that could alleviate some of the issues the District is experiencing if added to the contract scope of work. His report is being reviewed by John Toborg and, after approval, will be provided to Green Earth for contract and pricing development which is due for presentation at the April 23 Budget / Landscape Workshop.

E. District Chair

Virgin Brothers WA# 26 Insurance is pending as an invoice is not yet available.

Proposals for Preserve Trail Repairs have been requested for April 23 budgeting purposes include: the cost to replace all remaining deteriorated boards, the cost to replace only the damaged timber rails, the cost to replace all timber rails with 2x6x16 guardrails. The Board may want to schedule some of this work to be done in FY25-26 if funds allow. Along with additional Bridge Wear Deck board replacements, the Board may consider continuing pedestrian walkway board replacement on Bridge 1 South or Bridge 3 this fall.

The HOA Board of Directors has approved funding to remove homeowner garbage scattered onto District property by wildlife because the area along the Preserve Trail is not accessible to owners during the Spring Clean Up. A license agreement with the HOA is necessary to protect the District from liability issues. BrightView will perform the cleanup.

> On a motion by Ms. Coram, seconded by Mr. Grubbs, with all in favor, the Board approved the CDD to draft an HOA License Agreement for trash cleanup, for NatureWalk Community Development District.

Ms. Coram performed the April light audit. Outages of streetlights #29 and #107 will be retrofit to LED by Gulf Coast Electric. Two Bridge 1 pedestrian walkway are also out and additional LED fixtures are required for installation via volunteer effort.

> On a motion by Mr. Duffey, seconded by Mr. Grubbs, with all in favor, the Board approved the purchase of replacement LED light fixtures for the bridge pedestrian walkways in an amount Not-To-Exceed $700, for NatureWalk Community Development District.

The April Newsletter featured Stormwater Maintenance, Encroachment Notices and pine straw installation, however reminders about the 15 MPH Speed Limit and No Fishing were also included.

A resident informed Mr. Duffey that an adult was using a cast net to remove Eastern mosquito fish from Pond #21, which also contains pond dye, chemicals and electrical equipment. Currently, No Fishing No Trespassing signs are posted only at stormwater ponds with accessible bulkhead platforms.

> On a motion by Mr. Duffey, seconded by Ms. Coram, with all in favor, the Board approved the purchase of two (2) No Fishing No Trespassing Signs for Pond #21 in an amount Not-To-Exceed $100.00 to be installed by volunteer effort, for NatureWalk Community Development District.

FIFTH ORDER OF BUSINESS BUSINESS ITEMS

A. Ratification of Tract L Settlement Documents

The agreement provides for six (6) units to be built on Tract L.

> On a motion by Mr. Grubbs, seconded by Mr. Duffey, with all in favor, the Board ratified the Tract L Settlement Package, for NatureWalk Community Development District.

B. Discussion and Consideration of Virgin Brothers Project Proposals

Virgin Brothers will replace a deteriorated section of the Pond #16 fence.

> On a motion by Ms. Coram, seconded by Ms. Head, with all in favor, the Board approved Virgin Brothers WA# 27 Pond #16 Fence Repair in the amount of $731.15, for NatureWalk Community Development District.

C. Discussion and Consideration of SouthEast Straw Spring 2026 Pine Straw

SouthEast Straw will begin when Green Earth removal and HOA install completes.

> On a motion by Mr. Grubbs, seconded by Mr. Duffey, with all in favor, the Board approved Southeast Straw Spring Pine Straw Installation in an amount Not-To-Exceed $29,400.00, for NatureWalk Community Development District.

D. Discussion and Consideration of On Demand Pavers Proposal

On Demand Pavers will relevel a parking pad at the northwest end of Beargrass Way.

> On a motion by Ms. Coram, seconded by Mr. Duffey, with all in favor, the Board approved Beargrass parking pad repair by On Demand Pavers in the amount of $1,975.00, for NatureWalk Community Development District.

E. Discussion and Consideration of District Management Proposal for FY2026-27

Ms. DeLuna presented two proposals, one of which provides her services plus travel expenses for FY26-27, with the goal for her to be present at NatureWalk BOS meetings on a quarterly basis only in FY27-28 and beyond.

The Board would like to ensure that Ms. DeLuna continues to serve NatureWalk CDD as its full time District Manager, so the increase in Management fees to $43,392 is acceptable due to her travel expenses. However, the Board proposed Administrative fees of $10,026 and Website Management at $1,320, with all other services remaining at their current contract pricing amounts for a total not-to-exceed $87,702. In addition, NatureWalk CDD would hold the right to renegotiate the Rizzetta contract immediately if Ms. DeLuna is not its full time District Manager or her travel expenses become unnecessary. Pricing would revert to the pricing that does not include Ms. DeLuna ($29,244)

> On a motion by Mr. Grubbs, seconded by Mr. Duffey, with all in favor, the Board approved FY26-27 Rizzetta District Management Services with the stipulation of Stephanie DeLuna as its full time District Manager, in an amount Not-To-Exceed $87,702.00, for NatureWalk Community Development District.

SIXTH ORDER OF BUSINESS **SUPERVISOR REQUESTS**

Ms. Head requested statistics from the Flashing Radar Sign.

SEVENTH ORDER OF BUSINESS **ADJOURNMENT**

> On a motion by Ms. Coram, seconded by Ms. Head, with all in favor, the Board adjourned the meeting at 1:49 p.m., for NatureWalk Community Development District.

_____ _____

Secretary/Assistant Secretary Chairman/ Vice Chairman

TAB 2

MINUTES OF WORKSHOP

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

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT

The budget workshop for Naturewalk Community Development District was held on **April 23, 2026, at 12:00 p.m. (CT)** at the Walton Area Chamber of Commerce, located at 63 South Centre Trail, Santa Rosa Beach, FL 32459.

Present:

Jonette Coram	**Board Supervisor, Chairperson**
Mike Grubbs	**Board Supervisor, Vice Chairperson**
Mike Duffey	**Board Supervisor, Assistant Secretary**
Danell Head	**Board Supervisor, Assistant Secretary**
Skylar Lee	**Board Supervisor, Assistant Secretary**
Stephanie DeLuna	**District Manager, Rizzetta & Company, Inc.**
Audience	**Not Present**

FIRST ORDER OF BUSINESS **Call to Order**

Ms. DeLuna opened the workshop at 12:00 p.m.

SECOND ORDER OF BUSINESS **Audience Comments on the Agenda**

No audience comments.

THIRD ORDER OF BUSINESS **Discussion of Landscape Contract Updates**

Discussion ensued amongst District staff and the BOS regarding the District's landscaping and contract updates.

FOURTH ORDER OF BUSINESS **Discussion of Fiscal Year 2026-2027 Budget**

District staff and the BOS reviewed over the District's budget by line item and discussed any additions or revisions needed to the budget.

FIFTH ORDER OF BUSINESS **Adjournment**

The Budget workshop was adjourned.

[SINGATURES ON FOLLOWING PAGE]

_____ _____
Secretary/Assistant Secretary Chairman/ Vice Chairman

TAB 3

NatureWalk Community Development District

DISTRICT OFFICE · PANAMA CITY BEACH, FL 32407
MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614
WWW.NATUREWALKCDD.ORG

Operations and Maintenance Expenditures
March 2026
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2026 through March 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **$85,940.30**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

NatureWalk Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
CHELCO	20260326-2	33063262	Monthly Summary 02/26	$	1,763.56
Danell Head	20260319-1	DH031226	Board of Supervisor Meeting 03/12/2026	$	200.00
GreenEarth Southeast, LLC	300229	220497	Landscape Maintenance 03/26	$	12,907.13
Gulf Coast Electric	300232	92502	LED retro fit Street Light 52, and 74 03/26	$	416.50
Innerlight Engineering Corporation	300226	22300067-000 - 2	Engineering Services 02/26	$	50,225.00
Innerlight Engineering Corporation	300233	22300067-000 - 3	District Engineering Services 03/26	$	5,820.00
IPFS Corporation	20260304-1	GAA-D81103 Payment 5	GAA-D81103 Payment 5	$	4,621.14
Jonette Anne Coram	300234	JC031226	Board of Supervisor Meeting 03/12/2026	$	200.00
Michael E. Duffey	300235	MD031226	Board of Supervisor Meeting 03/12/2026	$	200.00
Michael W Grubbs	300236	MG031226	Board of Supervisor Meeting 03/12/2026	$	200.00
Rizzetta & Company, Inc.	300228	INV0000107456	Accounting Service 03/26	$	5,681.47
Sedgwick Valuation Services	300237	600204838165-1	Insurance Appraisal 02/26	$	1,500.00
The Lake Doctors, Inc.	300227	2120149	Pond Maintenance 02/26	$	768.00
The Lake Doctors, Inc.	300231	2130043	Fountain Cleaning 03/26	$	184.00

NatureWalk Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
USA TODAY Media Corp	300230	0007597473	Legal Advertising 02/26	$ 158.35
Valley National Bank	20260326-1	CC022826	Street Light/ Decorative 02/26	$ 195.15
VGlobal Tech	300238	7951	ADA Website Maintenance 12/25	$ 300.00
VGlobal Tech	300238	8162	ADA Website Maintenance 02/26	$ 300.00
VGlobal Tech	300238	8245	ADA Website Maintenance 03/26	$ 300.00
Report Total				**$ 85,940.30**

NatureWalk Community Development District

DISTRICT OFFICE · PANAMA CITY BEACH, FL 32407
MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614
WWW.NATUREWALKCDD.ORG

Operations and Maintenance Expenditures
April 2026
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2026 through April 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **$88,525.63**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

NatureWalk Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
CHELCO	20260430-1	33153454	Monthly Summary 03/26	$	1,902.06
Danell Head	20260420-1	DH040226	Board of Supervisor Meeting 04/02/2026	$	200.00
GreenEarth Southeast, LLC	300239	226547	Landscape Maintenance 04/26	$	12,907.12
Gulf Coast Electric	300247	92802	Service Call for Street Light 29 and 107 Repair	$	344.00
Innerlight Engineering Corporation	300248	22300067-000 - 4	Engineering Services 04/26	$	4,650.00
IPFS Corporation	20260402-1	GAA-D81103 Payment 6	GAA-D81103 Payment 6	$	4,621.14
Jonette Anne Coram	300250	JC040226	Board of Supervisor Meeting 04/02/2026	$	200.00
Kutak Rock, LLP	300240	3718727 14923-1	Legal Services 11/25 and 12.25	$	6,779.50
Kutak Rock, LLP	300256	3732152	Legal Services 01/26 -02/26 and 03.26	$	9,964.50
Michael E. Duffey	300251	MD040226	Board of Supervisor Meeting 04/02/2026	$	200.00
Michael W Grubbs	300252	MG040226	Board of Supervisor Meeting 04/02/2026	$	200.00
On Demand Paver Solutions	300254	2199-a	Sidewalk (& Paver) Repairs 04/26	$	1,975.00
Pageperpage	300241	PRC-022326-4134	#10 Double Window Envelope and Postage02/26	$	21.60
Rizzetta & Company, Inc.	300243	INV0000108050	Accounting Service 04/26	$	5,573.51

NatureWalk Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Sitex Aquatics, LLC	300249	10975-b	Physical Removals - Pond 5,12,13,14,15,16 04/26	$ 29,232.00
The Lake Doctors, Inc.	300242	2129594	Pond Maintenance 03/26	$ 768.00
The Lake Doctors, Inc.	300255	2131001	Fountain Cleaning 04/26	$ 184.00
USA TODAY Media Corp	300244	0007644845	Legal Advertising 03/26	$ 314.70
Valley National Bank	20260428-1	033126CC 321	Annual Fee - Rewards 03/26	$ 73.30
VGlobal Tech	300245	8409	ADA Website Maintenance 04/26	$ 300.00
Virgin Brothers LLC	300253	04132026 WA #28 50% down pymt	WA #28 - Virgin Brothers - Preserve Trail Boardwalk 04/26 Repairs	$ 2,406.25
Virgin Brothers LLC	300253	041326 Virgin Brothers WA 27	WA NO. 27 Virgin Brothers Pond #16 Fence Repairs	$ 731.15
Virgin Brothers LLC	300246	894867 WA #25	Wear Deck Board Replacement 04/26	$ 1,925.00
Virgin Brothers LLC	300253	894869 60% balance WA #22	Balance for WA+22 04/26	$ 3,052.80
Report Total				**$ 88,525.63**

TAB 4

PROJECT MANUAL

FOR

LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

NATUREWALK
COMMUNITY DEVELOPMENT DISTRICT

RIZZETTA & COMPANY

April 2026

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
PROPOSER QUALIFICATION STATEMENT

1. Proposer: GreenEarth Southeast LLC /_/ A Partnership
[Company Name] /_/ A Corporation
/_/ A Subsidiary Corporation

2. Parent Company Name: American Landscaping Partners

3. Parent Company Address:

Street Address 278 Franklin Rd

P.O. Box (if any) Suite 190

City Brentwood State Tennessee Zip Code 37027

Telephone (615) 398 0725 Fax no. _____

1st Contact Name Sid Sexton Title VP of Operations South

2nd Contact Name Eli Brenlove Title Chief Operating Officer

4. Proposer Company Address (if different):

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

5. List the location of the office from which the proposer would provide services to NatureWalk CDD.

Street Address 15167 Hwy 331 Business

City Freeport State FL Zip Code 32439

Telephone (850) 267 0010 Fax No. _____

1st Contract Name Matt Weinrich Title General Manager

6. Is the Proposer incorporated in the State of Florida? Yes (●) No ( )

6.1 If yes, provide the following:

- Is the Company in good standing with the Florida Department of State, Division of Corporations? Yes (●) No ( )

  If no, please explain _____

- Date incorporated _____ Charter No. _____

6.2 If no, provide the following:

- The State with whom the Proposer's company is incorporated? _____
- Is the company in good standing with the State? Yes ( ) No ( )

  If no, please explain _____

- Date incorporated _____ Charter No. _____
- Is the Proposer's company authorized to do business in the State of Florida? Yes (●) No ( )

6.3 If Proposer is not incorporated, please identify the type of business entity (i.e.: Limited Liability Company, Partnership, etc.) and the number of years Proposer has been in the business of providing landscape services.

7. Has the Proposer's company provided services for a community development district or similar community previously? Yes (●) No ( )

7.1 If yes, provide the following:

- Number of contracts Proposer has executed with community development districts and/or similar communities during the past five (5) years and the names of the entities as well as the length of the contract and whether each such community is still a current client.

8. List the Proposer's total annual dollar value of comparable contracts for each of the last three (3) years starting with the latest year and ending with the most current year

(23) $2,654,354, (24) $4,263,040, (25) $4,167,414.

9. What are the Proposer's current insurance limits?

General Liability	$ 1,000,000
Automobile Liability	$ 1,000,000
Umbrella Coverage	$ 5,000,000
Workers Compensation	$ 1,000,000
Expiration Date	02/12/2027

10. Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts in any state(s)? Yes ◯ No ◉ If so, state the name(s) of the company (ies)_____

_____

The state(s) where barred or suspended _____
State the period(s) of debarment or suspension _____

_____

11. Has the Proposer ever failed to fulfill its obligations under any contract awarded to it?
Yes ◯ No ◉ If so, where and why? _____

_____
_____
_____
_____

12. Has any officer or partner of the Proposer ever been an officer, partner, or owner of some other organization that has failed to fulfill job duties or otherwise complete a contract?
Yes ◯ No ◉ If so, state name of individual, other organization and reason therefore.

_____
_____
_____
_____

13. List any and all litigation to which the Proposer, any personnel to work at NatureWalk, any officer and/or employee of the Proposer has been a party in the last five (5) years. ___

_____
_____
_____
_____
_____
_____
_____

14. Has the Proposer or any of its affiliates ever been either disqualified or denied prequalification status by a governmental entity? Yes ◯ No ◉ If so, discuss the circumstances surrounding such denial or disqualification as well as the date thereof._____

_____
_____

15. List five (5) current clients including contact persons and telephone numbers as well as their contract value and length of service:

Palm Cove HOA Ethan Hughes (850) 724-0425
Hammock Oaks HOA Christine Funk (904) 955-6449
Parkside Townhomes Deb Coulter (850) 730-1485
Panama City Square Karmen Blackwell (470) 456-6319
Seaview Apts Latitia Lamay (517) 614-5316

16. List three (3) jobs (including company, contact person, and telephone number) lost in the previous twelve (12) months and the reason(s) why:

Magnolia Bay Master Linley Vanacore (850) 830-9408 Price Increase
Magnolia Bay COA Linley Vanacore (850) 830-9408 Price Increase
Aegean Condos Scott Preston (850) 622-2222 Ancillary work warranty

17. Attach current financial statements, prepared within the last one hundred eighty (180) days, showing current financial resources, liabilities, capital equipment and historical financial performance for the past one year.

18. Attach any certifications or documentation regarding educational experience of key personnel that would assist the District(s) in evaluating the quality and experience of such personnel.

19. Key Personnel: Describe any experience of the principal individuals (Foremen, Superintendents, etc.) who are responsible for the actual landscape & irrigation maintenance work of your organization and who will be assigned to this contract if awarded to contractor.

Name	Position		
Carlos Alladyce	Operations Mager		
Type of Work	Yrs. Exp.	Yrs. With Firm	
Operations	20	9	
Name	Position		
Matt Weinrich	General Manager		
Type of Work	Yrs. Exp.	Yrs. With Firm	
Leads all Ops and PNL	25	1	
Name	Position		
Zach Brown	Irrigation Manager		
Type of Work	Yrs. Exp.	Yrs. With Firm	
Oversees all Irrigation	14	2.5	

Kirk Nevers _____ Field Manager _____
Name Position

Supervises Daily Operation _____ 20 _____ 19 _____
Type of Work Yrs. Exp. Yrs. With Firm

_____ _____
Name Position

_____ _____ _____
Type of Work Yrs. Exp. Yrs. With Firm

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the NatureWalk CDD or their authorized agents, deemed necessary to verify the statements made in this document or documents attached hereto, or necessary to determine whether the NatureWalk CDD should consider the Proposer for proposing on the landscape services request for proposals, including such matters as the Proposer's ability, standing, integrity, quality of performance, efficiency and general reputation.

GreenEarth SE _____ By: Matt Weinrich _____
Name of Proposer

_____
[Type Name and Title of Person Signing]

This _____ day of _____, 20__.

(Corporate Seal)

Sworn to before me this _____ day of _____, 20__.

_____
(Seal) Notary Public/Expiration Date

PROPOSAL FORM
PART IV PRICING

NOTE: This pricing form is intended to cover pricing for the initial one-year term of the contract. It is assumed that prices will remain the same through each of the three potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one-year term, and any annual renewal terms.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials, and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance **$** 117,477.54 **/Year**

Storm Cleanup $85.00 /hr.

Freeze Protection (description of ability) _____
Shutting down of controllers

$_____/application **(Contractor to identify those plants susceptible to freeze and estimate cost to cover per application)**

Hand Watering

$ 78.00 /hr. for employee with hand-held hose

$NA /hr. for water truck/tanker

These prices are informational only and NOT to be included in General Landscape Maintenance Cost

PART 2

Fertilization (All labor and materials) **$** 23,489.68 **/Year**
(Include any and all turf pesticide/herbicide/fungicide mixtures you intend to use throughout the year)

CENTIPEDE (per specifications in Part 2) (if present)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	15-0-5	.5	26	308.28
May	15-0-5	.5	26	308.28
July	15-0-5	MN+FE	13	308328

CENTIPEDE cont. (per specifications in Part 2) cont.				
Sept	15-0-5	MN+FE+P	13	308.28

ZOYSIA (per specifications in Part 2) (if present)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
April	24-0-11+Pre-M	2.5	492	3800.95
May	24-0-11	2	984	6988.24
July	0-0-60+FE/MN		98	411.40
Oct	24-0-11	.5	98	822.80

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	12-0-6	1	196	660.00
May	12-0-6	1	196	660.00
Oct	12-0-6	1	196	660.00

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (1.5 LBS. /100 SF PALM CANOPY)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-2-12+4mg		25	700.70
May	8-2-12+4mg		25	700.70
Oct	8-2-12+4mg		25	700.70
Nov	8-2-12+4mg		25	700.70

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapes, Loropetalum, Knockout Roses, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
Feb	10-10-10 or sim	Crapes, Lorepetalum, Ros		2314.00
June	10-10-10 or sim	Crapes, Lorepetalum, Ros		2314.00

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials) **$** 3,653.88 **/Year**
(If entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS *(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)*

OTC Injections (All labor and materials) **$** 23,900.00 **/Year**
(based on your recorded quantities below)

(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation (One Cartridge)	Total Cost per Year (4x per year)
Sabal	17	17	$175.00	$11,900.00
Canary	12	12	$250.00	$12,000.00

The District reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services.
$ 3,233.30 / Year

Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 4

Irrigation (All labor and materials) **$** $47,628.90 **/Year**

Freeze Protection (description of ability) _____
Turn off of Controllers

$ 160.00 application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate $ $135.00 /HR. (i.e. broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

$ _____ / zone should actual field quantity differ from the quantity of zones stated in the RFP Manual.

PART 5

Annual Installation (All labor and materials) Please provide price per plant.

Contractor shall install (75) - 4" annuals three (3) times per year **per specs** at the direction of the District at $ 6.16 /annual.

$ 461.95 /rotation

$ 1,385.85 /Yr. (based on three (3) rotations) **(Do not include in Grand Total)**

The District reserves the right to subcontract any annual installation to an outside vendor

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

$ 192,250.00 **/Initial Term.**

FIRST ANNUAL RENEWAL	$ 192,250.00 /*
SECOND ANNUAL RENEWAL	$ 192,250.00 /*
THIRD ANNUAL RENEWAL	$ 192,250.00 /*

***Unless prices are to remain the same throughout the initial contract term and each of the three possible annual renewal periods, the Proposer must supply a complete pricing form for each of the three possible annual renewal periods.**

Contractor/Firm Name Green Earth Southeast LL

Firm Address 15167 Hwy 331 Business Suite B

City/State/Zip Freeport FL 32439

Phone Number 850-267-0100 Fax Number _____

Name and Title of Representative Matt Weinrich General Manager
(Please Print)

Representative's Signature _____

Date 05/16/2026

ADDENDA – Proposer acknowledges the receipt of Addendum No.'s

1. _____ 2. _____ 3. _____ 4. _____ 5. _____

Dated this 5th day of May, 2026

COST BREAKOUT FOR GENERAL LANDSCAPE MAINTENANCE

General Landscape Maintenance

Mowing, hard edging, blowing off hard surfaces:	$ 1551.83	/ event
Pond bank mowing, including line-trimming to water's edge:	$ 326.72	/ event
Bed detailing, including weeding, soft edging, shrub pruning, delineation and dead-wooding, dead-heading of annuals, trash and landscape litter removal:	$ 326.72	/ event
Tree Lifting:	$ 326.72	/ event
Palm Pruning, including seed pods, old flower stalks, and inflorescence, vines & volunteers:	$ 3621.18	/ event

LANDSCAPE AND IRRIGATION MAINTENANCE
RATES FOR ADDITIONAL SERVICES

Please provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:

A.	Mowers w/operator	$ 73.72	Hour
B.	Bush-Hog w/operator	$ 173.72	Hour
C.	Tractor w/operator	$ 173.73	Hour
D.	Supervisor with Transportation	$ 95.00	Hour
E.	Laborer with hand equipment	$ 73.72	Hour
F.	Truck w/driver	$ 73.72	Hour
G.	Irrigation Tech	$ 85.00	Hour
H.	Granular Pesticide Applicator		
	Person with Drop Spreader	$ 73.72	Hour
I.	Liquid Pesticide Applicator		
	Person with Spray Truck	$ 73.72	Hour
J.	Granular Fertilizer Applicator		
	Person with Drop Applicator	$ 73.72	Hour
K.	Liquid Fertilizer Applicator		
	Person with Spray Truck	$ 73.72	Hour
L.	Granular Weed Control Applicator		
	Person with Drop Applicator	$ 73.72	Hour
M.	Liquid Weed Control Applicator		
	Person with Spray Truck	$ 73.72	Hour
N.	Laborer for Additional Trash Pick-Up	$ 73.72	Hour
O.	Lump Sum Mowing ([1]), entire community	$ 2,532.00	Per Mow

[1] Mowing shall include mowing, edging, weed eating, weeding of beds, weeding of lawns and blowing and/or vacuuming.

EMERGENCY CLEAN-UP SERVICES

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

A. Debris removal personnel unit costs:

Emergency Man Hours $ 120.00 per Hour

N/A $ _____ per Hour

N/A $ _____ per Hour

B. Debris removal equipment unit costs:

Incl $ _____ per Hour

Incl $ _____ per Hour

Incl $ _____ per Hour

C. Other emergency/disaster related unit costs:

Emergency man hours $ 120.00 per Hour

_____ $ _____ per Hour

_____ $ _____ per Hour

Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies. The District reserves the right to contract with an outside vendor for any or all emergency clean-up services.

Under penalties of perjury under the laws of the State of Florida, I represent that I have authority to sign this Proposal Form (including Parts I through IV) on behalf of: _____ ("Proposer") and declare that I have read the foregoing Proposal Form (including Parts I through IV) and that all of the questions are fully and completely answered, and all of the information provided is true and correct.

Dated this _____ day of _____, 2026.

Proposer: _____
By: _____
Title: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of _physical presence or__online notarization, this ___ day of _____, 2026, by _____, as _____ of _____, on its behalf. He/She [___] is personally known to me or [___] produced _____ as identification.

_____
Notary Public, State of Florida

Personally Known
OR Produced Identification
Type of Identification _____

SCOPE OF SERVICES

PART 1

GENERAL LANDSCAPE MAINTENANCE

1) **MOWING** – All grass areas will be mowed on the following schedule:

MARCH 1 – NOVEMBER 1 – Once a week
NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 visits (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, tree lifting, pruning, debris clearing, and general detailing of property, etc.) Notwithstanding the above, at no time will the turf (or weeds within turf) be allowed to grow beyond a maximum height of five (5) inches. Each mowing should leave the Centipede grass at a height of one and one and one half (1.5) to two and one half (2.5) inches and Zoysia at a height of two (2) to two and one half (2.5) inches. Do not remove more than 1/3 of the height of the leaf blade at anyone mowing. All blades shall be kept sharp at all times to provide a high-quality cut and to minimize disease. The DISTRICT requires mowers to be equipped with a mulching type deck. Clippings may be left on the lawn if no readily visible clumps remain on the grass after mowing. Otherwise, large clumps of clippings MUST either be collected and removed by the CONTRACTOR **OR** be left to dry out on the lawn for no more than one day and then re-distributed across the lawn. This is to re-introduce nutrients in the clippings back into the soil system. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. The mulching kit must be left in the "closed" position at all times, specifically when mowing pond banks and all parks. Additionally, when mowing pond banks, mowers must be used in a counterclockwise direction. If the conditions are such that it is too wet to mow, crews must line trim this area. Contractor will be responsible for line-trimming these areas during each and every mow event. Contractor is to include in his proposal, any and all necessary equipment, protective clothing or any other gear necessary for crews to perform this work. No "extras" will be billed to the District. The CONTRACTOR shall set a date to restore any noticeable damage caused by the CONTRACTOR'S mowing equipment within twenty-four hours from the time the damage is caused at his sole cost and expense. Contractor shall be responsible for training all its personnel in the technical aspects of the District's Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to pond banks & wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing, etc. Weekend work is permitted when necessary upon prior approval.

1A) POND MAINTENANCE - All ponds identified as such on the overall NatureWalk Maintenance Exhibit shall be mowed incorporating the same mowing schedule as the common areas stated above. Line trimming at water's edge, control structures, mitered end sections and any other storm water structures shall occur each and every time the pond is maintained. Pond banks will be trimmed to water's edge. Careful attention must be paid to

mower height on pond banks so as not to scalp at the crest of the pond bank and increase the chances for pond bank erosion. Also, when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge, also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher). Contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. Mowers must blow all clippings away from pond banks. It is understood that trash debris of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by Contractor during every normal service event.

1B) TRAIL MAINTENANCE - Trail areas shall be maintained on a regular monthly basis, with additional visits as necessary to address conditions that cannot remain unattended between scheduled maintenance cycles, including but not limited to debris removal, selective trimming, invasive and volunteer plant control, edge definition, pruning encroachments, and general detailing. Maintenance shall be performed up to the legally permissible limit adjacent to conservation or preservation areas, as defined by approved plans, recorded plats, buffers, easements, and applicable regulations. Under no circumstances shall maintenance activities encroach into designated conservation areas or protected buffers.

Areas natural in appearance but located outside conservation or preservation areas shall be maintained in a neat and orderly condition and kept reasonably free of dead material, invasive species, and nuisance or volunteer plants, using methods permitted by applicable laws and ordinances. No plant material, branches, or debris shall extend into or over walkways unless clearance exceeds eight (8) feet. Crack weeds within paved trails or hard surfaces shall be maintained using legally permitted methods consistent with pesticide regulations, stormwater protections, and proximity restrictions; where chemical applications are restricted, mechanical or manual methods shall be utilized. Hard surfaces shall be blown off or cleared of debris as needed, provided debris is not discharged into stormwater systems or adjacent natural areas. Dead or hazardous trees shall be identified and proposed for removal, with all removals subject to required approvals and permitting. All work shall be performed in compliance with Walton County ordinances, State of Florida statutes and rules, wildlife protections, stormwater regulations, and CDD requirements, and any activity restricted by such regulations shall not constitute a failure to perform.

2) EDGING AND TRIMMING – All hard-edged areas (curbs, sidewalks, bike paths, trails, etc.) shall be vertically edged at each and every mowing event and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged a minimum of every other week. All edging shall be performed to the sole satisfaction of the DISTRICT. **Chemical edging shall not be permitted anywhere on property**.

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN TWENTY-FOUR HOURS' NOTICE BY DISTRICT. CONTRACTOR SHALL COMPLETE ALL LAWN MAINTENANCE ACTIVITIES (MOWING, EDGING, LINE TRIMMING, BLOWING OFF SIDEWALKS, DRIVEWAYS, CURB & GUTTERS, ETC.) IN

RELATIVELY SMALL, MANAGEABLE SECTIONS. CONTRACTOR IS NOT TO LEAVE GRASS CLIPPINGS, TRIMMED WEEDS, TURF, DIRT OR DEBRIS ON ANY SURFACES FOR MORE THAN TWO HOURS. PARK SITES, CLUBHOUSES, PARKING LOTS AND ALL OTHER HIGH TRAFFIC AMENITIES ON THE PROPERTY SHALL BE CLEARED IMMEDIATELY AFTER MOWING AND EDGING TAKES PLACE. IF A MOWING EVENT IS MISSED, EVERY EFFORT SHALL BE MADE TO PERFORM THE MOWING SERVICE THE SAME WEEK (INCLUDING SATURDAYS WITH PRIOR APPROVAL). IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROVIDE THE DISTRICT A CREDIT FOR FUTURE SERVICES OR ADD A MOWING EVENT TO BE PROVIDED AT A LATER DATE. THE DISTRICT SHALL DETERMINE WHETHER THE CREDIT OR EXTRA MOWING SHALL BE USED.

3) FTREE AND SHRUB CARE – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Contractor is responsible for the removal of all branches and limbs up to a 4" diameter and up to a 15' height to keep them from encroaching onto buildings (including roofs), signage structures, play structures, fences & walls, as well as pruned to prevent street lights and traffic signage from being blocked. Additionally, trees shall be pruned over sidewalks, nature trails, parking lots and roadways so as not to interfere with pedestrians or cars. (This is to include maintaining at all times a minimum of ten to fifteen (10-15) feet of clearance under all limbs over sidewalks/turf areas (10') in and outside of ROW's and roads (15'), respectively. This may depend on location and species of tree and shall vary according to DOT specs. All moss hanging from trees (including ball moss) shall be removed up to a height of 15' from **all CDD-maintained trees** on an as-needed basis. During the dormant season, ALL Crape Myrtles shall have ALL mosses removed up to a height of 15'. During this time, all Crape Myrtles less than 15' in height must be pruned. This includes the removal of all seed pods. Crape Myrtles are not to be "hat racked" at any time. Pencil to thumb pruning is the preferred method of Crape Myrtle pruning and shall be performed after threat of frost has passed but before new growth flushes. Any initial removal of all Spanish and Ball Mosses shall be included in the proposals and completed within ninety (90) days of contract commencement.

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of NatureWalk. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Contractor shall sterilize all pruning

equipment prior to pruning the next shrub grouping; particularly when fungal diseases are known to be present. All clippings and debris from pruning will be carted away at the time pruning takes place. It is of utmost importance that all plant material within clear site lines and visibility triangles at roadway intersections and medians is maintained at or below the required heights. It is the Contractor's responsibility to bring to the attention of the District all areas that are not in compliance. If pruning will bring the area into compliance, then the Contractor, after conferring with District's representative, will proceed with the pruning activity. However, if pruning will not bring the area into compliance, perhaps due to permanent existing grades, then another solution will need to be proposed and executed. Contractor will also be responsible to keep pinestraw pulled away from the base of all landscape lights at all times, not just after a top dressing event.

AREAS WHERE WETLANDS ARE ADJACENT TO TURF AREAS (WHETHER ALONG ROADWAYS, MAINTAINED TRACTS BEHIND RESIDENTS OR POND BANKS) CONTRACTOR IS RESPONSIBLE TO KEEP ALL WETLAND MATERIAL CUT BACK AT ALL TIMES AND NOT LET THIS MATERIAL REDUCE THE SIZE OF THE TURF AREA.

Palms: All palms (regardless of height) shall receive pruning as often as necessary to appear neat and clean at all times. This includes the removal of brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary and pruning palms above the nine o'clock – three o'clock line is prohibited unless there are dead fronds. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. Contractor shall be responsible for the removal of all palm fruit stains. Contractor shall sterilize all pruning equipment prior to pruning the next palm, paying careful attention when pruning Medjool, Sylvester, Reclinata and Canary Palms.

4) WEEDS AND GRASSES – All groundcover, turf areas, shrub beds & tree rings shall be kept reasonably free of weeds and grasses and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre-& post emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the DISTRICT at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris (leaf and other) to keep the area neat and tidy. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. **AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. <u>HAND PULLING MUST BE PERFORMED</u>.**
NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E., STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, TREE RINGS, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR

CAUSE AT THE DISTRICT'S DISCRETION. CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE REPLACEMENT OF ALL TURF DAMAGED BY THE APPLICATION OR OVERSPRAY OF HERBICIDES (SELECTIVE OR NON-SELECTIVE).

The CONTRACTOR shall be responsible for the replacement of ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of landscape shrubs growing through, weeds, undesirable vines and overhanging limbs.

5) MAINTENANCE OF PAVED AREAS – All paved areas (including, but not limited to, pool decks and other paver surfaces, sidewalk expansion joints, curb and gutters, curb and gutter expansion joints, bike lane edges along roadways) shall be kept weed & debris free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas. Contractor is not to use non-selective herbicides to eradicate weeds in curb line expansion joints where the chemical can travel back into the turf causing regularly spaced dead patches behind the curbs and sidewalks.

6) CLEAN UP – At no time will CONTRACTOR leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. CONTRACTOR shall use his own waste disposal methods, never the property dumpsters or natural areas. Grass clippings shall be blown off sidewalks, streets and curbs within a relatively short time frame and are not to be left for more than two hours, unless otherwise noted above. Also grass clippings shall be blown into turf areas, never into defined bed areas or tree rings as these are to be maintained free of grass clippings. Grass clippings at highly trafficked areas (i.e., tennis courts, clubhouse sidewalks, pool areas, walking trails, etc.) shall be blown off immediately after mowing and edging have taken place. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

7) REPLACEMENT OF PLANT MATERIAL – Trees and shrubs in a state of decline should immediately be brought to the attention of the DISTRICT. Dead or unsightly plant material shall be removed upon notification of the DISTRICT. CONTRACTOR shall be responsible for replacement if due to his negligence. New plant material shall be guaranteed for a period of one (1) year for trees, shrubs, ground cover and lawn after final acceptance.

PART 2

FERTILIZATION

Contractor shall abide by all requirements in the RULES OF THE ENVIRONMENTAL PROTECTION COMMISSION OF WALTON COUNTY for CHAPTER 1-15 "FERTILIZER USE AND LANDSCAPE MANAGEMENT" as well as FERTILIZER ORDINANCE 21-42. It is the Contractor's responsibility to become familiar with all the rules and requirements of the Ordinance. Copies of all Certifications of Training shall be supplied to CDD representative with submission of proposals.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS FROM JUNE 1 THROUGH SEPTEMBER 30. DURING ONE OR MORE OF THE FOLLOWING EVENTS: i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF WALTON COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

For purposes of proposing and until a soil test is provided to indicate otherwise, all turf shall be fertilized according to the following IFAS Guidelines for a moderate maintenance level for northwest Florida turf:

All Centipede Sod: (if present)

March	A complete fertilizer based on soil tests + PreM (Centipede requires low nitrogen; IFAS limits total N to ~1 lb. N/1000 SF annually, applied only after green-up)
May	Nitrogen (soluble or slow-release) applied at ≤0.5 lbs. N/1000 SF
July	Summer blends containing iron and manganese only (no nitrogen)
September	Iron and micronutrients only, if color is needed (No fall nitrogen recommended for centipede in North Florida)

All Zoysia Sod: (if present)

April	A complete fertilizer based on soil tests + PreM
May	SRN (Slow-Release Nitrogen applied at >/2.0 lbs. N/1000 SF (cont. >)
July	Summer blends containing iron and manganese (no nitrogen)
October	Nitrogen (soluble or slow-release) applied at ≤0.5 lb. N/1000 SF, only if turf remains actively growing.

Prior to final fertilization selection, a complete soil test should be performed to test for soil pH as well as N, P & K levels. Should change be of merit, the Contractor shall notify the District in

writing prior to the implementation of such change At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and in top condition. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed. Fertilizers containing iron shall be immediately removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required immediately at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S REPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR MISHANDLING OF FERTILIZER.** Fertilizer shall not be applied within ten (10) feet of the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUNDCOVER FERTILIZATION:

For purposes of proposing, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, May, October)
A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft. /year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO HIS MISHANDLING OF PRODUCT.**

PALM FERTILIZATION:

All Palms shall receive 1 ½ pounds of 8-2-12+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, May, October & late November). The "2" should be reduced to "0" if a soil test indicates there is not a deficiency of Phosphorus in the soil. 100% of the N, K & Mg **MUST** be in slow- release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

The NatureWalk CDD requires that all fertilizer applied to all palms on the CDD property be 8-2-12+4Mg. The fertilizer label shall reflect that 100% of the N, K, Mg, and B sources be in slow-release or controlled-release form and all the Mn, Fe Zn & Cu sources be water soluble (generally

these will be sulfates, except for Fe, which can be chelated with EDTA or DTPA). No source of N, K, Mg or B should be water-soluble. This will be considered an unacceptable fertilizer. The information below reflects the most effective sources for the seven critical elements in Florida landscape palm fertilizers:

Element Recommended Sources:*

N - Sulfur-coated urea, resin (or polymer)-coated urea or ammonium salts, urea-formaldehyde
P - Superphosphate, triple superphosphate, coated diammonium phosphate
K - Sulfur-coated potassium sulfate (may have additional polymer coating)
Mg - Kieserite (magnesium sulfate monohydrate) granules
Mn - Manganese sulfate
Fe - Iron sulfate, FeEDTA and/or FeDTPA
B - Granubor® (sodium borate)

*Based on data from Broschat (1991, 1996, 1997, 2008) and Broschat and Elliott (2005)Archival copy: for current recommendations see http://edis.ifas.ufl.edu or your local extension office.

Fertilizer shall not be billed equally on a monthly basis but invoiced the month after application.

CONTRACTOR shall provide the DISTRICT with PALM fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity prior to purchase. This is to allow time to verify nutrient sources for the macro and micronutrients ensuring they are in slow-release or water-soluble forms. Payment will not be made until the correct quantity and formulation has been verified and applied. CONTRACTOR must notify the DISTRICT five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the CONTRACTOR to so notify the DISTRICT may result in the CONTRACTOR forfeiting any and all rights to payment for the applications made without notification.

PART 3

PEST CONTROL

Insects and Disease in Turf: Insect and disease control spraying in turf shall be provided by the Contractor every month with additional spot treatment as needed. During the weekly inspections, the Contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. Contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for "formula" under the fertilization section in the proposal form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the proposal form.

Insects and Disease Control for Trees, Palms and Plants: The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. Contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. Contractor will be fully responsible in the treatment of such afflictions. At the District's discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Lethal Bronzing fka Texas Phoenix Palm Decline. The cost of these inoculations should be included as a separate line item in your Pest Control price. Contractor is to identify those species of palms susceptible and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. Contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in proposal form. **The District reserves the right to subcontract out any and all OTC Injection events. This will not be included in the Contract Amount.**

The Contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the Contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary, they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the Contractor's full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the Contractor's responsibility to treat these conditions in an expedient manner.

It shall also be the Contractor's responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which they are to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize themself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems, it will be the Contractor's responsibility to treat pest within five (5) working days of the date of notification.

Fire Ant Control: Contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas, control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait. Contractor shall be responsible to knock down and spread out soil once mounds are dead.

For informational purposes only, Contractor is asked to provide the cost for the annual application of Top Choice in all finished landscape areas. UNLESS OTHERWISE DIRECTED, ONLY THOSE AREAS COVERED BY AUTOMATIC IRRIGATION ARE TO BE INCLUDED IN THIS NUMBER. This is not to include pond banks behind the residential properties or between ponds and conservation areas.

Pest Control will not be included as a standard line item in each monthly billing but shall be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount.

PART 4

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. Contractor shall inspect and test the irrigation system components within the limits of the District a minimum of one (1) time per month. Areas shall include all existing irrigation components to date – approximately one (1) pump & well, three (4) Irrigation Controllers and Fifty-One Zones.

These inspections shall include:

A. Irrigation Controllers
   1. Semi-automatic start of the automatic irrigation controller
   2. Check for proper operation
   3. Program necessary timing changes based on site conditions & time DST
   4. Lubricate and adjust mechanical components
   5. Test back up programming support devices
   6. Ensure the proper operation of each automatic rain shutoff device. If none, provide proposal for the installation to be included in the 30-day irrigation audit.

B. Water Sources
   1. Visual inspection of water source
   2. Clean all ground strainers and filters
   3. Test each pump at design capacities **weekly**; inform District Manager of any problems immediately. This is to minimize the time a water source is down. Contractor shall also confirm weekly that all backflow preventers are on and operating properly, if applicable.
   4. Test automatic protection devices

C. Irrigation Systems
   1. Manual test and inspection of each irrigation zone in its entirety.
   2. Clean and raise heads as necessary
   3. Adjust arc pattern and distance for required coverage areas
   4. Clean out irrigation valve boxes by keeping valve exposed

D. Report
   1. Irrigation operation time
   2. Irrigation start time
   3. Maintenance items performed
   4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components. Locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this proposal.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as necessary to verify proper operation. Each head, seal, nozzle, and strainer is to be inspected for adjustment and shall be aligned, packed, cleaned, and repaired, as necessary. Shrubs, groundcovers, and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. It shall be the Contractor's responsibility to ensure all drip tubing is covered with pinestraw prior to Contractor leaving the property. All below ground repairs involving valves, pumps and wiring require an estimate for all such repairs. Upon written approval from Management, Contractor shall proceed. In the event of an emergency, Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management or their assign prior to making such repair.

Upon being awarded contract, Contractor shall have a period of thirty (30) days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A completely separate audit may be provided by the Contractor listing those items that would "improve" the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Supervisors' discretion.

Assuming the Board of Supervisors approves the repairs listed in the 30-day audit and after such repairs have been made, after the thirty (30) day period has expired and for the duration of the contract, Contractor shall assume responsibility for any and all unreported maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler heads, nozzles, drip, main and delivery lines and any associated fittings. Once approved, Contractor shall have a period of thirty (30) days to complete all repairs reported in the 30-day audit. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigation reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report upon request. At no time shall the Contractor leave the property knowing of the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Walton County or any other governmental agencies. It is the responsibility of the Contractor to ensure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to bring this to the attention of the District representative and apply for a variance. **Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment unless a previous agreement has been executed by both parties.**

Emergency service shall be available after normal working hours and an emergency telephone number will be provided to Management or their assign. Broken mainlines and irrigation valves stuck in the "open" position are to be considered emergencies. **Freeze Protection.** The Contractor shall describe ability and cost per application to provide freeze protection for pumps/wells.

PART 5

ANNUAL INSTALLATION

Planting of Annuals. After prior approval by the Board of Supervisors, Contractor shall replace approximately 75 annuals in 4" pots up to three (3) times per year in existing CDD-maintained areas and maintain annuals to ensure a healthy appearance. The Contractor will have the type of annual to be installed pre-approved by the District or its representative in writing. An Annual Options Presentation for the entire year stipulating plant options and timing for each rotation shall be submitted to the District shortly after execution of contract in order for the District or its representative to select annual choice(s). Annuals shall be hand watered at the time of installation. The Contractor will remove dead or dying annuals before the appearance of such annuals could be reasonably described as an eyesore. If the beds are left bare prior to the next planting, the Contractor will keep such beds free of weeds at all times until the next planting rotation occurs. Timing shall be centered on a holiday rotation being planted no later than the end of the first week of December and rotate accordingly every four months. (April and Aug.)

Annual installation price shall include the removal of all dead annuals prior to placing new plants, regular deadheading, necessary soil adjustments, soil additives, fungicides, and **monthly slow-release** nutritional requirements **at no additional cost to District.** Contractor shall replace at his expense any annual that dies, fails to thrive or is damaged by insects/disease. Contractor shall also include in the spring rotation (March) **at no additional cost to District**, a major renovation of all annual beds. A potting mix specifically blended for annuals shall be used at this time and shall be replenished as necessary prior to each changeout throughout the year. All annual beds shall be raised eight to ten (8" – 10") inches and covered with a layer of Pine Fines 1" thick. **All this shall be provided at no additional cost to the District.**

This item will not be included in the contract amount. Contractor shall provide a price per 4" plant as requested and shall submit with proposal. This work shall be invoiced separately in the month after service is rendered.

The District reserves the right to subcontract out any and all annual installation events.

[END]

TAB 5

votewalton.gov

571 US Hwy 90 East, Ste 102
DeFuniak Springs, FL 32433

(850) 892-8112 Phone
(850) 892-8113 FAX

Ryan Messer, Supervisor of Elections
Walton County, Florida

April 16, 2026

Re: Nature Walk Community Development District

This letter is in response to your request for the number of registered voters within the Nature Walk Community Development District as of April 15, 2026, pursuant to Chapter 190.006(3)(a)(2d), Florida Statutes.

We are showing that there were **215** eligible registered voters, including active and inactive, in that district as of April 15, 2026.

Sincerely,

Ryan Messer
Supervisor of Elections

TAB 6

SERVICES AGREEMENT

WORK AUTHORIZATION NO. 28 PRESERVE TRAIL BOARDWALK REPAIRS

THIS WORK AUTHORIZATION ("Work Authorization") is presented according to the requirements of that certain *Bridge Wear Deck Replacement Boards at $4812.50*, and is made and entered into this Friday, April 10, 2026, by and between:

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

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

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

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

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

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

Stephanie DeLuna
Assistant Secretary/Secretary

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

Virgin Brothers LLC
Company Name

W. Virgin (Apr 10, 2026 08:27:18 CDT)
Signature

By: Woodrow Virgin

Its: MGR

EXHIBIT A

VIRGIN BROTHERS, LLC
PROJECT PROPOSAL

PROJECT NAME	START DATE
	APRIL 2026
JOB LOCATION	EST. DATE OF COMPLETION
NATURE WALK	

OWNER INFORMATION

Contact Name

Contact Address

Contact Email	Contact Number

SUBCONTRACTOR INFORMATION

Company Name	Contact Name
Virgin Brothers, LLC	Woodrow Virgin

Company Address

526 Cosson Road, DeFuniak Springs, FL 32435

Company Email	Company Number
woodyvirgin@embarqmail.com	850-333-3547

SCOPE OF WORK

PRESERVE TRAIL REPLACEMENT BOARDS

TREATED #2 2x6x8

STAINLESS STEEL HARDWARE

HAUL OFF ALL DEBRIS

125 BOARDS @ $38.50 PER BOARD

AGREEMENT TERMS

50% DEPOSIT OF $2406.25

TOTAL COST

$4812.50

ACCEPTANCE

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

Signature	Date
	4/6/26

WA #28 - Virgin Brothers - Preserve Trail Boardwalk Repairs

Final Audit Report 2026-04-13

Created:	2026-04-10
By:	Christy Gargaro (cgargaro@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAGOQ5vRnYAxlVIIgpMukg3F0_qN-CvZOo

"WA #28 - Virgin Brothers - Preserve Trail Boardwalk Repairs" History

Document created by Christy Gargaro (cgargaro@rizzetta.com)
2026-04-10 - 1:05:43 PM GMT

Document emailed to W. Virgin (woodyvirgin@embarqmail.com) for signature
2026-04-10 - 1:05:48 PM GMT

Document emailed to J. Coram (jcoram@naturewalkcdd.org) for signature
2026-04-10 - 1:05:48 PM GMT

Document emailed to Stephanie DeLuna (sdeluna@rizzetta.com) for signature
2026-04-10 - 1:05:48 PM GMT

Email viewed by J. Coram (jcoram@naturewalkcdd.org)
2026-04-10 - 1:06:45 PM GMT

Signer J. Coram (jcoram@naturewalkcdd.org) entered name at signing as Jonette Coram
2026-04-10 - 1:08:00 PM GMT

Document e-signed by Jonette Coram (jcoram@naturewalkcdd.org)
Signature Date: 2026-04-10 - 1:08:02 PM GMT - Time Source: server

Email viewed by Stephanie DeLuna (sdeluna@rizzetta.com)
2026-04-10 - 1:11:02 PM GMT

Email viewed by W. Virgin (woodyvirgin@embarqmail.com)
2026-04-10 - 1:26:39 PM GMT

Document e-signed by W. Virgin (woodyvirgin@embarqmail.com)
Signature Date: 2026-04-10 - 1:27:18 PM GMT - Time Source: server

Adobe Acrobat Sign

Email viewed by Stephanie DeLuna (sdeluna@rizzetta.com)
2026-04-11 - 1:20:37 PM GMT

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2026-04-12 - 1:12:04 PM GMT

Email viewed by Stephanie DeLuna (sdeluna@rizzetta.com)
2026-04-13 - 11:40:38 AM GMT

Document e-signed by Stephanie DeLuna (sdeluna@rizzetta.com)
Signature Date: 2026-04-13 - 3:45:46 PM GMT - Time Source: server

Agreement completed.
2026-04-13 - 3:45:46 PM GMT

Adobe Acrobat Sign

Southeast Straw Co. Installation Services

9311 Lee Road 146
Opelika, AL 36804

Phone # 334-749-6565 Fax # 334-749-6522

Date 4/28/2026

Invoice #: 47595

Terms: Due on receipt

P.O. No.:

Bill To:

Nature Walk CDD
c/o Rizzetta & Company
120 Richard Jackson Blvd
Suite 220
Panama City Beach, FL 32407

Ship To:

Nature Walk CDD
Santa Rosa Beach, FL

Quantity	Item	Description	Rate	Amount
3,950	Material	Baled Pine Straw installed-Long Needle	6.75	26,662.50
24	Man Hours	Trenching-No Charge	0.00	0.00
1	Fuel Surcharge	Fuel Surcharge	987.50	987.50
			Total	$27,650.00

*

Please Pay From This Invoice

A finance charge of 1.5% will be added monthly on any unpaid balance after 30 days plus attorney fees and any cost of collection.

Accepted By:

Proposal #116177

Date: 5/7/2026

Nature Walk CDD Santa Rosa Beach, FL 32459

Landscape Service Provider:
Green Earth Southeast, LLC. 15167 Highway 331 Business Suite B. Freeport, FL 32439

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

Nature Walk CDD

Santa Rosa Beach, FL 32459

CR395 Spring Flower Change WA#26-06

*Pricing is subject to change at any time during the course of the Project/Enhancement due to price of material and supply/demand.

Any necessary irrigation modifications are not included in this work order and will be billed time and materials at our current irrigation labor rate.

Work order scope:

Spring annual change out. Will remove current flowers and replace with Vinca Cora, Duranta and Angelonian.
Deer netting will be used to prevent the deer from eating the flowers.

Total: $461.95 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.

PHOTO RELEASE: I hereby release the photographer from all claims, demands and liabilities in connection with the photographs of my property for marketing purposes. Addresses of properties will be kept private and images will be used anonymously unless permission is expressly written to identify the property owner. I understand that the images may be modified in any manner, and I hereby waive any right to inspect or approve any final product that uses my photographs.

By	_____	**By**	_____
	Christy Clark		
Date	5/7/2026	**Date**	_____
	Green Earth Southeast, LLC.		**Nature Walk CDD**

Proposal #116005

Date: 5/7/2026

Nature Walk CDD Santa Rosa Beach, FL 32459

Landscape Service Provider:
Green Earth Southeast, LLC. 15167 Highway 331 Business Suite B. Freeport, FL 32439

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

Nature Walk CDD

Santa Rosa Beach, FL 32459

Enhancement Proposal - Mainline leak 05-2026

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

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

Scope of Work: Dig up and repair mainline leak adjacent to sidewalk on opposite side of dunlap & shipman road Pond 1

Total: $512.93 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.

PHOTO RELEASE: I hereby release the photographer from all claims, demands and liabilities in connection with the photographs of my property for marketing purposes. Addresses of properties will be kept private and images will be used anonymously unless permission is expressly written to identify the property owner. I understand that the images may be modified in any manner, and I hereby waive any right to inspect or approve any final product that uses my photographs.

By		**By**	
	Zach Brown(GE)		
Date	5/7/2026	**Date**	
	Green Earth Southeast, LLC.		**Nature Walk CDD**

TAB 7

Prepared by/Return to:

_____
_____
_____
_____

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
IMPROVEMENT ENCROACHMENT AGREEMENT

This Improvement Encroachment Agreement (the "Agreement"), is made and entered into this 18 day of May, 2026, by and between **NatureWalk Community Development District,** a special purpose local government established pursuant to Chapter 190, Florida Statutes, whose mailing address is 3434 Colwell Ave., Suite 200, Tampa, FL 33614, (the "District"), and Glenn and Karen Dutfard, whose address is 351 Flatwoods Forest Loop, Santa Rosa Beach, FL 32459, together with their successors and assigns (the "Property Owner").

WITNESSETH:

WHEREAS, the District is the owner of property or public right-of-way located adjacent to Property Owner's property at 351 Flatwoods Forest Loop, Santa Rosa Beach, FL 32459 (the "Lot"). A legal description of the Property Owner's Lot is attached as **Exhibit "A"**; and

WHEREAS, the Property Owner has requested permission from the District to install the following improvements adjacent to their Lot on District-owned property or right-of-way (the "License Area") in the following manner: 4 foot high aluminum white fence with 3 six foot and 1 four foot gate as indicated in attached documents. (the "Improvements"); and

WHEREAS, the District wishes to allow the Property Owner to construct the Improvements, provided the Property Owner agrees to the terms and conditions contained in this Agreement; and

WHEREAS, the Property Owner agrees that they shall, at their sole cost and expense, comply with all of the terms and conditions provided for in this Agreement.

NOW, THEREFORE, the District, for and in consideration of mutual covenants and conditions contained herein, does hereby, pursuant to the terms and conditions of this Agreement, grant to the

Property Owner a nonexclusive license for the sole purpose of installing and maintaining the Improvements, subject to the following terms and conditions.

ARTICLE 1. INCORPORATION OF RECITALS. The Recitals set forth are true, correct and are incorporated herein by reference.

ARTICLE 2. LICENSE. Subject to the terms of this Agreement, the District hereby grants to the Property Owner a non-exclusive, revocable license for the sole purpose of accessing, operating and maintaining the Improvements within the License Area. Property Owner acknowledges that this Agreement authorizes only access, operation, and maintenance of the Improvements within the License Area and does not authorize any other encroachment. No legal title, easement, or other possessory interest in the License Area shall be deemed to be construed or created or vested in the Property Owner by any provision of this Agreement.

ARTICLE 3. TERM. This Agreement shall become effective upon the execution by both parties and may be recorded in the public records of Walton County, Florida. This Agreement, and the License granted herein, shall automatically terminate if installation of the Improvements is not completed within 90 days of the date written above. The District in its sole discretion may extend such period in writing, which authority may be exercised by the District's manager. Notwithstanding anything else provided herein, the District, in its sole discretion, shall have the right to revoke the License and/or terminate this Agreement without cause at any time.

ARTICLE 4. PROPERTY OWNER'S RESPONSIBILITIES. Property Owner shall have the following responsibilities as a condition of the District's authorization of Property Owner's License rights granted herein for the installation, operation and maintenance of the Improvements in the License Area. Specifically, Property Owner shall:

A. provide the District with written notice and photographs of the Improvements upon their completion, which notice shall be directed to the District's manager.

B. be fully responsible for the installation, access, operation and maintenance of the Improvements, including the continued operation, maintenance and repair of the Improvements, in good and working condition;

C. obtain any and all applicable permits and approvals relating to the Improvements including, but not limited to, any approvals by the Property Owner's property or homeowners' association pursuant to any applicable declaration of covenants, conditions and restrictions, as well as any other necessary legal interests and approvals. The District does not represent that the District has authority to provide all necessary approvals for the installation of the Improvements;

D. ensure that the installation, operation and maintenance of the Improvements are conducted in compliance with all applicable laws, including but not limited to, building codes, set-back requirements and other applicable laws, rules, ordinances and codes;

E. ensure that the installation, operation and maintenance of the Improvements does not damage any property or improvements of the District, or any third party's property, and, in the

event of any such damage, Property Owner shall immediately repair the damage or compensate the District for such repairs to District property, at the District's option;

F. ensure that Property Owner's exercise of the privilege granted hereunder does not interfere with the District's rights to maintain its property and improvements and/or negatively impact the District's property or improvements, as determined in the District's sole discretion.

G. ensure that the District has free access to and from the its property and improvements, including allowing access over, across, under, or through the Improvements as necessary for the District to operate, maintain, and repair its property and improvements, as needed;

H. keep the License Area free from any materialmen's or mechanic's liens and claims or notices with respect to such liens and claims, which arise by reason of the Property Owner's exercise of rights under this Agreement, and Property Owner shall immediately discharge any such claim or lien;

I. ensure the Improvements shall not endanger or interfere with persons traveling upon any public streets or sidewalks within the District. In the event that there is any damage or injuries as a result of the Improvements, the Property Owner agrees to promptly pay the District for any costs incurred because of those damages and/or injuries;

J. ensure that the Improvements shall not in any way conflict with any law, statute, ordinance, or governmental rule or regulations.

K. not modify or alter any control structures, drainage pipes, drainage facilities, or other improvements of the District without the prior written approval of the District;

L. at Property Owner's sole cost and expense, shall keep the Improvements in good repair and in a neat, orderly, and safe condition;

M. repair and maintain the Improvements, when necessary or desirable, as determined solely at the discretion of the District. The Property Owner shall be solely responsible for the costs of any repair or maintenance of the Improvements; and

N. in the event the District must maintain, repair and/or replace any utility and/or drainage facilities or construct new utility and/or drainage facilities or any other improvements, the Property Owner acknowledges and agrees that the Property Owner shall be solely responsible for the replacement or repair of any Improvements damaged or affected thereby. The Property Owner acknowledges and agrees that the District is not responsible for restoring the Improvements to the condition that existed before the District conducted the foregoing activities.

ARTICLE 5. <u>REMOVAL AND/OR REPLACEMENT OF IMPROVEMENTS</u>. The privilege and permission granted herein is given to Property Owner as an accommodation and is revocable at any time. Property Owner acknowledges the legal interest of the District in the Property and agrees never to deny such interest or to interfere in any way with the District's use of the same.

Property Owner shall exercise the privilege granted herein at Property Owner's risk, and agrees that Property Owner shall never claim any damages against the District for any injuries or damages suffered on account of the exercise of such privilege, regardless of the fault or negligence of the District. Property Owner further acknowledges that, with adequate written notice, the District may remove all, or any portion of the Improvements, at Property Owner's expense, in order to repair or maintain any District-owned or -maintained facilities or improvements, and that the District is not obligated to re-install the Improvements to their original location and specification and is not responsible for any loss or damage to the Improvements, or its supporting structure as a result of such removal.

ARTICLE 6. INDEMNIFICATION. Property Owner hereby agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Property Owner to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Property Owner as jointly liable parties; however, Property Owner shall indemnify the District for any and all percentage of fault attributable to Property Owner for claims against the District, regardless of whether the District is adjudged to be more or less than 50% at fault. Property Owner further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute.

Obligations under this Section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District, all as actually incurred.

ARTICLE 7. INSURANCE. The Property Owner shall insure that during the construction and maintenance of the Improvements, all contractors and/or subcontractors, at their sole cost and expense, shall obtain and keep in full force and effect, a comprehensive, general liability insurance policy insuring against claims for personal injury, death or property damage occurring upon, in or about the License Area. The coverage and limits shall not be less than One Million Dollars ($1,000,000.00), Each Occurrence, General Liability. The Property Owner shall ensure that the District is named as an additional insured within the policy prior to the commencement of any work. The Property Owner shall insure that the policy provides for at least thirty (30) days written notice from the Insurer to the District prior to termination or cancellation of the insurance policy provided for herein.

ARTICLE 8. RISK OF USE/PROPERTY OWNER RESPONSIBILITY. The Property Owner agrees and acknowledges that the Improvements shall be used at the sole risk and expense of the Property Owner, and that the District is expressly relieved of any responsibility for any damage or loss to the Property Owner or any other party resulting from such use.

ARTICLE 9. AMENDMENT. This Agreement may only be amended in writing by both parties.

ARTICLE 10. LICENSE AGREEMENT TO RUN WITH THE LAND. Upon execution, this Agreement shall be recorded in the Official Records in and for Walton County, Florida. This Agreement shall be and constitute covenants running with title to the Lot and shall be binding upon the Lot and Licensee's heirs, successor, transferees, legal representatives, and/or assigns.

ARTICLE 11. ENTIRE AGREEMENT. This Agreement represents the entire Agreement between the parties hereto, with respect to the subject matter contained herein, and supersedes all prior negotiations, understandings, representations or agreements, either written or oral.

ARTICLE 12. DISTRICT RESERVATION OF RIGHTS.

A. Nothing contained herein shall constitute a waiver by the District of its right to use the License Area.

B. The rights granted to Property Owner herein regarding the use of the License Area shall not conflict or interfere with the District's right to maintain, repair and/or replace any roadway utility, drainage facilities, or other District-owner or -maintained improvements within the License Area or the Lot.

ARTICLE 13. NOTICE. All notes, communications and consents required or permitted by this Agreement shall be in writing and transmitted by registered or certified mail, return receipt requested, with Notice deemed to be given upon receipt, and sent to their addresses shown above.

ARTICLE 14. SEVERABILITY. If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.

ARTICLE 15. EVENTS OF DEFAULT. The Property Owner shall be in default under this Agreement if they default in the performance of or compliance with any of their respective obligations pursuant to the terms or provisions of this Agreement.

ARTICLE 16. EFFECT OF DEFAULT BY PROPERTY OWNER. If at any time an event of default shall occur and shall continue for a period of thirty (30) days after the District gives written notice of the event of default to the Property Owner, the District may terminate this Agreement and require the Property Owner to restore the License Area to its original condition prior to installation of the Improvements, at the Property Owner's sole cost and expense. If the Property Owner fails to restore the License Area to its original condition within the foregoing time period, the District may, but is not obligated, to restore the License Area to its original condition, and the Property Owner shall reimburse the District for the restoration costs.

ARTICLE 17. ENFORCEABILITY OF AGREEMENT. In the event that either the District or the Property Owner 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. This Agreement shall be governed by Florida law with venue in Walton County, Florida.

ARTICLE 18. SOVEREIGN IMMUNITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature 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 the doctrine of sovereign immunity or by operation of law.

ARTICLE 19. 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.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed this 18 day of May, 2026.

WITNESSES:

Alexis Smith
Printed Name: Alexis Smith

Marie Hubbard
Printed Name: Marie Hubbard

PROPERTY OWNER

By: Karen Duffard
Printed Name: Karen Duffard

By: Glenn A Duffard
Printed Name: GLENN A DUFFARD JR

STATE OF FLORIDA
COUNTY OF Walton

The foregoing instrument was acknowledged before me this 18th day of May, 2026, by Karen Duffard and Glenn Duffard, who are both personally known to me or has produced _____ as identification.

Pauline M. Harris
Notary Public
Pauline M. Harris
Printed/Typed Name of Notary

Commission No. _____

PAULINE M HARRIS
NOTARY PUBLIC
DeKalb County, Georgia
My Commission Expires February 7, 2027

Commission Expires _____

WITNESSES:

_____
Printed Name:_____

_____
Printed Name:_____

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT

By:_____
Name:_____
District Manager

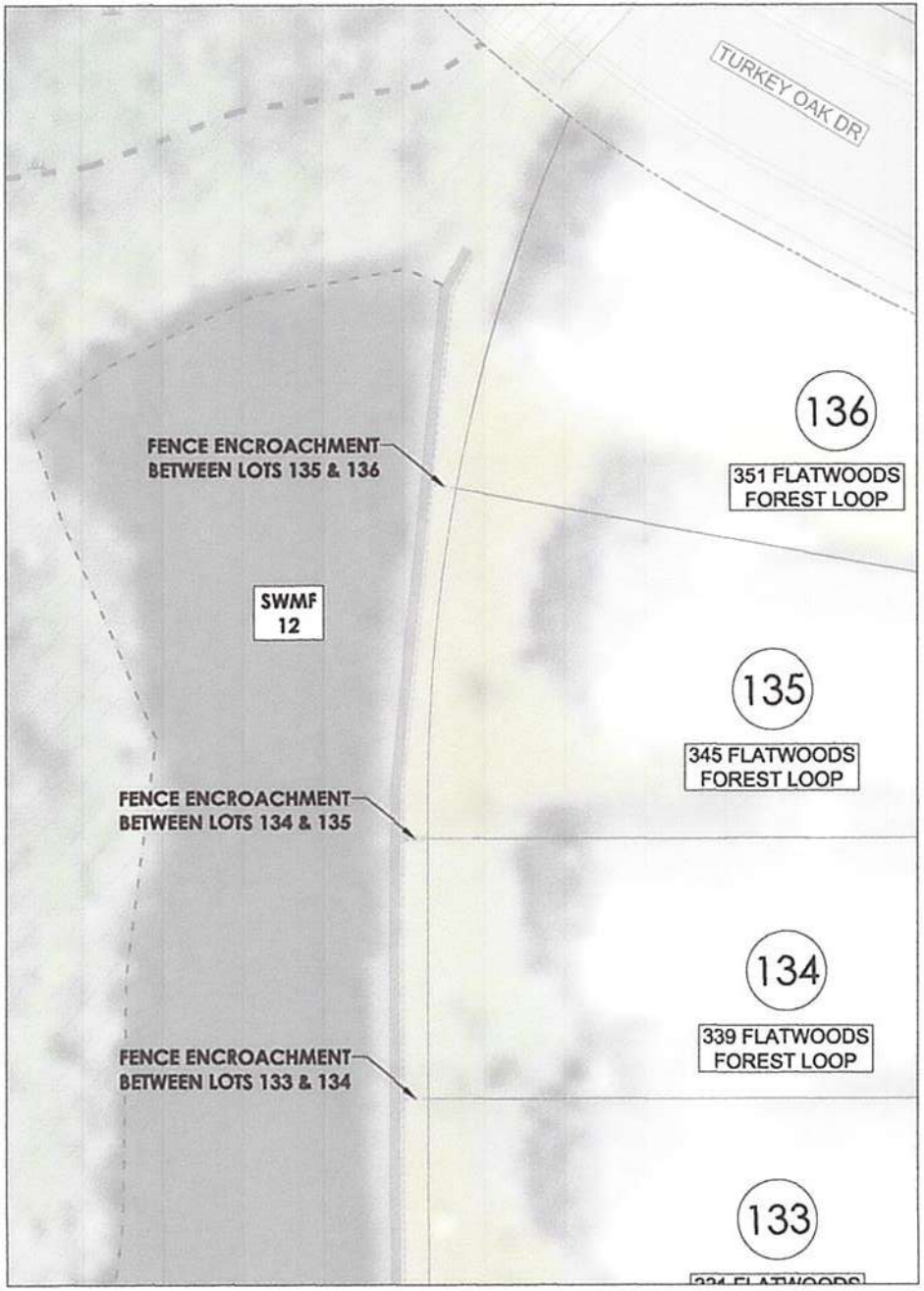
STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____, as District Manager of the NatureWalk Community Development District. He/She is personally known to me or has produced _____ as identification.

_____
Notary Public

_____
Printed/Typed Name of Notary

Commission No. _____
Commission Expires _____



FENCE ENCROACHMENT BETWEEN LOTS 133 & 134

FENCE ENCROACHMENT BETWEEN LOTS 134 & 135

FENCE ENCROACHMENT BETWEEN LOTS 135 & 136

GENERAL NOTES

1. THIS EXHIBIT HAS BEEN PREPARED FOR THE USE OF THE NATUREWALK COMMUNITY DEVELOPMENT DISTRICT (CDD) TO DOCUMENT OBSERVED CONDITIONS WITHIN CDD COMMON AREAS, INCLUDING AREAS DESIGNED FOR STORMWATER MANAGEMENT FACILITIES (SWMF).
2. AERIAL IMAGERY IS PROVIDED FOR REFERENCE PURPOSES ONLY AND MAY BE SUBJECT TO SCALE DISTORTION, POSITIONAL INACCURACIES, AND LIMITATIONS INHERENT TO AERIAL PHOTOGRAPHY. FEATURES AND ENCROACHMENTS SHOWN ARE APPROXIMATE.
3. ENCROACHMENTS DEPICTED HEREIN ARE BASED ON VISUAL OBSERVATION, REVIEW OF AVAILABLE RECORDS, AND INTERPRETATION OF AERIAL IMAGERY. IMPROVEMENTS SHOWN MAY INCLUDE, BUT ARE NOT LIMITED TO, LANDSCAPING, FENCING, STRUCTURES, FILL, GRADING, OR OTHER MODIFICATIONS EXTENDING INTO CDD COMMON AREAS.
4. SELECT ENCROACHMENTS WERE IDENTIFIED USING LIMITED SURVEY DATA AND FIELD OBSERVATIONS. A FULL BOUNDARY SURVEY WAS NOT PERFORMED. BOUNDARY INFORMATION IS BASED ON PREVIOUSLY AVAILABLE DATA OVERLAID WITH FIELD-LOCATED FEATURES AND IS APPROXIMATE. NOT ALL ENCROACHMENTS WERE IDENTIFIED THROUGH SURVEY DATA.
5. IDENTIFICATION OF ENCROACHMENTS ON THIS EXHIBIT DOES NOT CONSTITUTE A LEGAL OPINION REGARDING PROPERTY OWNERSHIP, PROPERTY RIGHTS, OR CODE COMPLIANCE. FINAL DETERMINATION OF ENCROACHMENT STATUS MAY REQUIRE A SIGNED AND SEALED BONDARY SURVEY AND/OR LEGAL REVIEW.
6. PHOTOGRAPHS INCLUDED ON THIS EXHIBIT REPRESENT CONDITIONS AT THE TIME OF OBSERVATION. CONDITIONS MAY HAVE CHANGED SUBSEQUENT TO DOCUMENTATION.
7. AREAS SHOWN INCLUDE LAND RESERVED FOR THE OPERATION, MAINTENANCE, AND ACCESS OF STORMWATER MANAGEMENT FACILITIES. ENCROACHMENT WITHIN THESE AREAS MAY ADVERSELY AFFECT STORMWATER FUNCTION, MAINTENANCE ACCESS, AND LONG-TERM SYSTEM PERFORMANCE.
8. THIS EXHIBIT IS INTENDED TO SUPPORT EVALUATION, COMPLIANCE, AND POTENTIAL ENFORCEMENT ACTIONS BY THE NATUREWALK CDD. IT IS NOT INTENDED FOR CONSTRUCTION OR PERMITTING.

GRAPHIC SCALE

Innerlight Engineering Corporation
Tampa • Sarasota • Bonita
11400 Emerald Coast Parkway, Suite 200

NATUREWALK AT SEAGROVE
COMMON AREA ENCROACHMENTS
NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
120 RICHARD JACKSON BOULEVARD, SUITE 220
PANAMA CITY BEACH, FLORIDA, 32407

RECORD DATA
DATE: 02.18.2026
REV. NO: N/A
REV. DATE: N/A
DRAWN BY: CRP
REVIEWED BY: JAM

SEAL

SHEET TITLE
SWMF 17 - ENC
(SHEET 2 OF 2)

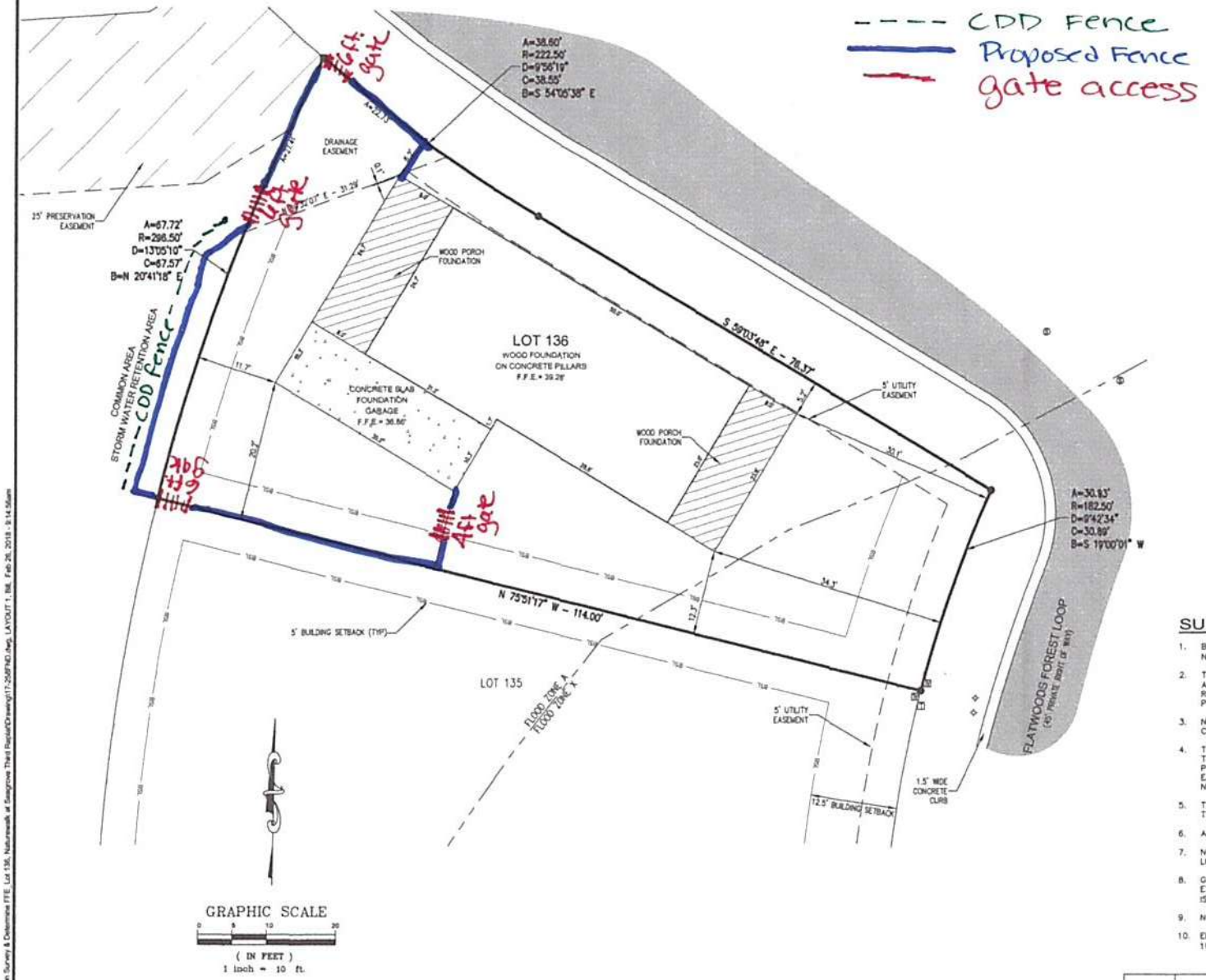
SHEET NUMBER
C203

Innerlight Engineering Corporation | The drawings, specifications, and other documents prepared by Innerlight Engineering Corporation (IEC) are for the sole use on this project unless otherwise provided. IEC shall be deemed the author and retain all common law, statutory and other reserved rights, including copyright. NOT RELEASED FOR CONSTRUCTION UNLESS SIGNED BY THE ENGINEER OF RECORD HERE: _____

BOUNDARY SURVEY

DESCRIPTION:

LOT 136, NATUREWALK AT SEAGROVE THIRD REPLAT, PLAT BOOK 19, PAGES 10-10C OF THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA.



LEGEND:

- No. = NUMBER
- # = NUMBER
- L.B. = LICENSED BUSINESS
- L.S. = LICENSED SURVEYOR
- F.F.E. = FINISHED FLOOR ELEVATION
- ± = MORE OR LESS
- (F) = FIELD MEASUREMENT
- (P) = PLAT DATA
- A = ARC LENGTH
- R = RADIUS
- D = DELTA ANGLE
- B = CHORD BEARING
- C = CHORD LENGTH
- R/W = RIGHT OF WAY
- (TYP.) = TYPICAL
- B.S.L. = BUILDING SETBACK LINE
- —/\/— = DISTANCE NOT TO SCALE
- P.C.P. = PERMANENT CONTROL POINT
- ● = FOUND 1/2" CAPPED IRON ROD L.B. #3724
- ■ = FOUND 4" BY 4" CONCRETE MONUMENT L.B. #3724
- ⊗ = FOUND 1/2" CAPPED IRON ROD L.B. #3724 WITNESS MONUMENT
- = SEWER CLEAN OUT
- = WATER STUBOUT
- = SEWER STUBOUT
- = ELECTRIC BOX
- = SEWER MANHOLE
- = IRRIGATION VALVE
- = TELEPHONE BOX
- = TELEVISION BOX
- = ASPHALT
- = CONCRETE
- = WOOD

CERTIFICATIONS:

KLP DESTIN, LLC, NATURE WALK
OAKS 2007, LLC AND TRES BELLE 2007, LLC AND PALOMA 2007, LLC
CHICAGO TITLE INSURANCE COMPANY
ANGLED & BANTA, P.A.
CUNSTER, YOAKLEY & STEWART, P.A.
REGIONS BANK

SURVEY REPORT:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF LOT 136, NATUREWALK AT SEAGROVE THIRD REPLAT AS BEING N 75°51'17" W (PER PLAT).
2. THIS PARCEL IS LOCATED IN FLOOD ZONE X, NO BASE FLOOD ELEVATION REQUIRED AND FLOOD ZONE A, 33.5' COMMUNITY DETERMINED BASE FLOOD ELEVATION REQUIRED, AS DETERMINED BY SCALE FROM F.E.M.A. MAP NUMBER 12131C0703 G, PANEL 703 OF 738, DATED SEPTEMBER 29, 2010, WALTON COUNTY, FLORIDA.
3. NO ENVIRONMENTAL JURISDICTION LINES HAVE BEEN DETERMINED BY EMERALD COAST ASSOCIATES, INC.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE OR TITLE INSURANCE POLICY. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY EMERALD COAST ASSOCIATES INC. NO CERTIFICATION IS GIVEN THAT EASEMENTS, UNDERGROUND ENCROACHMENTS OR OTHER MATTERS OF RECORD DO NOT EXIST.
5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA.
6. APPARENT USES ARE AS SHOWN.
7. NO STRUCTURAL FOUNDATIONS BELOW THE SURFACE OF THE GROUND WERE LOCATED.
8. GRAPHIC SYMBOLISM OF CORNER MONUMENTATION, UTILITIES, SIGNS, ETCETERA, ARE EXAGGERATED FOR CLARITY AND ARE NOT TO SCALE. THE CENTER POINT OF WHICH IS ACCURATELY PLOTTED TO SCALE AND/OR DIMENSIONED THERETO.
9. NO UNDERGROUND UTILITIES OR UTILITY LINES WERE LOCATED.
10. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

DATE	REVISION	BY

www.eca-fl.com
327 COUNTY HIGHWAY 393 SOUTH
SANTA ROSA BEACH, FLORIDA 32459
PH: (850) 267-0473, FAX: (850) 267-0979
Emerald Coast Associates Inc.
Land Planning • Engineering • Surveying
Since 1979

SCALE: 1"= 10'	DWG. DATE: 2-23-18	BOUNDARY SURVEY ON LOT 136, NATUREWALK AT SEAGROVE THIRD REPLAT LOCATED IN SECTION 11, TOWNSHIP 3 SOUTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA
DRAWN BY: WJL	FIELD DATE: 2-22-18	
PROJECT: 17-258	FIELD BOOK(S): 2165, PAGES 51-52 (GW) 2176, PAGES 29-30 (GW)	FOR: RICHARD RYAN
ORDER: 18-0207		AT: KOLTER SIGNATURE HOMES, LLC
FILE: 17-258FND.dwg		

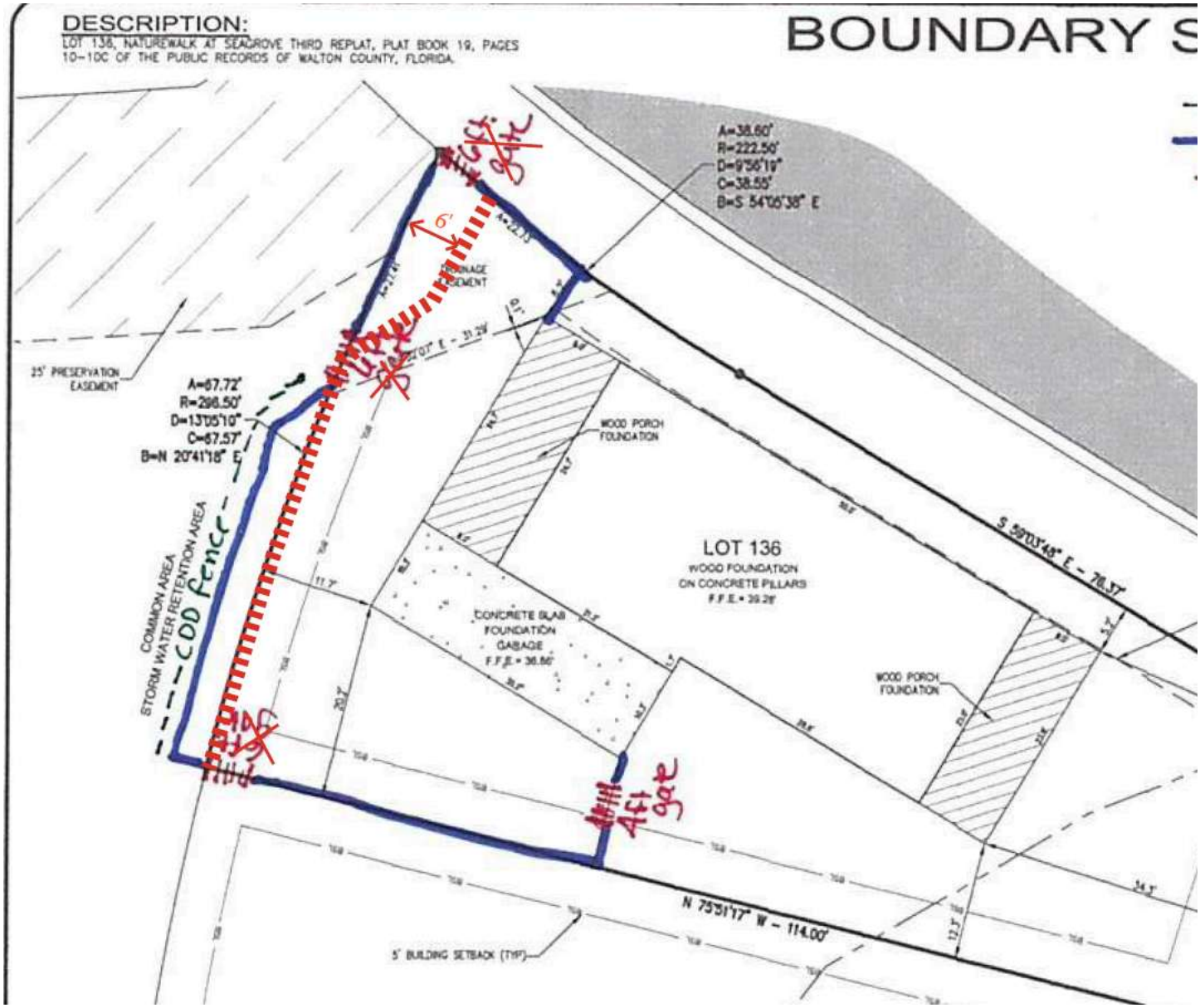
THE SURVEY SHOWN HEREON, PREPARED IN ACCORDANCE WITH SECTION 472.027 FLORIDA STATUTES AND CHAPTER 5J-17.051 AND 5J-17.052, FLORIDA ADMINISTRATIVE CODE, STANDARDS OF PRACTICE, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Daniel G. Ross 26 FEB 2017

DANIEL G. ROSS FLORIDA LICENSED SURVEYOR & MAPPER #5856
EMERALD COAST ASSOCIATES, INC., L.B. # 3724

17-258B

J:\2017\17-258\18-0207-SUR-Foundation Survey & Determine FFE Lot 136, Naturewalk at Seagrove Third Replat\Drawing\17-258FND.dwg, LAYOUT 1, Bill, Feb 26, 2018 - 9:14:56am



Jim A. Martelli, P.E. | **Managing Vice President, Land Development**

INNERLIGHT ENGINEERING
a PAPE-DAWSON company

O: 850.424.5855 | **C:** 850.333.4372 | **E:** jim@ieceng.com

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From: Jonette Coram <JCoram@NatureWalkCDD.org>
Sent: Monday, May 18, 2026 11:47 AM
To: Jim Martelli <jim@ieceng.com>
Cc: Stephanie DeLuna <SDeLuna@rizzetta.com>
Subject: NatureWalk 351 FFL Input needed for Improvement Encroachment Request
Importance: High

Good morning, Jim. Please see the attached Improvement Encroachment Request from the homeowner at 351 FFL (lot 136).

Per Mr. Duffard, "The plans call for three 6 ft gates. One from the North to enter the easement, one from the back of the property to enter the pond, and one next to the neighbors to access their yard. If the gates need to be placed elsewhere, please let me know and I can move them to that location."

I'm not sure the third gate should access the neighbor's yard - lot 135 still has an existing fence encroachment - so Mr. Duffard's third gate is probably in the wrong place on his drawing.

Thoughts? **This is being added to the 5/21 agenda, so we'll need you to weigh in with an opinion at the meeting.**

Apologies for the late notice!
Jonette Coram

TAB 8

Proposal #113644

Date: 4/16/2026

Primary Contact

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 management services provided at:

Property:
Nature Walk CDD Santa Rosa Beach, FL 32459

Cinnamon Fern Lane Plant Install

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

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

Scope of Work:

Remove current plant material and prep for plant install.

Install new plant material on both sides of Cinnamon Fern Lane.

Enhancement Opportunity

Landscape Install

Install landscape per scope of work and or design.

Items	Unit	Quantity
Delivery/Shipping Fee	Dollars	150
Ilex Schilling Dwarf	3 Gal	110
Muhlenbergia Capillaris Pink Cloud Muhly Grass #3 Container	ea	108
Green Saw Palmetto - Height: 8" - 12"	3 Gal	36
	Landscape Install:	$10,805.63

Plant Removal

Remove all plants per scope detail and or design.

Items	Unit	Quantity

Debris Removal by Greenearth	Box	0
	Plant Removal:	$1,715.63
	PROJECT TOTAL:	**$12,521.26**

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 _____ **By** _____

Matt Weinrich (GE)

Date 4/16/2026 **Date** _____

American Landscaping Partners **Nature Walk CDD**

Terms & Conditions

DEFINITIONS:

You should note the following words have special meaning throughout this Agreement:

1. **"You"** and **"Your"** mean Nature Walk CDD and all of their representatives.
2. **"We"**, **"Our"**, **"Ours"** and **"Us"** mean Green Earth Southeast, LLC. and all of its representatives.
3. **"Labor"** means our normal work day labor hours, overtime labor hours (time-and-one-half), travel labor hours, equipment use and all out-of-pocket travel expenses associated with labor.

OUR RESPONSIBILITIES INCLUDE:

1. Performance of the Scope of Work with management of the work functions to assure quality delivery in a timely and professiona manner.
2. Coordinate all work with you to assure safety and minimal disruption at your site.
3. When our work is completed we, along with you or your representative, will jointly conduct a final inspection of our work. If ther are any discrepancies with our work and the Scope of Work, we will work to correct them.

YOUR RESPONSIBILITIES INCLUDE:

1. Inform us of whom we should work with at your site to assure the proper coordination of our work.
2. Provide us with your protocols and regulations regarding working at your site, such as: parking, security procedures, emergenc contacts, and other appropriate information.
3. Upon completion of our work, assure that you or your representative participates in our joint final inspection of our work.
4. Provide us with your critique of our services and suggestions for on-going improvements.

TERMS AND CONDITIONS

Accessibility: In order for us to perform the required services for you in a cost-effective manner and for the estimated Agreemer Price quoted in this Agreement, you agree to permit free and timely access to the necessary areas of your site to perform require services. All planned work under this Agreement will be performed during our normal working hours unless otherwise stipulate elsewhere in this Agreement.

Taxes: You agree to be responsible for all applicable taxes on the services and/or materials used or provided in connection with th services to be provided under this Agreement.

Payment Terms: You agree to promptly pay invoices within ten (10) days of receipt. Should a payment become forty-five (45) day or more delinquent, we may stop all work under this Agreement without notice and/or cancel this Agreement. A late charge of 1 ½% per month will be charged on all amounts that become thirty (30) days or more delinquent. If any check you tender for payment i refused due to insufficient funds, you hereby agree to a "Return Check Fee" of $25.00 per item, in addition to any other remedie available to us under Florida law.

Attorney's Fees: In the event we must commence third-party collection or arbitration proceedings in order to recover any amour payable under this Agreement, you agree to reimburse us for all costs and attorneys' fees incurred as a result of said activities

Proposal #113607

Date: 4/16/2026

Primary Contact

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 management services provided at:

Property:
Nature Walk CDD Santa Rosa Beach, FL 32459

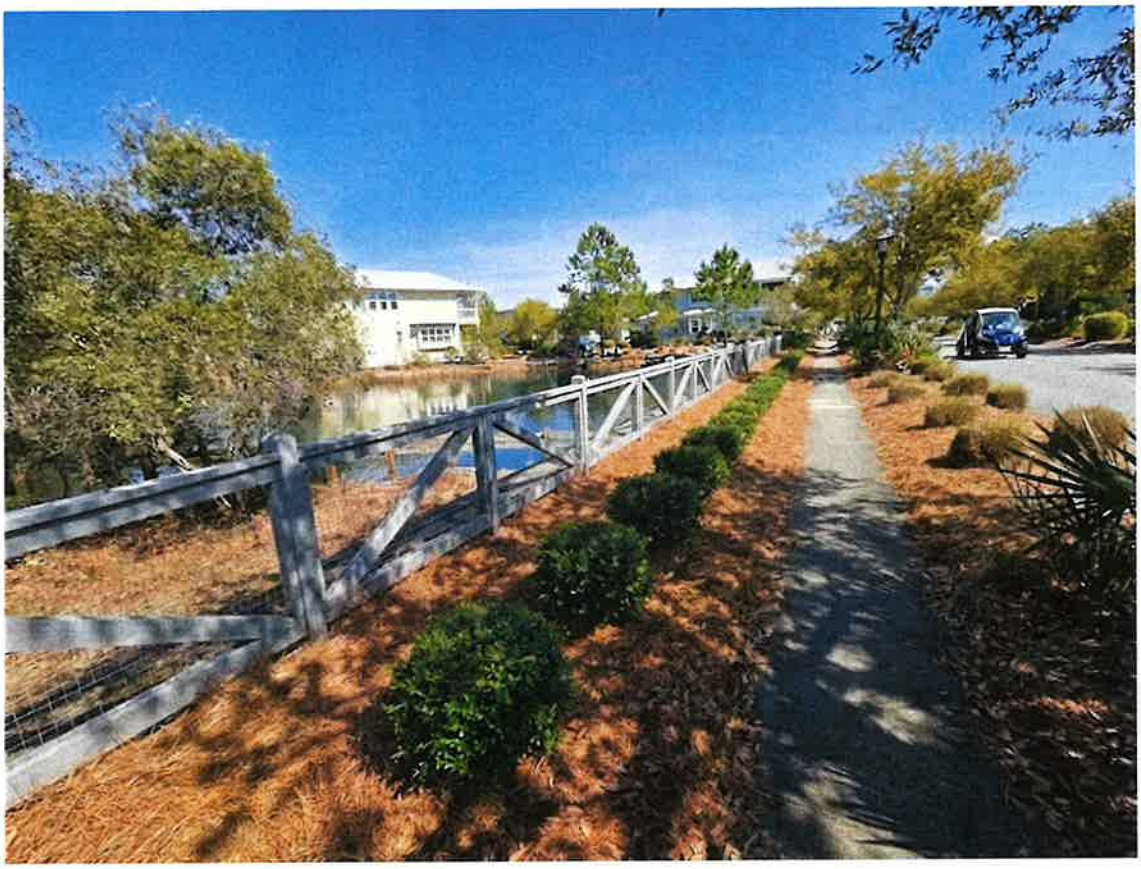
Plant Install @ Pond 14

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

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

Scope of Work:

- **Remove current plant material.**
- **Prep bed for plant installation.**
- **Install Dwarf Ilex in a straight row on the outside fence of the pond as shown in design.**



Enhancement Opportunity

Landscape Install

Install landscape per scope of work and or design.

Items	Unit	Quantity
Delivery/Shipping Fee	Dollars	150
Ilex Schilling Dwarf	3 Gal	68
	Landscape Install:	$3,274.62

Plant Removal

Remove all plants per scope detail and or design.

Items	Unit	Quantity
Debris Removal by Greenearth	Box	0
	Plant Removal:	$1,166.63

PROJECT TOTAL: $4,441.25

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 _____	**By** _____
Matt Weinrich (GE)	
Date 4/16/2026	**Date** _____
American Landscaping Partners	**Nature Walk CDD**

Terms & Conditions

DEFINITIONS:

You should note the following words have special meaning throughout this Agreement:

1. **"You"** and **"Your"** mean Nature Walk CDD and all of their representatives.
2. **"We"**, **"Our"**, **"Ours"** and **"Us"** mean Green Earth Southeast, LLC. and all of its representatives.
3. **"Labor"** means our normal work day labor hours, overtime labor hours (time-and-one-half), travel labor hours, equipment use and all out-of-pocket travel expenses associated with labor.

OUR RESPONSIBILITIES INCLUDE:

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Payment by Credit Card: As an added convenience to our clients, payment due under this Agreement may be made by credit carc If choosing to pay by credit card, you hereby consent by signing this Agreement below that no disputes regarding fees or costs bille to you shall be adjudicated by the credit card company. Any charges for fees/costs made to your credit card are non-refundable an

Proposal #112117

Date: 4/16/2026

Primary Contact

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 management services provided at:

Property:
Nature Walk CDD Santa Rosa Beach, FL 32459

Plant Install @ Pond 26

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

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

Scope of Work:

Remove the current plant material and prep for new plant install.

Install Dwarf Ilex in a straight row along the outside fence area of pond as shown in design.

Enhancement Opportunity

Landscape Install

Install landscape per scope of work and or design.

Items	Unit	Quantity
Delivery/Shipping Fee	Dollars	100
Ilex Schilling Dwarf	3 Gal	28
	Landscape Install:	$1,198.12

Plant Removal

Remove all plants per scope detail and or design.

Items	Unit	Quantity
	Plant Removal:	$581.40
	PROJECT TOTAL:	**$1,779.52**

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By _____ **By** _____

Matt Weinrich (GE)

Date 4/16/2026 **Date** _____

American Landscaping Partners **Nature Walk CDD**

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YOUR RESPONSIBILITIES INCLUDE:

Proposal #113723

Date: 4/16/2026

Primary Contact

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 management services provided at:

Property:
Nature Walk CDD Santa Rosa Beach, FL 32459

Plant Install @ Pond 27

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

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

Scope of Work:

Remove current plant material and prep for new plant installation.

Install Dwarf Ilex in a straight row on the outside fence of pond.

Enhancement Opportunity

Landscape Install

Install landscape per scope of work and or design.

Items	Unit	Quantity
Delivery/Shipping Fee	Dollars	100
Ilex Schilling Dwarf	3 Gal	47
	Landscape Install:	$1,667.83

Plant Removal

Remove all plants per scope detail and or design.

Items	Unit	Quantity
	Plant Removal:	$364.58
	PROJECT TOTAL:	**$2,032.41**

Your and Our Acceptance:

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By _____ **By** _____

Matt Weinrich (GE)

Date 4/16/2026 **Date** _____

American Landscaping Partners **Nature Walk CDD**

Terms & Conditions

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Proposal #113747

Date: 4/16/2026

Primary Contact

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 management services provided at:

Property:
Nature Walk CDD Santa Rosa Beach, FL 32459

Plant Install @ Pond 10

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

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

Scope of Work:

Remove current plant material and prep bed for plant install.

Install Dwarf Ilex in a straight row on the outside fence of pond.

Enhancement Opportunity

Landscape Install

Install landscape per scope of work and or design.

Items	Unit	Quantity
Delivery/Shipping Fee	Dollars	100
Ilex Schilling Dwarf	3 Gal	63
	Landscape Install:	$2,147.90

Plant Removal

Remove all plants per scope detail and or design.

Items	Unit	Quantity
	Plant Removal:	$517.71
	PROJECT TOTAL:	**$2,665.61**

Your and Our Acceptance:

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By	_____	**By**	_____
	Matt Weinrich (GE)		
Date	4/16/2026	**Date**	_____
	American Landscaping Partners		**Nature Walk CDD**

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Permits: Unless otherwise required by law, you agree to obtain and bear all costs incurred in connection with obtaining an necessary permits for the services provided pursuant to this Agreement.

PHOTO RELEASE: I hereby release the photographer from all claims, demands and liabilities in connection with the photographs of my property for marketing purposes. Addresses of properties will be kept private and images will be used anonymously unless permission is expressly written to identify the property owner. I understand that the images may be modified in any manner, and I hereby waive any right to inspect or approve any final product that uses my photographs.

Concealed Conditions: Concealed conditions, such as underground utilities, invisible fence, rock, debris, poor drainage situations

Proposal #113612

Date: 4/16/2026

Primary Contact

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 management services provided at:

Property:
Nature Walk CDD Santa Rosa Beach, FL 32459

Plant Install @ Pond 15

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

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

Scope of Work:

- **Remove the current plant material.**
- **Prep for new plant install.**
- **Install Dwarf Ilex in a straight row along the outside fence area of pond as shown in design.**

Enhancement Opportunity

Landscape Install

Install landscape per scope of work and or design.

Items	Unit	Quantity
Delivery/Shipping Fee	Dollars	150
Ilex Schilling Dwarf	3 Gal	82
	Landscape Install:	$2,822.10

Plant Removal

Remove all plants per scope detail and or design.

Items	Unit	Quantity
Debris Removal by Greenearth	Box	0
	Plant Removal:	$1,038.54

PROJECT TOTAL: $3,860.64

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		**By**	
	Matt Weinrich (GE)		
Date	4/16/2026	**Date**	
	American Landscaping Partners		**Nature Walk CDD**

Terms & Conditions

DEFINITIONS:

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Proposal #113609

Date: 4/16/2026

Primary Contact

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 management services provided at:

Property:
Nature Walk CDD Santa Rosa Beach, FL 32459

Plant Install @ Pond 13

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

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

Scope of Work:

- **Remove current plant material.**
- **Prep bed area for plant installation.**
- **Install Dwarf Ilex in a straight row on the outside fence area of the pond.**

Enhancement Opportunity

Landscape Install

Install landscape per scope of work and or design.

Items	Unit	Quantity
Delivery/Shipping Fee	Dollars	100
Ilex Schilling Dwarf	3 Gal	78
Muhlenbergia Capillaris Pink Cloud Muhly Grass #3 Container	ea	7
	Landscape Install:	$3,127.31

Plant Removal

Remove all plants per scope detail and or design.

Items	Unit	Quantity
Debris Removal by Greenearth	Box	0

Plant Removal:	$941.11
PROJECT TOTAL:	**$4,068.42**

Your and Our Acceptance:

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By _____ **By** _____

Matt Weinrich (GE)

Date 4/16/2026 **Date** _____

American Landscaping Partners **Nature Walk CDD**

Terms & Conditions

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Proposal #113751

Date: 4/16/2026

Primary Contact

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 management services provided at:

Property:
Nature Walk CDD Santa Rosa Beach, FL 32459

Zoysia Install at Prairie Pass Park

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

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

Scope of Work:

- **Grade and prep park turf for sod install.**
- **Install Zoysia at the park area.**
- **Clean area of any debris.**
- **Water Sod**

Enhancement Opportunity

Landscape Install

Install landscape per scope of work and or design.

Items	Unit	Quantity
Delivery/Shipping Fee	Dollars	150
Emerald Zoysia 450sf / Pallet	Pallet	16
	Landscape Install:	$8,507.29
	PROJECT TOTAL:	**$8,507.29**

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By _____ **By** _____

Matt Weinrich (GE)

Date 4/16/2026 **Date** _____

American Landscaping Partners **Nature Walk CDD**

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YOUR RESPONSIBILITIES INCLUDE:

1. Inform us of whom we should work with at your site to assure the proper coordination of our work.
2. Provide us with your protocols and regulations regarding working at your site, such as: parking, security procedures, emergenc contacts, and other appropriate information.
3. Upon completion of our work, assure that you or your representative participates in our joint final inspection of our work.
4. Provide us with your critique of our services and suggestions for on-going improvements.

TERMS AND CONDITIONS

Accessibility: In order for us to perform the required services for you in a cost-effective manner and for the estimated Agreemer Price quoted in this Agreement, you agree to permit free and timely access to the necessary areas of your site to perform require services. All planned work under this Agreement will be performed during our normal working hours unless otherwise stipulate elsewhere in this Agreement.

Taxes: You agree to be responsible for all applicable taxes on the services and/or materials used or provided in connection with th services to be provided under this Agreement.

Payment Terms: You agree to promptly pay invoices within ten (10) days of receipt. Should a payment become forty-five (45) day or more delinquent, we may stop all work under this Agreement without notice and/or cancel this Agreement. A late charge of 1 ½% per month will be charged on all amounts that become thirty (30) days or more delinquent. If any check you tender for payment i refused due to insufficient funds, you hereby agree to a "Return Check Fee" of $25.00 per item, in addition to any other remedie available to us under Florida law.

Attorney's Fees: In the event we must commence third-party collection or arbitration proceedings in order to recover any amour payable under this Agreement, you agree to reimburse us for all costs and attorneys' fees incurred as a result of said activities including those fees/costs incurred on appeal and/or those fees/costs incurred to litigate the amount of fees/costs due us pursuant t this Section.

Payment by Credit Card: As an added convenience to our clients, payment due under this Agreement may be made by credit carc If choosing to pay by credit card, you hereby consent by signing this Agreement below that no disputes regarding fees or costs bille to you shall be adjudicated by the credit card company. Any charges for fees/costs made to your credit card are non-refundable an cannot be reversed by the credit card company. Any disputes over fees and/or costs paid by credit card shall be settled directl between you and us, pursuant to the terms of this Agreement.

Permits: Unless otherwise required by law, you agree to obtain and bear all costs incurred in connection with obtaining an necessary permits for the services provided pursuant to this Agreement.

PHOTO RELEASE: I hereby release the photographer from all claims, demands and liabilities in connection with the photographs of my property for marketing purposes. Addresses of properties will be kept private and images will be used anonymously unless permission is expressly written to identify the property owner. I understand that the images may be modified in any manner, and I hereby waive any right to inspect or approve any final product that uses my photographs.

Concealed Conditions: Concealed conditions, such as underground utilities, invisible fence, rock, debris, poor drainage situations etc., not readily apparent at the time of providing the estimated Agreement Price quoted in this Agreement may cause us to incu additional costs, including without limitation additional materials and labor, which will be an extra charge (fixed price amount to b negotiated or on a time-and-material basis at our rates then in effect) over the Agreement Price.

Extra Work: Unless otherwise stated elsewhere in this Agreement, this Agreement does not include repairs to any system(s), th provision or installation of materials outside the Scope of Work, or service calls requested by you. If requested, you will be charge for these services at our rates then in effect.

If you require any alteration to or deviation from this Agreement involving extra work, you agree that the cost of material and/or labo will be an extra charge (fixed price amount to be negotiated or on a time-and-material basis at our rates then in effect) over th Agreement Price.

Work Performed by Others: Unless otherwise stated elsewhere in this Agreement, we will not be responsible for work that i performed by anyone other than us. Therefore, you agree to permit only our personnel or agent(s) to perform the work included i the Scope of Work. Should anyone other than us perform such work, we may, at our option, terminate this Agreement.

Hold Harmless: In the event that there is a claim, damage, loss, or expense that is caused in whole or in part by any active o passive act or omission by you, anyone directly or indirectly employed by you, or for anyone whose act you may be liable, then, t the fullest extent permitted by law, you will defend, indemnify and hold harmless our representatives and us from and against thes claims, damages, losses, and expenses including, but not limited to, attorneys' fees arising out of or resulting from the performanc of our work under this Agreement.

Delays Outside Our Control: In the event that there is a delay, loss, damage, or detention caused by unavailability of equipment o materials, delay of carriers, strikes, lockouts, civil or military authority, priority regulations, insurrection or riot, action of the elements forces of nature, or by any cause beyond our control, you agree that we will not be liable for this delay, loss, damage, or detention.

Loss of Profits: Under no circumstances, whether arising in contract, tort (including negligence and strict liability), equity o otherwise, will we be responsible for loss of use, loss of profits, anticipatory damages, increased operating or maintenance expenses claims of your tenants or clients, or any special, indirect, consequential, incidental, exemplary or punitive damages, arising at an time from any cause related to or concerning this Agreement.

Limits of Liability: We guarantee that our performance of services under this Agreement will be in accordance with generall accepted practices for similar services. In case of any failure to perform our obligations under this Agreement, our liability is limite to correcting, repairing, or replacing, at our option, the deficient work. You acknowledge and agree that such correction, repair, o replacement shall be the sole remedy available to you and in no event will our liability exceed the total amount of compensation w receive for services rendered.

Site Damage: We accept responsibility to repair any physical damage to your site directly caused by us during performance of wor covered by this agreement.

Dispute Resolution: Should a dispute arise between you and us relating to this Agreement, or the making, performance o interpretation of the rights and obligations set forth herein, for reasons other than non-payment, either party may, upon written notice seek binding relief through the procedure of the American Arbitration Association (AAA). Such arbitration shall take place in Walto County, Florida. A single arbitrator shall decide all disputes. Judgment may be entered upon the award in the highest state o federal court having jurisdiction over the matter. The decision of the arbitrator shall be binding on both parties, and any right t judicial action on any matter subject to arbitration hereunder is hereby waived, unless otherwise provided by applicable law, excep suit to enforce the arbitration award or in the event arbitration is not available for any reason. The prevailing party shall recover a costs, including attorneys' fees, incurred as a result of the dispute. For purposes of this Agreement, a "prevailing party" shall b defined as a party that recovers at least 75% of its total claims or that is required to pay no more than 25% of the claims mad against it. In the event of any dispute regarding non-payment by you, you hereby agree that we have an absolute right to see redress through Chapter 713, Florida Statutes (the "Lien Laws"), and that any lien(s) filed by us pursuant to the Lien Laws shall no be subject to arbitration.

We both agree that any action through arbitration relating to plant material warranty must be commenced within one (1) year of th documented plant material failure.

Limited Warranty: We warrant that our workmanship on all installations and repairs shall be performed in a good and workmanlik manner. For a period of one (1) year from installation we will replace any plant materials that may die during this period, provided tha such plants have received proper care, as we determine, in our sole discretion, or have been maintained by us under a separat Landscape Management Agreement. This warranty shall not apply if the plant material fails to survive due to accident, alteratior abuse, misuse, or acts of nature including, but not limited to, flood, drought, insects, or prolonged freeze. This warranty does no include damage or plant death due to: vandalism, Acts of God, deer damage, improper watering by any party other than us, o irrigation system management by any party other than us. There is no warranty on transplanted plant material, herbaceou perennials, or ground covers (e.g. pachysandra, ivy or vinca).

You acknowledge that we are NOT the manufacturer of the installed materials and equipment and that we make no representation or warranties as to the installed materials and equipment or their specifications, fitness for a particular purpose, performance o merchantability other than as set forth in the preceding paragraph. You agree to look solely to said manufacturer to remedy an alleged deficiency in the installed materials and equipment and damages related directly or indirectly thereto. We warrant that an parts repaired or replaced by us will be free from defects in workmanship and material for one (1) year. **WE HEREBY DISCLAI ALL OTHER WARRANTIES ON THE MATERIALS FURNISHED UNDER THIS AGREEMENT, INCLUDING ALL IMPLIE WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.**

Changes: This Agreement shall not be subject to change or modification other than by a writing to which both parties ar signatories.

Termination: In the event that you terminate or otherwise breach this Agreement ("Default"), you agree to pay: (i) all costs for th work performed in connection with this Agreement up to and including the date of termination; and (ii) all costs of any material ordered by us in connection with this Agreement. Further, you hereby agree that any amounts due by you as a result of your Defau shall be subject to a Claim of Lien pursuant to Chapter 713, Florida Statutes.

Notice: Notice to either party to this Agreement shall be sufficient if made to the respective address shown herein.

Purchase Orders: This Agreement constitutes the entire contract between the parties. The entire contract is embodied in thi writing and this writing constitutes the final expression of the parties' agreement. No change is allowed to this Agreement, nor sha they become part of this Agreement whatsoever by our acknowledgment or acceptance of your purchase order forms that contai different provisions whether in addition to or not identical to the terms set forth herein. You acknowledge and agree that an purchase order issued by you, in accordance with this Agreement, is intended only to establish payment authority for your interna accounting purposes. No purchase order shall be considered to be a counteroffer, amendment, modification, or other revision to th terms of this Agreement. No term or condition included in the purchase order will have any force or effect.

Severability: Any provision of this Agreement that in any way contravenes the law of any state or country in which this Agreement i effective will, to the extent the law is contravened, be considered separable and inapplicable and will not affect any other provision c provisions of this Agreement.

Counterparts: This Agreement may be executed in two or more counterparts, each of which shall be deemed an original but all c which together shall constitute one and the same instrument. Electronically signed, faxed, and scanned & emailed signatures sha be treated as original and binding upon the signing party.

Governing Law; Venue: This Agreement shall be construed in accordance with and governed by the laws of the State c Florida. Further, in the event any dispute arises from this Agreement, the undersigned parties hereby agree that the venue for sai dispute(s) shall lie exclusively in Walton County, Florida.

GUARANTY AGREEMENT AND GARNISHMENT WAIVER

By signing this Guaranty Agreement, I hereby agree to be individually liable to GreenEarth Landscape Services, LLC ("Company"), for any amounts due and owing under the Commercial Landscape Management Service Agreement with Nature Walk CDD dated this date ("Agreement"), and I agree to be bound to the terms of said Agreement. Further, I hereby agree that any judgment against me resulting from any action by Company to enforce the terms of the Agreement, shall be subject to garnishment.

IF YOU PROVIDE MORE THAN ONE-HALF OF THE SUPPORT FOR A CHILD OR OTHER DEPENDENT, ALL OR PART OF YOUR INCOME IS EXEMPT FROM GARNISHMENT UNDER FLORIDA LAW. YOU CAN WAIVE THIS PROTECTION ONLY BY SIGNING THIS DOCUMENT. BY SIGNING BELOW, YOU AGREE TO WAIVE THE PROTECTION FROM GARNISHMENT.

Print Name:
Guarantor

I have fully explained this document to Guarantor.

_____
Print Name:
Company:
Title:

Proposal #117360

Date: 5/18/2026

Primary Contact

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 management services provided at:

Property:
Nature Walk CDD Santa Rosa Beach, FL 32459

Plant Install @ Sawgrass Blvd/Prairie Pass

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

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

Scope of Work:

- **Prep bed areas for plant install.**
- **Install the following plants: Saw Palmetto, Pink Muhly Grass, Dwarf Ilex and Dwarf Mondo Grass to the bed areas at Sawgrass Blvd/Prairie Pass**
- **Design below is the concept of the install.**

Enhancement Opportunity

Landscape Install

Install landscape per scope of work and or design.

Items	Unit	Quantity
Delivery/Shipping Fee	Dollars	150
Dwarf Yaupon Holly - Ilex Schilling Dwarf - Spec: 7"-9"h	3 Gal	12
Muhlenbergia Capillaris Pink Cloud Muhly Grass #3 Container	ea	16
Green Saw Palmetto - Height: 8" - 12"	3 Gal	4
	Landscape Install:	$2,058.22
	PROJECT TOTAL:	**$2,058.22**

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 _____ **By** _____

Matt Weinrich (GE)

Date 5/18/2026 **Date**

American Landscaping Partners **Nature Walk CDD**

Terms & Conditions

DEFINITIONS:

You should note the following words have special meaning throughout this Agreement:

1. **"You"** and **"Your"** mean Nature Walk CDD and all of their representatives.
2. **"We"**, **"Our"**, **"Ours"** and **"Us"** mean Green Earth Southeast, LLC. and all of its representatives.
3. **"Labor"** means our normal work day labor hours, overtime labor hours (time-and-one-half), travel labor hours, equipment use and all out-of-pocket travel expenses associated with labor.

OUR RESPONSIBILITIES INCLUDE:

1. Performance of the Scope of Work with management of the work functions to assure quality delivery in a timely and professiona manner.
2. Coordinate all work with you to assure safety and minimal disruption at your site.
3. When our work is completed we, along with you or your representative, will jointly conduct a final inspection of our work. If ther are any discrepancies with our work and the Scope of Work, we will work to correct them.

YOUR RESPONSIBILITIES INCLUDE:

1. Inform us of whom we should work with at your site to assure the proper coordination of our work.
2. Provide us with your protocols and regulations regarding working at your site, such as: parking, security procedures, emergenc contacts, and other appropriate information.
3. Upon completion of our work, assure that you or your representative participates in our joint final inspection of our work.
4. Provide us with your critique of our services and suggestions for on-going improvements.

TERMS AND CONDITIONS

Accessibility: In order for us to perform the required services for you in a cost-effective manner and for the estimated Agreemer Price quoted in this Agreement, you agree to permit free and timely access to the necessary areas of your site to perform require services. All planned work under this Agreement will be performed during our normal working hours unless otherwise stipulate elsewhere in this Agreement.

Taxes: You agree to be responsible for all applicable taxes on the services and/or materials used or provided in connection with th services to be provided under this Agreement.

Payment Terms: You agree to promptly pay invoices within ten (10) days of receipt. Should a payment become forty-five (45) day or more delinquent, we may stop all work under this Agreement without notice and/or cancel this Agreement. A late charge of 1 ½% per month will be charged on all amounts that become thirty (30) days or more delinquent. If any check you tender for payment i refused due to insufficient funds, you hereby agree to a "Return Check Fee" of $25.00 per item, in addition to any other remedie available to us under Florida law.

Attorney's Fees: In the event we must commence third-party collection or arbitration proceedings in order to recover any amour payable under this Agreement, you agree to reimburse us for all costs and attorneys' fees incurred as a result of said activities including those fees/costs incurred on appeal and/or those fees/costs incurred to litigate the amount of fees/costs due us pursuant t this Section.

Payment by Credit Card: As an added convenience to our clients, payment due under this Agreement may be made by credit carc If choosing to pay by credit card, you hereby consent by signing this Agreement below that no disputes regarding fees or costs bille to you shall be adjudicated by the credit card company. Any charges for fees/costs made to your credit card are non-refundable an cannot be reversed by the credit card company. Any disputes over fees and/or costs paid by credit card shall be settled directl between you and us, pursuant to the terms of this Agreement.

Permits: Unless otherwise required by law, you agree to obtain and bear all costs incurred in connection with obtaining an necessary permits for the services provided pursuant to this Agreement.

PHOTO RELEASE: I hereby release the photographer from all claims, demands and liabilities in connection with the photographs of my property for marketing purposes. Addresses of properties will be kept private and images will be used anonymously unless permission is expressly written to identify the property owner. I understand that the images may be modified in any manner, and I hereby waive any right to inspect or approve any final product that uses my photographs.

Concealed Conditions: Concealed conditions, such as underground utilities, invisible fence, rock, debris, poor drainage situations etc., not readily apparent at the time of providing the estimated Agreement Price quoted in this Agreement may cause us to incu additional costs, including without limitation additional materials and labor, which will be an extra charge (fixed price amount to b negotiated or on a time-and-material basis at our rates then in effect) over the Agreement Price.

Extra Work: Unless otherwise stated elsewhere in this Agreement, this Agreement does not include repairs to any system(s), th

Proposal #117362

Date: 5/18/2026

Primary Contact

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 management services provided at:

Property:
Nature Walk CDD Santa Rosa Beach, FL 32459

River Rock Install @ Various Area

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

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

Scope of Work:

Remove pie straw from the beauty strips at:

- Sandgrass Blvd adjacent to Bridge 2
- Lily Lane Park
- 1151 Sandgrass Blvd adjacent
- 1157 Sandgrass Blvd adjacent
- Prairie Pass at streetlight #99
- Prairie Pass from streetlight #101 down to the end of sidewalk.
- Prairie Pass from Tract H to the cul-de-sac (north side only)

Install weed barrier fabric to the bed areas.

Install river rock to the bed areas.

Enhancement Opportunity

Landscape Install

Install landscape per scope of work and or design.

Items	Unit	Quantity
Delivery/Shipping Fee	Dollars	100
Bulk River Rock Tennessee 6 in. - 12 in.	CY	6
	Landscape Install:	$3,087.42
	PROJECT TOTAL:	**$3,087.42**

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 _____ **By** _____

Matt Weinrich (GE)

Date 5/18/2026 **Date** _____

American Landscaping Partners **Nature Walk CDD**

Terms & Conditions

DEFINITIONS:

You should note the following words have special meaning throughout this Agreement:

1. **"You"** and **"Your"** mean Nature Walk CDD and all of their representatives.
2. **"We"**, **"Our"**, **"Ours"** and **"Us"** mean Green Earth Southeast, LLC. and all of its representatives.
3. **"Labor"** means our normal work day labor hours, overtime labor hours (time-and-one-half), travel labor hours, equipment use and all out-of-pocket travel expenses associated with labor.

OUR RESPONSIBILITIES INCLUDE:

1. Performance of the Scope of Work with management of the work functions to assure quality delivery in a timely and professiona manner.
2. Coordinate all work with you to assure safety and minimal disruption at your site.
3. When our work is completed we, along with you or your representative, will jointly conduct a final inspection of our work. If ther are any discrepancies with our work and the Scope of Work, we will work to correct them.

YOUR RESPONSIBILITIES INCLUDE:

1. Inform us of whom we should work with at your site to assure the proper coordination of our work.
2. Provide us with your protocols and regulations regarding working at your site, such as: parking, security procedures, emergenc contacts, and other appropriate information.
3. Upon completion of our work, assure that you or your representative participates in our joint final inspection of our work.
4. Provide us with your critique of our services and suggestions for on-going improvements.

TERMS AND CONDITIONS

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TAB 9

VIRGIN BROTHERS, LLC
PROJECT PROPOSAL

PROJECT NAME	START DATE
PRESERVE TRAIL BOARDS	
JOB LOCATION	EST. DATE OF COMPLETION

OWNER INFORMATION

Contact Name

Contact Address

Contact Email	Contact Number

SUBCONTRACTOR INFORMATION

Company Name	Contact Name
Virgin Brothers, LLC	Woodrow Virgin

Company Address

526 Cosson Road, DeFuniak Springs, FL 32435

Company Email	Company Number
woodvirgin@embarqmail.com	850-333-3547

SCOPE OF WORK

REPLACE TRAIL BOARDS 2X6X8 #2 PRIME
STAINLESS STEEL HARDWARE
HAUL OFF ALL DEBRIS
812 BOARDS @ $39.00 PER BOARD

AGREEMENT TERMS

60% DEPOSIT

TOTAL COST

$32,155.20

ACCEPTANCE

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

Signature	Date
	4/21/26

VIRGIN BROTHERS, LLC
PROJECT PROPOSAL

PROJECT NAME	START DATE
PRESERVE TRAIL GUARDRAILS	
JOB LOCATION	**EST. DATE OF COMPLETION**

OWNER INFORMATION

Contact Name

Contact Address

Contact Email	Contact Number

SUBCONTRACTOR INFORMATION

Company Name	Contact Name
Virgin Brothers, LLC	Woodrow Virgin

Company Address

526 Cosson Road, DeFuniak Springs, FL 32435

Company Email	Company Number
woodyvirgin@embarqmail.com	850-333-3547

SCOPE OF WORK

REPLACE ALL GUARDRAILS ON PRESERVE TRAIL
2X6X16 #1 PRIME
STAINLESS STEEL SCREWS
HAUL OFF ALL DEBRIS

AGREEMENT TERMS

60% DEPOSIT

TOTAL COST

$ 10,120.46

ACCEPTANCE

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

Signature	Date
	4/21/26

VIRGIN BROTHERS, LLC
PROJECT PROPOSAL

PROJECT NAME	START DATE
GUARDRAIL REPLACEMENT	
JOB LOCATION	**EST. DATE OF COMPLETION**

OWNER INFORMATION

Contact Name

Contact Address

Contact Email	Contact Number

SUBCONTRACTOR INFORMATION

Company Name	Contact Name
Virgin Brothers, LLC	Woodrow Virgin

Company Address

526 Cosson Road, DeFuniak Springs, FL 32435

Company Email	Company Number
woodyvirgin@embarqmail.com	850-333-3547

SCOPE OF WORK

REPLACE 12 GUARDRAILS ON PRESERVE TRAIL

4X6X12 TREATED TIMBERS

HAUL OFF DEBRIS

AGREEMENT TERMS

ONE PAYMENT UPON COMPLETION

TOTAL COST

$ 1024.80

ACCEPTANCE

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

Signature	Date
	4/21/26

VIRGIN BROTHERS, LLC
PROJECT PROPOSAL

PROJECT NAME	START DATE
BULKHEAD BOARDS	
JOB LOCATION	**EST. DATE OF COMPLETION**

OWNER INFORMATION

Contact Name

Contact Address

Contact Email	Contact Number

SUBCONTRACTOR INFORMATION

Company Name	Contact Name
Virgin Brothers, LLC	Woodrow Virgin

Company Address

526 Cosson Road, DeFuniak Springs, FL 32435

Company Email	Company Number
woodyvirgin@embarqmail.com	850-333-3547

SCOPE OF WORK

REPLACE BULKHEAD BOARDS
2X10X16 MARINE GRADE
STAINLESS STEEL FASTENERS
HAUL OFF DEBRIS

AGREEMENT TERMS

$112.10 PER BOARD
INCLUDES SUBFRAME REPAIR

TOTAL COST

ACCEPTANCE

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

Signature	Date

TAB 10

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NATUREWALK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FISCAL YEAR 2026/2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Naturewalk Community Development District (**"District"**) prior to June 15, 2026, proposed budget(s) (**"Proposed Budget"**) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (**"Fiscal Year 2026/2027"**); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026/2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: _____, 2026

HOUR: 12:00 p.m.

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

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT(S).** The District Manager is hereby directed to submit a copy of the Proposed Budget to the local general-purpose governments at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 21st DAY OF MAY 2026.

ATTEST:	**NATUREWALK COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary / Assistant Secretary	Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2026/2027 Proposed Budget

Exhibit A

Fiscal Year 2026/2027 Proposed Budget

Proposed Budget

Naturewalk Community Development District

General Fund

Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 02/28/26	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	$ 937,980	$ 937,980	$ 936,603	$ 1,377	$ 1,025,558	$ 88,955
6							
7	**Assessment Revenue Subtotal**	**$ 937,980**	**$ 937,980**	**$ 936,603**	**$ 1,377**	**$ 1,025,558**	**$ 88,955**
8							
9	**OTHER REVENUES**						
10							
11	Balance Forward from Prior Year	$ 600	$ 600	$ -	$ 600	$ -	$ -
12	Interest Earnings	$ 4,721	$ 11,330	$ -	$ 11,330	$ -	$ -
13							
14	**Other Revenue Subtotal**	**$ 5,321**	**$ 11,930**	**$ -**	**$ 11,930**	**$ -**	**$ -**
15							
16	**TOTAL REVENUES**	**$ 943,301**	**$ 949,910**	**$ 936,603**	**$ 13,307**	**$ 1,025,558**	**$ 88,955**
17							
18	**EXPENDITURES - ADMINISTRATIVE**						
19							
20	***Legislative***						
21	Supervisor Fees	$ 3,600	$ 8,640	$ 12,000	$ 3,360	$ 12,000	$ -
22	***Financial & Administrative***						

Proposed Budget
Naturewalk Community Development District
General Fund

Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 02/28/26	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	$ 7,210	$ 17,304	$ 17,306	$ 2	$ 17,306	$ -
24	Administrative Services	$ 4,056	$ 9,734	$ 9,734	$ (0)	$ 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	$ 2,084	$ 2,084	$ 5,000	$ 2,916	$ 5,000	$ -
29	District Engineer	$ 7,220	$ 17,328	$ 40,000	$ 22,672	$ 40,000	$ -
30	District Management	$ 11,830	$ 28,392	$ 28,392	$ -	$ 43,392	$ 15,000
31	Dues, Licenses & Fees	$ 175	$ 245	$ 175	$ (70)	$ 175	$ -
32	Financial & Revenue Collections	$ 1,687	$ 4,049	$ 4,050	$ 1	$ 4,050	$ -
33	Legal Advertising	$ 662	$ 1,589	$ 3,500	$ 1,911	$ 2,000	$ (1,500)
34	Miscellaneous Administrative Fees	$ -	$ -	$ 2,000	$ 2,000	$ 2,000	$ -
35	Public Officials Liability Insurance	$ 1,347	$ 1,347	$ 3,100	$ 1,753	$ 3,330	$ 230
36	Room Rentals	$ 1,250	$ 1,800	$ 1,800	$ -	$ 1,800	$ -
37	Supervisor Workers Comp Insurance	$ 850	$ 2,040	$ 850	$ (1,190)	$ 850	$ -
38	Trustees Fees	$ 3,231	$ 7,754	$ 7,000	$ (754)	$ 7,754	$ 754
39	Website Hosting, Maintenance, Backup & Email	$ 2,500	$ 5,000	$ 6,000	$ 1,000	$ 5,000	$ (1,000)
40	***Legal Counsel***						
41	District Counsel	$ 25,723	$ 61,735	$ 50,000	$ (11,735)	$ 55,000	$ 5,000
42	Litigation / Mediation	$ -	$ -	$ 5,000	$ 5,000	$ 5,000	$ -
43							
44	**Administrative Subtotal**	**$ 78,833**	**$ 174,450**	**$ 205,115**	**$ 30,665**	**$ 224,091**	**$ 18,976**

Proposed Budget
Naturewalk Community Development District
General Fund

Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 02/28/26	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	$ 9,656	$ 23,174	$ 21,600	$ (1,574)	$ 23,174	$ 1,574
50	***Stormwater Control***						
51	Aquatic Maintenance	$ 3,840	$ 9,216	$ 9,500	$ 284	$ 9,785	$ 285
52	Fountain Repairs	$ 920	$ 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	$ 3,217	$ 25,000	$ 25,000	$ 0	$ 25,000	$ -
57	General Liability Insurance	$ 1,572	$ 3,500	$ 3,500	$ -	$ 3,883	$ 383
58	Irrigation Repairs	$ 1,004	$ 11,410	$ 12,000	$ 590	$ 12,000	$ -
59	Landscape - Mulch	$ 29,225	$ 60,036	$ 60,000	$ (36)	$ 65,000	$ 5,000
60	Landscape Maintenance	$ 95,795	$ 229,908	$ 160,000	$ (69,908)	$ 192,500	$ 32,500
61	Landscape Replacement, Plants, Shrubs, Trees, Enhanchments	$ 481	$ 1,154	$ 25,000	$ 23,846	$ 50,000	$ 25,000
62	Pedestrian Path Lighting	$ -	$ -	$ -	$ -	$ -	$ -
63	Property Insurance	$ 20,160	$ 53,000	$ 53,000	$ -	$ 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 02/28/26	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	$ 14,045	$ 33,708	$ 80,000	$ 46,292	$ 80,000	$ -
68	Roadway Repair & Maintenance	$ 81,669	$ 196,006	$ 117,000	$ (79,006)	$ 120,000	$ 3,000
69	Security Camera Equipment Lease	$ 2,500	$ 6,000	$ 5,000	$ (1,000)	$ 5,000	$ -
70	Sidewalk Maintenance & Repair	$ -	$ -	$ 6,000	$ 6,000	$ 6,000	$ -
71	Street Light/Decorative Light Maintenance	$ 1,241	$ 2,978	$ 10,000	$ 7,022	$ 10,000	$ -
72	Street Sign Repair & Replacement	$ 58	$ 139	$ 2,000	$ 1,861	$ 2,000	$ -
73	Trail Path Maintenance	$ -	$ -	$ 15,000	$ 15,000	$ 15,000	$ -
74	***Contingency***						
75	Miscellaneous Contingency	$ 49,707	$ 73,813	$ 73,813	$ 0	$ 65,000	$ (8,813)
76							
77	**Field Operations Subtotal**	**$ 315,090**	**$ 753,750**	**$ 731,488**	**$ (22,262)**	**$ 801,467**	**$ 69,979**
78							
79	**TOTAL EXPENDITURES**	**$ 393,923**	**$ 928,200**	**$ 936,603**	**$ 8,403**	**$ 1,025,558**	**$ 88,955**
80							
81	**EXCESS OF REVENUES OVER EXPENDITURES**	**$ 549,378**	**$ 21,710**	**$ -**	**$ 21,710**	**$ -**	**$ -**
82							

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

	Chart of Accounts Classification	Actual YTD through 02/28/26	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]	$410,189.15	$410,189.15
TOTAL REVENUES	**$410,189.15**	**$410,189.15**
EXPENDITURES		
Administrative		
Debt Service Obligation	$410,189.15	$410,189.15
Administrative Subtotal	**$410,189.15**	**$410,189.15**
TOTAL EXPENDITURES	**$410,189.15**	**$410,189.15**
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	**$436,371.44**

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:		$1,100,558.00	**2025/2026 O&M Budget:**	$1,011,603.00
Collection Costs:	2%	$23,416.13	**2026/2027 O&M Budget:**	$1,100,558.00
Early Payment Discounts:	4%	$46,832.26		
2026/2027 Total:		**$1,170,806.38**	**Total Difference:**	**$88,955.00**

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	$2,174.60	$175.76	8.79%
	Total	**$3,137.12**	**$3,312.88**	**$175.76**	**5.60%**
Single Family 45'	Series 2007A Debt Service	$1,463.51	$1,463.51	$0.00	0.00%
	Operations/Maintenance	$2,578.50	$2,805.24	$226.74	8.79%
	Total	**$4,042.01**	**$4,268.75**	**$226.74**	**5.61%**
Office Building	Series 2007A Debt Service[1]	$0.00	$0.00	$0.00	0.00%
	Operations/Maintenance	$7,335.73	$7,980.79	$645.06	8.79%
	Total	**$7,335.73**	**$7,980.79**	**$645.06**	**8.79%**
Multifamily (Unplatted)	Series 2007A Debt Service	$978.92	$978.92	$0.00	0.00%
	Operations/Maintenance	$1,719.00	$1,870.16	$151.16	8.79%
	Total	**$2,697.92**	**$2,849.08**	**$151.16**	**5.60%**

[1] Debt was prepaid

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT

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

TOTAL O&M BUDGET		**$1,100,558.00**
COLLECTION COSTS @	**2.0%**	**$23,416.13**
EARLY PAYMENT DISCOUNT@	**4.0%**	**$46,832.26**
TOTAL O&M ASSESSMENT		**$1,170,806.38**

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	81	1.00	143.00	26.56%	$310,968.26	**$2,174.60**	**$1,138.28**	**$3,312.88**
SINGLE FAMILY 45	153	84	1.29	197.37	36.66%	$429,201.44	**$2,805.24**	**$1,463.51**	**$4,268.75**
OFFICE BUILDING	1	0	3.67	3.67	0.68%	$7,980.79	**$7,980.79**	**$0.00**	**$7,980.79**
Total Platted	**297**	**165**		**344.04**	**63.90%**	**$748,150.50**			
MULTIFAMILY	226	226	0.86	194.36	36.10%	$422,655.89	**$1,870.16**	**$978.92**	**$2,849.08**
Total Unplatted	**226**	**226**		**194.36**	**36.10%**	**$422,655.89**			
Total Community	**523**	**391**		**538.40**	**100.00%**	**$1,170,806.38**			

LESS: Walton County Collection Costs (2%) and Early Payment Discount Costs (4%)	**($70,248.38)**
Net Revenue to be Collected	**$1,100,558.00**

[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.

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · PANAMA CITY BEACH, FLORIDA (850-334-9055)
MAILING ADDRESS – 3434 Colwell Avenue, Suite 200, Tampa, FL 33614
www.naturewalkcdd.org

VIA FIRST CLASS U.S. MAIL

TO THE HOMEOWNER OF
«Address_1» «Address_2»
«City», «State» «Zip»

Important Update: 2026-27 Budget Increase and Community Needs

Dear NatureWalk Owners,

The NatureWalk CDD Board of Supervisors is dedicated to preserving the quality and value of our neighborhood while ensuring its financial stability. After thorough deliberation, the Board has approved a necessary budget increase for 2026-27, which will result in a modest assessment increase on your property tax bill.

The budget increase is driven by the following factors:

- **Operational Costs:** Vendor fees, including aquatics, district management and landscaping, have increased for the upcoming year. These changes are driven by rising costs associated with cost-of-living adjustments, fuel expenses, and broader industry trends impacting many local municipalities. The Board has worked proactively with all vendors to secure the most competitive rates possible while maintaining a high level of service for the community.
- **Aging Infrastructure:** The stormwater management system, a network of structures and features designed to collect, manage, and safely move rainwater runoff away from streets, buildings, and properties to prevent flooding and damage, is undergoing recertification required to meet permitting. Pervious alley replacement will continue to maintain the structural integrity of District roadways and ensure proper drainage.
- **Capital Reserves:** Proper funding is essential for financial stability; reserves provide a buffer against unexpected expenses and protect property values.
- **Parcel Development:** Twenty-four Beargrass Townhomes are currently under construction. Should the owner update the existing plat before Final budget approval, the CDD must incorporate the final number of lots and adjust its Operations and Maintenance Methodology accordingly, which will cause adjustments to Operations and Maintenance Assessments across the entire District and result in an increase for residential homes, the Office Building and other multifamily-zoned parcels.

This budget increase will help us maintain our infrastructure, address critical maintenance, and build reserves to avoid larger costs in the future. We've worked diligently to keep the increase as low as possible while meeting these essential needs. Please note the increase is on an annual, not monthly, basis.

Please join us at 12:00 p.m. on August 6th, 2026 at the Walton Area Chamber of Commerce to review the budget in detail and ask questions.

Thank you for your support in NatureWalk.

TAB 11

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NATUREWALK COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2026/2027; AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District is required by Section 189.015, *Florida Statutes,* to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt annual meeting schedule for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 ("Fiscal Year 2026-2027"), attached as **Exhibit A.**

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

SECTION 1. The Fiscal Year 2026-2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

PASSED AND ADOPTED this 21st day of May, 2026.

ATTEST:

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairman, Board of Supervisors

Exhibit A

BOARD OF SUPERVISORS MEETING DATES
NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027

The Board of Supervisors of the NatureWalk Community Development District will hold their regular meetings for Fiscal Year 2026-2027 at the Walton Chamber of Commerce located at 63 South Centre Trail, Santa Rosa Beach, FL 32459 unless otherwise indicated as follows:

October 1, 2026	12:00 PM
November 5, 2026	12:00 PM
December 3, 2026	12:00 PM
January 7, 2027	12:00 PM
February 4, 2027	12:00 PM
March 4, 2027	12:00 PM
April 1, 2027	12:00 PM
May 6, 2027	12:00 PM
June 3, 2027	12:00 PM
July 1, 2027	12:00 PM
August 5, 2027	12:00 PM
September 2, 2027	12:00 PM

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained by mail from Rizzetta & Company, Inc., 3434 Colwell Ave., Suite 200, Tampa, Florida 33614 or by calling (850) 334-9055 ("District Office").

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (850) 334-9055 at least 48 hours prior to the meeting. 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), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting 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 such appeal is to be based.

Stephanie DeLuna
District Manager

TAB 12

TIGHTLINE CONSTRUCTION, INC.

3601 East 11th Street
Panama City, Florida 32401
(850) 624-9217 Phone

May 18, 2026
Innerlight Engineering Corporation
NatureWalk CDD
11490 Emerald Coast Parkway
Suite 2W Miramar Beach, Florida 32550

Attention: Jonette

Re: Asphalt Repair

We propose to furnish all labor, equipment, and materials necessary to remove and replace the existing damaged asphalt area referenced in the previous email. The damaged asphalt will be saw-cut as needed, removed, and properly hauled off-site. New base material will then be installed and compacted, followed by the placement of approximately a 2-inch lift of new asphalt.

Traffic control will be limited to one lane during the scheduled repair operations.

All permits, testing, and site access shall be provided by others.

Item No.	Item Description	~Qty	Unit	Unit Cost	Total Cost
1	Asphalt (Demo and Replace)	13.1	SY	$630.00	$8,253.00
This proposal is a unit price quote, Meaning the pricing is based on the cost per unit of each item provided. All quantities are approximate and may vary due to several factors.					$8,253.00

Thank you for the opportunity to provide a quote for this work. Please review the details, and if you have any questions or need further clarification, feel free to call or text me on (850) 625-9247.

Sincerely,
Josey Nixon
Tightline Construction, Inc.