

**Heritage Isle at Viera  
Community Development District  
General Fund  
Fiscal Year 2014/2015**

Chart of Accounts Classification	Budget for 2014/2015
<b>REVENUES</b>	
Special Assessments	
Tax Roll*	\$ 532,628
Off Roll*	\$ 161,577
<b>TOTAL REVENUES</b>	<b>\$ 694,205</b>

*\*Allocation of assessments between the Tax Roll and Off Roll are*

<b>EXPENDITURES - ADMINISTRATIVE</b>	
<b>Legislative</b>	
Supervisor Fees	\$ 6,000
<b>Financial &amp; Administrative</b>	
Administrative Services	\$ 4,326
District Management	\$ 32,136
District Engineer	\$ 20,000
Disclosure Report	\$ 6,000
Trustees Fees	\$ 10,000
Financial Consulting Services	\$ 8,858
Accounting Services	\$ 16,995
Auditing Services	\$ 3,700
Arbitrage Rebate Calculation	\$ 1,200
Public Officials Liability Insurance	\$ 3,450
Legal Advertising	\$ 4,000
Bank Fees	\$ 100
Dues, Licenses & Fees	\$ 175
Miscellaneous Fees	\$ 200
<b>Legal Counsel</b>	
District Counsel	\$ 40,000
<b>Administrative Subtotal</b>	<b>\$ 157,140</b>
<b>EXPENDITURES - FIELD OPERATIONS</b>	
<b>Electric Utility Services</b>	
Utility Services	\$ 23,000
Street Lights	\$ 72,000
<b>Stormwater Control</b>	
Aquatic Maintenance	\$ 34,000
Fountain Service Repairs & Maintenance	\$ 5,000
Stormwater System Maintenance	\$ 2,000
<b>Other Physical Environment</b>	
General Liability & Property Insurance	\$ 11,750
Entry & Walls Maintenance	\$ 2,000
Pet Station Maintenance	\$ 6,000
Ant Control Treatment	\$ 6,000
Landscape Maintenance	\$ 192,000
Irrigation Contracts & Repairs	\$ 32,000
Irrigation Pump Station Reserve	\$ 6,000
Landscape Replacement Plants, Shrubs, Trees	\$ 30,000
<b>Road &amp; Street Facilities</b>	
Sidewalk Repair & Maintenance	\$ 25,000
<b>Parks &amp; Recreation</b>	
Infrastructure Annual Inspection Contract	\$ 20,000
Pedestrian Bridge Reserve	\$ 8,000
Pedestrian Bridge Maintenance	\$ 3,000
<b>Contingency</b>	
Miscellaneous Contingency	\$ 59,315
<b>Field Operations Subtotal</b>	<b>\$ 537,065</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 694,205</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>

**Budget Template**  
**Heritage Isle at Viera Community Development District**  
**Debt Service**  
**Fiscal Year 2014/2015**

Chart of Accounts Classification	Series 2013A-1	Series 2013A-2	Series 2005	Budget for 2014/2015
<b>REVENUES</b>				
Special Assessments				
Net Special Assessments <sup>(1)</sup>	\$ 277,094.33	\$ 37,701.16	\$ 459,307.50	\$ 774,102.99
				.
<b>TOTAL REVENUES</b>	<b>\$ 277,094.33</b>	<b>\$ 37,701.16</b>	<b>\$ 459,307.50</b>	<b>\$ 774,102.99</b>
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Financial & Administrative				
Bank Fees				0
Debt Service Obligation	\$ 277,094.33	\$ 37,701.16	\$ 459,307.50	\$ 774,102.99
<b>Administrative Subtotal</b>	<b>\$ 277,094.33</b>	<b>37,701.16</b>	<b>\$ 459,307.50</b>	<b>\$ 774,102.99</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 277,094.33</b>	<b>37,701.16</b>	<b>\$ 459,307.50</b>	<b>\$ 774,102.99</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Collection and Discount % applicable to the county:

6.0%

Gross assessments

\$ 823,513.82

**Notes:**

Tax Roll Collection Costs for Brevard County is 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

<sup>(1)</sup> Maximum Annual Debt Service less Prepaid Assessments received.

Heritage Isle at Viera Community Development District

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

2014/2015 O&M Budget	\$694,205.00
Brevard County 6% Collection Cost:	<u>\$44,310.96</u>
2014/2015 Total:	<b>\$738,515.96</b>

2013/2014 O&M Budget	\$694,205.00
2014/2015 O&M Budget	\$694,205.00
Total Difference:	<u><u>\$0.00</u></u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2013/2014	2014/2015	\$	%
Debt Service - Villa (Series 2013A-1/A-2)	\$293.76	\$293.76	\$0.00	0.00%
Operations/Maintenance - Villa (Series 2013A-1/A-2)	\$367.68	\$397.64	\$29.96	8.15%
<b>Total</b>	<b>\$661.44</b>	<b>\$691.40</b>	<b>\$29.96</b>	<b>4.53%</b>
Debt Service - Duplex (Series 2013A-1/A-2)	\$398.68	\$398.68	\$0.00	0.00%
Operations/Maintenance - Duplex (Series 2013A-1/A-2)	\$381.61	\$409.26	\$27.65	7.25%
<b>Total</b>	<b>\$780.29</b>	<b>\$807.94</b>	<b>\$27.65</b>	<b>3.54%</b>
Debt Service - SF 50' (Series 2013A-1/A-2)	\$482.61	\$482.61	\$0.00	0.00%
Operations/Maintenance - SF 50' (Series 2013A-1/A-2)	\$395.53	\$420.88	\$25.35	6.41%
<b>Total</b>	<b>\$878.14</b>	<b>\$903.49</b>	<b>\$25.35</b>	<b>2.89%</b>
Debt Service - SF 70' (Series 2013A-1/A-2)	\$587.52	\$587.52	\$0.00	0.00%
Operations/Maintenance - SF 70' (Series 2013A-1/A-2)	\$417.81	\$439.48	\$21.67	5.19%
<b>Total</b>	<b>\$1,005.33</b>	<b>\$1,027.00</b>	<b>\$21.67</b>	<b>2.16%</b>
Debt Service - Condo (2005)	\$350.00	\$350.00	\$0.00	0.00%
Operations/Maintenance - Condo (2005)	\$367.68	\$397.64	\$29.96	8.15%
<b>Total</b>	<b>\$717.68</b>	<b>\$747.64</b>	<b>\$29.96</b>	<b>4.17%</b>
Debt Service - Villa (2005)	\$350.00	\$350.00	\$0.00	0.00%
Operations/Maintenance - Villa (2005)	\$367.68	\$397.64	\$29.96	8.15%
<b>Total</b>	<b>\$717.68</b>	<b>\$747.64</b>	<b>\$29.96</b>	<b>4.17%</b>
Debt Service - SF 50' (2005)	\$575.00	\$575.00	\$0.00	0.00%
Operations/Maintenance - SF 50' (2005)	\$395.53	\$420.88	\$25.35	6.41%
<b>Total</b>	<b>\$970.53</b>	<b>\$995.88</b>	<b>\$25.35</b>	<b>2.61%</b>
Debt Service - SF 60' (2005)	\$650.00	\$650.00	\$0.00	0.00%
Operations/Maintenance - SF 60' (2005)	\$406.68	\$430.18	\$23.50	5.78%
<b>Total</b>	<b>\$1,056.68</b>	<b>\$1,080.18</b>	<b>\$23.50</b>	<b>2.22%</b>
Debt Service - SF 70' (2005)	\$700.00	\$700.00	\$0.00	0.00%
Operations/Maintenance - SF 70' (2005)	\$417.81	\$439.48	\$21.67	5.19%
<b>Total</b>	<b>\$1,117.81</b>	<b>\$1,139.48</b>	<b>\$21.67</b>	<b>1.94%</b>
Debt Service - Clubhouse (2005)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Clubhouse (2005)	\$562.66	\$560.33	-\$2.33	-0.41%
<b>Total</b>	<b>\$562.66</b>	<b>\$560.33</b>	<b>-\$2.33</b>	<b>-0.41%</b>

**HERITAGE ISLE AT VIERA**

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

UNITS ASSESSED					ALLOCATION OF O&M ASSESSMENT					PER LOT ANNUAL ASSESSMENT									
LOT SIZE Platted Parcels	O&M	2013A-1 / A-2		2005 DEBT SERVICE (1)	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	TOTAL O&M PER UNIT	2013A-1 DEBT SERVICE (2)	2013A-2 DEBT SERVICE (2)	2005 DEBT SERVICE (2)	TOTAL (3)
		DEBT SERVICE (1)	2005 DEBT SERVICE (1)																
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	\$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	\$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	\$420.88	\$424.81	\$57.90	\$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%	\$8,329.78	\$65.08	\$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	\$397.64	\$0.00	\$0.00	\$350.00	\$747.64
Villa (2005)	200	0	200		1.00	200.00	11.20%	\$74,879.91	\$374.40	0.50	100.00	6.62%	\$4,648.31	\$23.24	\$397.64	\$0.00	\$0.00	\$350.00	\$747.64
SF 50' (2005)	126	0	126		1.00	126.00	7.06%	\$47,174.34	\$374.40	1.00	126.00	8.34%	\$5,856.87	\$46.48	\$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	\$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	\$439.48	\$0.00	\$0.00	\$700.00	\$1,139.48
<b>Total Platted</b>	<b>1360</b>	<b>724</b>	<b>632</b>			<b>1360.00</b>	<b>76.19%</b>	<b>\$509,183.38</b>			<b>1223.70</b>	<b>81.01%</b>	<b>\$56,881.40</b>						
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	\$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	\$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	\$420.88	\$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	\$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	\$700.00	\$0.00	\$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	\$560.33	\$0.00	\$0.00	\$0.00	\$560.33
<b>Total Unplatted</b>	<b>425</b>	<b>0</b>	<b>424</b>			<b>425.00</b>	<b>23.81%</b>	<b>\$159,119.81</b>			<b>286.80</b>	<b>18.99%</b>	<b>\$13,331.36</b>						
<b>Total Community</b>	<b>1785</b>	<b>724</b>	<b>1056</b>			<b>1785.00</b>	<b>100.00%</b>	<b>\$668,303.19</b>			<b>1510.50</b>	<b>100.00%</b>	<b>\$70,212.77</b>						
								<b>(\$40,098.19)</b>										<b>(\$4,212.77)</b>	
LESS: Brevard County Collection Costs and Early Payment Discount Costs																			
<b>Net Revenue to be Collected</b>								<b>\$628,205.00</b>										<b>\$66,000.00</b>	

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

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.

Annual assessment that will appear on November 2014 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.