



Rizzetta & Company

NatureWalk Community Development District

.....:]bU`Budget for Fiscal Year 2016/2017

Presented by: Rizzetta & Company, Inc.

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Final Budget
NatureWalk Community Development District
General Fund
Fiscal Year 2016/2017

	Chart of Accounts Classification	Budget for 2016/2017
1		
2	REVENUES	
3		
14	Special Assessments	
15	Tax Roll*	\$ 219,819
16	Street Light Assessment	\$ -
17	Off Roll*	\$ 82,131
31		
32	TOTAL REVENUES	\$ 301,950
33		
34	Balance Forward from Prior Year	\$ -
35		
36	TOTAL REVENUES AND BALANCE FORWARD	\$ 301,950
37		
38	<i>*Allocation of assessments between the Tax Roll and Off Roll are</i>	
39		
40	EXPENDITURES - ADMINISTRATIVE	
41		
42	Legislative	
43	Supervisor Fees	\$ 9,600
44	Financial & Administrative	
45	Administrative Services	\$ 4,500
46	District Management	\$ 14,700
47	District Engineer	\$ 2,500
48	Disclosure Report	\$ 5,000
49	Trustees Fees	\$ 7,000
51	Financial Consulting Services	\$ 8,600
52	Accounting Services	\$ 12,000
53	Auditing Services	\$ 3,600
54	Arbitrage Rebate Calculation	\$ 600
59	Public Officials Liability Insurance	\$ 3,000
60	Legal Advertising	\$ 2,000
61	Bank Fees	\$ 375
62	Dues, Licenses & Fees	\$ 175
66	Website Hosting, Maintenance, Backup (and Email)	\$ 2,600
67	Legal Counsel	
68	District Counsel	\$ 20,000
73		
74	Administrative Subtotal	\$ 96,250
75		
76	EXPENDITURES - FIELD OPERATIONS	
77		
90	Electric Utility Services	
91	Utility Services	\$ 14,000
111	Stormwater Control	
113	Aquatic Maintenance	\$ 3,600
116	Wetland Monitoring & Maintenance	\$ 1,500
118	Aquatic Plant Replacement	\$ 2,500
119	Stormwater System Maintenance	\$ 5,000
125	Other Physical Environment	
130	General Liability Insurance	\$ 4,000
131	Property Insurance	\$ 5,000
135	Landscape Maintenance	\$ 64,000
136	Ornamental Lighting & Maintenance	\$ 2,000
137	Well Maintenance	\$ 1,000
140	Tree Trimming Services	\$ 1,500
144	Irrigation Repairs	\$ 5,000
147	Landscape Replacement Plants, Shrubs, Trees	\$ 2,000
148	Annual Mulching	\$ 57,000
151	Miscellaneous Expense Rust Prevention	\$ 7,000
153	Road & Street Facilities	
156	Street Light Decorative Light Maintenance	\$ 7,000
158	Sidewalk Repair & Maintenance	\$ 1,100
160	Street Sign Repair & Replacement	\$ 500
161	Roadway Repair & Maintenance	\$ 2,000
162	Parks & Recreation	
202	Boardwalk and Bridge Maintenance	\$ 20,000
223		
224	Field Operations Subtotal	\$ 205,700
225		
226	Contingency for County TRIM Notice	
227		
228	TOTAL EXPENDITURES	\$ 301,950
229		
230	EXCESS OF REVENUES OVER EXPENDITURES	\$ -

NatureWalk

NatureWalk Community Development District

General Fund

Fiscal Year 2016/2017

	Chart of Accounts Classification	Budget for 2016/2017
231		

Budget Template
NatureWalk Community Development District
Debt Service
Fiscal Year 2016/2017

Chart of Accounts Classification	Series 2007A	Budget for 2016/2017
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$426,322.60	\$426,322.60
TOTAL REVENUES	\$ 426,322.60	\$ 426,322.60
EXPENDITURES		
Administrative		
Financial & Administrative		
Bank Fees		0
Debt Service Obligation	\$ 426,322.60	\$ 426,322.60
Administrative Subtotal	\$ 426,322.60	\$ 426,322.60
TOTAL EXPENDITURES	\$ 426,322.60	\$ 426,322.60
EXCESS OF REVENUES OVER EXPENDITURES	0	0

Collection and Discount % applicable to the county: 7.0%

Gross assessments \$ **458,411.40**

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 2016/2017 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2016/2017 O&M Budget	\$301,950.00
Walton Co. 7% Collection Cost:	<u>\$22,727.42</u>
2016/2017 Total:	<u>\$324,677.42</u>

2015/2016 O&M Budget	\$301,950.00
2016/2017 O&M Budget	\$301,950.00
Total Difference:	<u><u>\$0.00</u></u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2015/2016	2016/2017	\$	%
Debt Service - Single Family 35'	\$1,138.28	\$1,138.28	\$0.00	0.00%
Operations/Maintenance - Single Family 35'	\$605.21	\$605.21	\$0.00	0.00%
Total	\$1,743.49	\$1,743.49	\$0.00	0.00%
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Debt Service - Single Family 40'	\$1,303.33	\$1,303.33	\$0.00	0.00%
Operations/Maintenance - Single Family 40'	\$692.97	\$692.97	\$0.00	0.00%
Total	\$1,996.30	\$1,996.30	\$0.00	0.00%
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Debt Service - Single Family 45'	\$1,463.51	\$1,463.51	\$0.00	0.00%
Operations/Maintenance - Single Family 45'	\$780.72	\$780.72	\$0.00	0.00%
Total	\$2,244.23	\$2,244.23	\$0.00	0.00%
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Debt Service - Sales Center	\$1,778.80	\$1,778.80	\$0.00	0.00%
Operations/Maintenance - Sales Center	\$2,221.12	\$2,221.12	\$0.00	0.00%
Total	\$3,999.92	\$3,999.92	\$0.00	0.00%
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Debt Service - Multifamily	\$978.92	\$978.92	\$0.00	0.00%
Operations/Maintenance - Multifamily	\$520.48	\$520.48	\$0.00	0.00%
Total	\$1,499.40	\$1,499.40	\$0.00	0.00%

NATURE WALK

FISCAL YEAR 2016/2017 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET **\$301,950.00**
 COLLECTION COSTS @ 7.0% **\$22,727.42**
 TOTAL O&M ASSESSMENT **\$324,677.42**

LOT SIZE	UNITS ASSESSED ⁽¹⁾		ALLOCATION OF O&M ASSESSMENT				TOTAL SERIES 2007A DEBT SERVICE ASSESSMENT
	O&M	SERIES 2007A DEBT SERVICE ⁽²⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	
Platted Parcels							
SINGLE FAMILY 35	143	89	1.00	143.00	26.66%	\$86,545.14	\$101,306.92
SINGLE FAMILY 40	40	40	1.145	45.80	8.54%	\$27,718.65	\$52,133.20
SINGLE FAMILY 45	116	56	1.29	149.64	27.89%	\$90,563.74	\$81,956.56
SALES CENTER	1	1	3.67	3.67	0.68%	\$2,221.12	\$1,778.80
Total Platted	<u>300</u>	<u>186</u>		<u>342.11</u>	<u>63.77%</u>	<u>\$207,048.65</u>	<u>\$237,175.48</u>
MULTIFAMILY	226	226	0.86	194.36	36.23%	\$117,628.76	\$221,235.92
Total Unplatted	<u>226</u>	<u>226</u>		<u>194.36</u>	<u>36.23%</u>	<u>\$117,628.76</u>	<u>\$221,235.92</u>
Total Community	<u>526</u>	<u>412</u>		<u>536.47</u>	<u>100.00%</u>	<u>\$324,677.42</u>	<u>\$458,411.40</u>
LESS: Walton County Collection Costs and Early Payment Discount Costs						(\$22,727.42)	(\$32,088.80)
Net Revenue to be Collected						<u>\$301,950.00</u>	<u>\$426,322.60</u>

PER LOT ANNUAL ASSESSMENT		
O&M	SERIES 2007A DEBT SERVICE ⁽³⁾	TOTAL ⁽⁴⁾
\$605.21	\$1,138.28	\$1,743.49
\$692.97	\$1,303.33	\$1,996.30
\$780.72	\$1,463.51	\$2,244.23
\$2,221.12	\$1,778.80	\$3,999.92
\$520.48	\$978.92	\$1,499.40

(1) Reflects 114 (one hundred fourteen) prepayments.

(2) Reflects the number of total lots with Series 2007A debt outstanding.

(3) 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.

(4) Annual assessment that will appear on November 2016 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.