

Exhibit A
Budget Template
Nature Walk Community Development District
General Fund
Fiscal Year 2014/2015

	Chart of Accounts Classification	Proposed Budget for 2014/2015
7		
8	REVENUES	
9		
18	Interest Earnings	
19	Interest Earnings	\$ -
20	Special Assessments	
21	Tax Roll*	\$ 95,112
23	Off Roll*	\$ 169,088
27	Other Miscellaneous Revenues	
30	Miscellaneous Revenues	\$ -
37		
38	TOTAL REVENUES	\$ 264,200
39		
40	Balance Forward from Prior Year	\$ -
41		
42	TOTAL REVENUES AND BALANCE FORWARD	\$ 264,200
43		
44	<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification</i>	
45		
46	EXPENDITURES - ADMINISTRATIVE	
47		
48	Legislative	
49	Supervisor Fees	\$ 2,400
50	Financial & Administrative	
51	Administrative Services	\$ -
52	District Management	\$ 37,800
53	District Engineer	\$ 2,500
54	Disclosure Report	\$ 5,000
55	Trustees Fees	\$ 7,000
56	Assessment Roll	\$ -
57	Financial Consulting Services	\$ -
58	Accounting Services	\$ -
59	Auditing Services	\$ 3,500
60	Arbitrage Rebate Calculation	\$ 500
64	Travel	\$ -
65	Public Officials Liability Insurance	\$ 5,300
66	Legal Advertising	\$ 1,000
67	Bank Fees	\$ 400
68	Dues, Licenses & Fees	\$ 175
69	Miscellaneous Fees	\$ -
72	Website Fees & Maintenance	\$ 2,700
73	Legal Counsel	
74	District Counsel	\$ 15,000
75	District Counsel Assessment Collections	\$ -

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76	Foreclosure Expenses	\$ -
80	Administrative Subtotal	\$ 83,275
81		
82	EXPENDITURES - FIELD OPERATIONS	
83		
96	Electric Utility Services	
97	Utility Services	\$ 12,000
117	Stormwater Control	
118	Stormwater Assessment	\$ -
119	Aquatic Maintenance	\$ 3,600
121	Lake/Pond Bank Maintenance	\$ -
122	Wetland Monitoring & Maintenance	\$ 1,500
123	Mitigation Area Monitoring & Maintenance	\$ -
124	Aquatic Plant Replacement	\$ 2,500
125	Stormwater System Maintenance	\$ 5,000
130	Miscellaneous Expense	\$ -
	Capital Outlay	
132	Other Physical Environment	
137	General Liability Insurance	\$ 1,300
138	Property Insurance	\$ -
140	Rust Prevention	\$ 6,000
141	Entry & Walls Maintenance	\$ -
142	Landscape Maintenance	\$ 62,000
143	Ornamental Lighting & Maintenance	\$ 2,000
144	Well Maintenance	\$ 1,000
146	Lift Station Maintenance	\$ -
147	Tree Trimming Services	\$ 1,500
150	Irrigation Maintenance	\$ -
151	Irrigation Repairs	\$ 3,500
153	Landscape Miscellaneous	\$ -
154	Landscape Replacement Plants, Shrubs, Trees	\$ 3,000
155	Annual Mulching	\$ 59,200
157	Miscellaneous Expense	\$ -
159	Road & Street Facilities	
161	Street/ Parking Lot Sweeping	\$ -
162	Street Light Decorative Light Maintenance	\$ 2,000
164	Sidewalk Repair & Maintenance	\$ 1,100
166	Street Sign Repair & Replacement	\$ -
167	Roadway Repair & Maintenance (Curb/Gutter)	\$ 2,000
168	Parks & Recreation	
208	Boardwalk and Bridge Maintenance	\$ 10,000
224	Contingency	
225	Miscellaneous Fees	\$ -
226	Miscellaneous Contingency	\$ 1,725
227	Capital Reserves	\$ -

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Fiscal Year 2014/2015

	Chart of Accounts Classification	Proposed Budget for 2014/2015
228	Capital Outlay	\$ -
229		
230	Field Operations Subtotal	\$ 180,925
231		
232	Contingency for County TRIM Notice	
233		
234	TOTAL EXPENDITURES	\$ 264,200
235		
236	EXCESS OF REVENUES OVER EXPENDITURES	\$ -

Budget Template
NatureWalk Community Development District
Debt Service
Fiscal Year 2014/2015

Chart of Accounts Classification	Series 2007B	Series 2007A	Budget for 2014/2015
REVENUES			
Special Assessments			
Net Special Assessments ⁽¹⁾	\$ 527,183.03	\$491,827.68	\$ 1,019,010.71
TOTAL REVENUES	\$ 527,183.03	\$ 491,827.68	\$ 1,019,010.71
EXPENDITURES			
Administrative			
Financial & Administrative			
Bank Fees			0
Debt Service Obligation	\$ 527,183.03	\$ 491,827.68	\$ 1,019,010.71
Administrative Subtotal	\$ 527,183.03	\$ 491,827.68	\$ 1,019,010.71
TOTAL EXPENDITURES	\$ 527,183.03	\$ 491,827.68	\$ 1,019,010.71
EXCESS OF REVENUES OVER EXPENDITURES	0	0	0

Collection and Discount % applicable to the county:

7.0%

Gross assessments

\$ 1,056,030.00

Notes:

Tax Roll Collection Costs for Walton County is 7.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received.

Nature Walk Community Development District

FISCAL YEAR 2014/2015 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2014/2015 O&M Budget	\$264,200.00
Walton Co. 7% Collection Cost:	\$19,886.02
2014/2015 Total:	<u>\$284,086.02</u>

2013/2014 O&M Budget	\$256,100.00
2014/2015 O&M Budget	\$264,200.00
Total Difference:	<u>\$8,100.00</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2013/2014	2014/2015	\$	%
Debt Service - Single Family 35'	\$1,138.28	\$1,138.28	\$0.00	0.00%
Operations/Maintenance - Single Family 35'	\$511.66	\$527.84	\$16.18	3.16%
Total	\$1,649.94	\$1,666.12	\$16.18	0.98%
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Debt Service - Single Family 40'	\$1,303.33	\$1,303.33	\$0.00	0.00%
Operations/Maintenance - Single Family 40'	\$585.85	\$604.38	\$18.53	3.16%
Total	\$1,889.18	\$1,907.71	\$18.53	0.98%
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Debt Service - Single Family 45'	\$1,463.51	\$1,463.51	\$0.00	0.00%
Operations/Maintenance - Single Family 45'	\$660.04	\$680.92	\$20.88	3.16%
Total	\$2,123.55	\$2,144.43	\$20.88	0.98%
<hr/>				
Debt Service - Sales Center	\$1,778.80	\$1,778.80	\$0.00	0.00%
Operations/Maintenance - Sales Center	\$1,877.80	\$1,937.19	\$59.39	0.00%
Total	\$3,656.60	\$3,715.99	\$59.39	0.00%
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Debt Service - Multifamily	\$978.92	\$978.92	\$0.00	0.00%
Operations/Maintenance - Multifamily	\$440.03	\$453.95	\$13.92	3.16%
Total	\$1,418.95	\$1,432.87	\$13.92	0.98%

NATURE WALK

FISCAL YEAR 2014/2015 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$264,200.00
COLLECTION COSTS @	7.0%	<u>\$19,886.02</u>
TOTAL O&M ASSESSMENT		<u><u>\$284,086.02</u></u>

<u>LOT SIZE</u>	<u>UNITS ASSESSED</u>		<u>ALLOCATION OF O&M ASSESSMENT</u>				<u>TOTAL SERIES 2007A DEBT SERVICE ASSESSMENT</u>
	<u>O&M</u>	<u>SERIES 2007A DEBT SERVICE ⁽¹⁾</u>	<u>EAU FACTOR</u>	<u>TOTAL EAU's</u>	<u>% TOTAL EAU's</u>	<u>TOTAL O&M BUDGET</u>	
Platted Parcels							
SINGLE FAMILY 35	92	63	1.00	92.00	17.09%	\$48,561.71	\$71,711.64
SINGLE FAMILY 40	50	50	1.145	57.25	10.64%	\$30,219.11	\$65,166.50
SINGLE FAMILY 45	148	127	1.29	190.92	35.47%	\$100,776.11	\$185,865.77
SALES CENTER	1	1	3.67	3.67	0.68%	\$1,937.19	\$1,778.80
Total Platted	<u>291</u>	<u>241</u>		<u>343.84</u>	<u>63.89%</u>	<u>\$181,494.12</u>	<u>\$324,522.71</u>
MULTIFAMILY	226	226	0.86	194.36	36.11%	\$102,591.90	\$221,235.92
Total Unplatted	<u>226</u>	<u>226</u>		<u>194.36</u>	<u>36.11%</u>	<u>\$102,591.90</u>	<u>\$221,235.92</u>
Total Community	<u>517</u>	<u>467</u>		<u>538.20</u>	<u>100.00%</u>	<u>\$284,086.02</u>	<u>\$545,758.63</u>

<u>PER LOT ANNUAL ASSESSMENT</u>		
<u>O&M</u>	<u>2007A DEBT SERVICE ⁽²⁾</u>	<u>TOTAL ⁽³⁾</u>
\$527.84	\$1,138.28	\$1,666.12
\$604.38	\$1,303.33	\$1,907.71
\$680.92	\$1,463.51	\$2,144.43
\$1,937.19	\$1,778.80	\$3,715.99
\$453.95	\$978.92	\$1,432.87

LESS: Walton County Collection Costs and Early Payment Discount Costs

(\$19,886.02) (\$38,203.10)

Net Revenue to be Collected

\$264,200.00 \$507,555.53

(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 2014 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.