

HERITAGE ISLE AT VIERA COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2015/2016 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

UNITS ASSESSED ⁽¹⁾		ALLOCATION OF O&M ASSESSMENT										TOTAL			PER LOT ANNUAL ASSESSMENT						
		BUDGET COLLECTION COSTS @ 6.0% O&M ASSESSMENT					BUDGET COLLECTION COSTS @ 6.0% O&M ASSESSMENT					SERIES 2013A-1	SERIES 2013A-2	SERIES 2005	TOTAL O&M PER UNIT	2013A-1 DEBT SERVICE ⁽²⁾	2013A-2 DEBT SERVICE ⁽²⁾	2005 DEBT SERVICE ⁽²⁾	TOTAL ⁽⁴⁾		
LOT SIZE	2013A-1 / A-2	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL BUDGET	Per Unit O&M	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL BUDGET	Per Unit O&M	DEBT SERVICE ASSESSMENT	DEBT SERVICE ASSESSMENT	DEBT SERVICE ASSESSMENT							
Platted Parcels	O&M	DEBT SERVICE ⁽²⁾	2005 DEBT SERVICE ⁽²⁾																		
Villa (2013)	82	82	0	1.00	82.00	4.59%	\$30,700.76	\$374.40	0.50	41.00	2.71%	\$1,905.81	\$23.24	\$21,203.56	\$2,884.76	\$0.00	\$397.64	\$258.58	\$35.18	\$0.00	\$691.40
Duplex (2013)	146	146	0	1.00	146.00	8.18%	\$54,662.33	\$374.40	0.75	109.50	7.25%	\$5,089.90	\$34.86	\$51,235.78	\$6,971.50	\$0.00	\$409.26	\$350.93	\$47.75	\$0.00	\$807.94
SF 50' (2013)	371	370	0	1.00	371.00	20.78%	\$138,902.23	\$374.40	1.00	371.00	24.56%	\$17,245.24	\$46.48	\$157,179.70	\$21,396.00	\$0.00	\$420.88	\$424.81	\$57.80	\$0.00	\$903.49
SF 70' (2013)	128	126	0	1.00	128.00	7.17%	\$47,923.14	\$374.40	1.40	179.20	11.86%	\$9,329.78	\$65.08	\$55,162.16	\$8,865.96	\$0.00	\$439.48	\$517.16	\$70.36	\$0.00	\$1,027.00
Condo	120	0	119	1.00	120.00	6.72%	\$44,927.95	\$374.40	0.50	60.00	3.97%	\$2,788.99	\$23.24	\$0.00	\$0.00	\$41,650.00	\$397.64	\$0.00	\$0.00	\$350.00	\$747.64
Villa (2005)	200	0	199	1.00	200.00	11.20%	\$74,879.91	\$374.40	0.50	100.00	6.62%	\$4,648.31	\$23.24	\$0.00	\$0.00	\$69,650.00	\$397.64	\$0.00	\$0.00	\$350.00	\$747.64
SF 50' (2005)	126	0	126	1.00	126.00	7.36%	\$47,174.34	\$374.40	1.00	126.00	9.34%	\$5,856.87	\$46.48	\$0.00	\$0.00	\$72,450.00	\$420.88	\$0.00	\$0.00	\$575.00	\$995.88
SF 60' SF	124	0	124	1.00	124.00	6.95%	\$46,425.54	\$374.40	1.20	148.80	9.85%	\$6,916.69	\$55.78	\$0.00	\$0.00	\$80,600.00	\$430.18	\$0.00	\$0.00	\$650.00	\$1,080.18
SF 70' (2005)	63	0	63	1.00	63.00	3.53%	\$23,587.17	\$374.40	1.40	88.20	5.84%	\$4,099.81	\$65.08	\$0.00	\$0.00	\$44,100.00	\$439.48	\$0.00	\$0.00	\$700.00	\$1,139.48
Total Platted	1369	724	631		1360.00	76.19%	\$509,183.38		1223.70	81.01%	\$56,881.40		\$294,781.20	\$40,107.62	\$308,450.00						
Unplatted Parcels																					
Condo	240	0	240	1.00	240.00	13.45%	\$89,855.89	\$374.40	0.50	120.00	7.94%	\$5,577.98	\$23.24	\$0.00	\$0.00	\$84,000.00	\$397.64	\$0.00	\$350.00	\$0.00	\$747.64
Villa (2005)	54	0	54	1.00	54.00	3.03%	\$20,217.58	\$374.40	0.50	27.00	1.79%	\$1,255.04	\$23.24	\$0.00	\$0.00	\$18,900.00	\$397.64	\$0.00	\$0.00	\$350.00	\$747.64
SF 50' (2005)	101	0	101	1.00	101.00	5.66%	\$37,814.35	\$374.40	1.00	101.00	6.69%	\$4,694.80	\$46.48	\$0.00	\$0.00	\$58,075.00	\$420.88	\$0.00	\$0.00	\$575.00	\$995.88
SF 60' SF	29	0	29	1.00	29.00	1.62%	\$10,857.59	\$374.40	1.20	34.80	2.30%	\$1,617.61	\$55.78	\$0.00	\$0.00	\$18,850.00	\$430.18	\$0.00	\$0.00	\$650.00	\$1,080.18
SF 70' (2005)	0	0	0	1.00	0.00	0.00%	\$0.00	\$0.00	1.40	0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$700.00	\$700.00
Clubhouse	1	0	0	1.00	1.00	0.06%	\$374.40	\$374.40	4.00	4.00	0.26%	\$185.93	\$185.93	\$0.00	\$0.00	\$0.00	\$560.33	\$0.00	\$0.00	\$0.00	\$560.33
Total Unplatted	425	0	424		425.00	23.81%	\$159,119.81		286.80	18.99%	\$13,331.36		\$0.00	\$0.00	\$179,825.00						
Total Community	1785	724	1055		1785.00	100.00%	\$668,303.19		1510.50	100.00%	\$70,212.77		\$294,781.20	\$40,107.62	\$488,275.00						
LESS: Brevard County Collection Costs and Early Payment Discounts							(\$40,098.19)				(\$4,212.77)		(\$17,686.87)	(\$2,406.46)	(\$29,296.50)						
Net Revenue to be Collected							\$628,205.00				\$66,000.00		\$277,094.33	\$37,701.16	\$458,978.50						

⁽¹⁾ Reflects two (2) prepayments for Series 2005 and three (3) prepayments for Series 2013.

⁽²⁾ Reflects the number of total lots with Series 2005, Series 2013A-1 and Series 2013A-2 debt outstanding.

⁽³⁾ Annual debt service assessment per lot adopted in connection with the Series 2005, Series 2013A-1 and Series 2013A-2 bond issues. Annual assessment includes principal, interest, Brevard County collection costs and early payment discount costs.

⁽⁴⁾ Annual assessment that will appear on November 2015 Brevard 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.