

**VIERA
STEWARDSHIP DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2024**

**VIERA
STEWARDSHIP DISTRICT
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**VIERA
STEWARDSHIP DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy - gross	\$ 652,350				\$ 848,354
Allowable discounts	(26,094)				(33,934)
Assessment levy - net	626,256	\$ 617,756	\$ 8,500	\$ 626,256	814,420
Assessment levy - off-roll	129,160	62,557	66,603	129,160	124,917
Lot closing assessments	-	1,349	-	1,349	-
Canal maint agreement Viera East CDD 1	9,990	-	9,990	9,990	9,990
Canal maint agreement Central Viera CA	26,482	-	26,482	26,482	26,482
Interest	1,000	600	400	1,000	1,000
Total revenues	<u>792,888</u>	<u>682,262</u>	<u>111,975</u>	<u>794,237</u>	<u>976,809</u>
EXPENDITURES					
Professional & administrative					
Supervisors	2,153	-	2,153	2,153	2,153
Management/recording/accounting	48,000	24,000	24,000	48,000	48,000
Legal	30,000	5,331	24,669	30,000	30,000
Engineering	10,000	-	10,000	10,000	10,000
Ecologist	10,000	-	10,000	10,000	10,000
Audit	5,200	-	5,200	5,200	6,700
Dissemination agent: series 2021	1,000	500	500	1,000	1,000
Dissemination agent: series 2023	-	-	250	250	1,000
DSF accounting: series 2021	5,000	2,500	2,500	5,000	5,000
DSF accounting: series 2023	-	-	1,250	1,250	5,000
Trustee: series 2021	5,000	4,246	754	5,000	5,000
Trustee: series 2023	-	-	-	-	5,000
Arbitrage rebate calculation: series 2021	500	-	500	500	500
Arbitrage rebate calculation: series 2023	-	-	-	-	500
Insurance	12,000	11,683	317	12,000	12,500
Legal advertising	3,000	682	2,318	3,000	3,000
Printing & binding	100	50	50	100	100
Telephone	100	50	50	100	100
Postage	250	-	250	250	250
Annual special district fee	175	175	-	175	175
Website hosting & maint	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Contingencies / bank charges	900	-	900	900	900
Property appraiser	2,281	2,281	-	2,281	2,881
Tax collector	13,047	12,342	705	13,047	16,967
Contingency	20,144	2,765	17,379	20,144	20,144
Total professional & administrative	<u>169,765</u>	<u>66,605</u>	<u>104,660</u>	<u>171,265</u>	<u>187,785</u>

**VIERA
STEWARDSHIP DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
Field Management Operations					
Field manager	5,000	2,500	2,500	5,000	10,000
O&M accounting	5,000	-	5,000	5,000	5,000
Total field management operations	<u>10,000</u>	<u>2,500</u>	<u>7,500</u>	<u>10,000</u>	<u>15,000</u>
Maintenance - Platted Lots/Subdivision					
Drainage system and natural areas	199,208	108,099	91,109	199,208	208,448
Maintenance: PCT area	5,000	1,485	3,515	5,000	5,000
Street lighting	138,320	54,355	83,965	138,320	144,320
Contingency: subdivision	3,000	1,675	1,325	3,000	3,000
Total maintenance - platted lots/subdivisions	<u>345,528</u>	<u>165,614</u>	<u>179,914</u>	<u>345,528</u>	<u>360,768</u>
Maintenance - Environmental (District-wide)					
Canals: aquatic weed control & maint	138,095	19,775	118,320	138,095	138,095
Ecologist: monitoring & misc	10,000	-	10,000	10,000	10,000
Wetland/habitat maint VWP, Stage 1	6,000	-	6,000	6,000	6,000
Wetland/habitat mainte VWP, Stage 2	100,000	2,533	97,467	100,000	160,000
Burrowing owl easement maintenance	9,500	-	9,500	9,500	8,500
Prescribed fire	-	-	-	-	60,000
Contingency: district-wide	4,000	-	4,000	4,000	4,000
Total maintenance - environmental (District-wide)	<u>267,595</u>	<u>22,308</u>	<u>245,287</u>	<u>267,595</u>	<u>386,595</u>
Total expenditures	<u>792,888</u>	<u>257,027</u>	<u>537,361</u>	<u>794,388</u>	<u>950,148</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	425,235	(425,386)	(151)	26,661
Fund balance - beginning (unaudited)	61,750	153,216	578,451	153,216	153,065
Fund balance - ending (projected)					
Unassigned	61,750	578,451	153,065	153,065	179,726
Fund balance - ending (projected)	<u>\$ 61,750</u>	<u>\$ 578,451</u>	<u>\$ 153,065</u>	<u>\$ 153,065</u>	<u>\$ 179,726</u>

**VIERA
STEWARDSHIP DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional and Administrative Services

Supervisors	Each supervisor shall be entitled to receive an amount not to exceed \$200 per board meeting, not to exceed \$4,800 per year per supervisor, or an annual amount established by the electors at a referendum.	\$ 2,153
Management/recording/accounting	Wrathell, Hunt and Associates, LLC specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bonds and, operate and maintain the assets of the community.	48,000
Legal	KE Law Group, PLLC. provides on-going general counsel and legal representation. These lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, this firm provides services as "local government lawyers" realizing that this type of local government is very limited in its scope – providing infrastructure and services to developments.	30,000
Engineering	BSE Consulting provides a broad array of engineering, consulting and construction services to the District, which assists in crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	10,000
Ecologist	The District is required, pursuant to the Development Order, to retain and fund an independent environmental biologist or ecologist as a member of the District's staff, to provide independent scientific advice and recommendations regarding scientific issues that relate to the implementation of the Habitat Management Plan and the achievement of the goals and objectives of the Habitat Management Plan within the Viera Wilderness Park. Zev Cohen & Associates serves as the environmental professional.	10,000
Audit	The District is required to undertake an independent examination of its books, records and accounting procedures each year. This audit is conducted pursuant to Florida State Law and the rules of the Auditor General. Berger, Tombs, Elam, Gaines & Frank conducts the District audit.	6,700
Dissemination agent: series 2021		1,000
Dissemination agent: series 2023	The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934. Wrathell, Hunt and Associates, LLC serves as the dissemination agent.	1,000
DSF accounting: series 2021		5,000
DSF accounting: series 2023	Wrathell, Hunt and Associates, LLC provides assessment roll services, which include preparing, maintaining and transmitting the annual lien roll with the annual special assessment amounts for the operating, maintenance and capital assessments.	5,000
Trustee: series 2021		5,000
Trustee: series 2023	US Bank National Association serves as Trustee, Paying Agent and Bond Registrar for the bonds.	5,000

**VIERA
STEWARDSHIP DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Dissemination agent: series 2021	500
Dissemination agent: series 2023	500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Insurance	12,500
The District carries public officials and general liability insurance with policies written by Florida Insurance Alliance.	
Legal advertising	3,000
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Printing & binding	100
Letterhead, envelopes, copies, agenda packages, etc.	
Telephone	100
Postage	250
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Website hosting & maint	705
Website enhancement and ADA website compliance.	
Website ADA compliance	210
Contingencies / bank charges	900
Bank charges and other miscellaneous expenses incurred during the year.	
Property appraiser	2,881
Monies due for roll maintenance	
Tax collector	16,967
Monies due for tax collections	
Contingency	20,144
Field Management Operations	
Field manager	10,000
The field manager is responsible for the day-to-day field operations. These responsibilities include, but are not limited to, preparing and bidding of services and commodities, contract administration, reviewing & coding invoices, preparation of and implementation of operating schedules and policies, ensuring compliance with all operating permits, prepare and implement field operating budgets, provide information/education to public regarding District programs and attends Board meetings.	
O&M accounting	5,000
Accounting activities related to the processing of payments to vendors, suppliers, and contractors related to field management operations.	
Maintenance - Platted Lots/Subdivision	
Drainage system and natural areas	208,448
The District has a contract with Ecor Industries for maintenance of stormwater lakes for aquatic weed and hydrilla control, inspections, and maintenance of natural areas. Fees for the maintenance of stormwater lakes for all current and anticipated ponds coming online are \$15,780 per month for a total of \$189,468 annually. The District also has a contract with Ecor Industries for maintenance of natural areas with bi-monthly fees of \$2,230 totaling \$13,380 annually, and maintenance of natural areas in Adelaide (northwest corner) with quarterly fees of \$1,400, totaling \$5,600 annually.	

**VIERA
STEWARDSHIP DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Maintenance: PCT area 5,000
 Hand trimming and thinning will be performed by Tropic-Care of Florida on the Preferred Cover-type Tree canopy area. Hand trimming, thinning, and mechanical mulching will be performed by Tropic-Care of Central Florida on the preferred cover type tree canopy area.

Street lighting 144,320
 The District leases street lights from Florida Power & Light. Monthly lease and electrical costs are based on historical figures (396 existing streetlights) and pending FPL agreements signed Feb 2023 of 66 street lights being added to Avalonia Phase 2 and 3, and Pangea Park and anticipated additions of 161 streetlights.

Contingency: subdivision 3,000
 This category includes any unforeseen maintenance or expenses within platted lots not listed above that may be incurred within the fiscal year.

Maintenance - Environmental (District-wide)

Canals: aquatic weed control & maint 138,095
 The community canals require aquatic weed control (herbicide applications and mechanical cleaning) and mowing, as well as any unscheduled or emergency repairs to the community canals. Aquatic weed control of the Two Mile Canal provided by Ecor Industries on a quarterly basis at a fee of \$1,075 per quarter totaling \$4,300 annually. Nautique dosing in the Two Mile Canal provided by Ecor Industries on a bi-monthly basis at \$1,700 per treatment totaling \$10,200 annually. Quarterly mowing of the community canal in Strom Park provided by Tropic-Care of Florida at a fee of \$2,700 per quarter totaling \$10,800 annually. Quarterly mowing of the Adelaide north canal provided by Tropic-Care of Florida at a fee of \$2,600 per quarter totaling \$10,400 annually. Canal maintenance provided by A. Duda & Sons in the estimated amount of \$99,895. Contingency of \$2,500 for erosion, emergency repairs, and other mowing as needed. Per Canal Maintenance Agreement dated February 28, 2019, the Viera East CDD (10%), Central Viera Community Association (26.51%), and Viera Stewardship District (63.49%) cost share the \$99,985 canal maintenance service expense provided by A. Duda & Sons.

Ecologist: monitoring & misc 10,000
 The District's Ecologist will perform the first annual monitoring event, and compile/submit a monitoring report to the U.S. Army Corps of Engineers for Viera Wilderness Park (VWP) Stage 2 mitigation area, and perform various inspections of Villages 1 and 2 PCT management areas. The District Ecologist will update the Preferred Cover Types (PCT) Management Plan on an annual basis and coordinate with contractors to perform land management of within the priority PCT habitats in Village 1 and 2. The District Ecologist also responds to miscellaneous requests for wildlife and tree management throughout the VSD on an as needed basis.

Wetland/habitat maint VWP, Stage 1 6,000
 Maintenance of the Viera Wilderness Park is prescribed in the Annual Utilization Program (AUP)

Wetland/habitat mainte VWP, Stage 2 160,000
 Maintenance of the Viera Wilderness Park is prescribed in the Annual Utilization Program (AUP). Includes mechanical removal and mulching of Brazilian pepper in VWP Stage 2 (conservation district) at a cost of \$3,000 per week for 45 weeks totaling \$135,000. Mowing/mulching and tractor spraying for cogon grass in the conservation district at a cost of \$6,500 for two weeks totaling \$13,000. Targeted spraying in the fall with a ground crew of mitigation areas in the conservation district near I-95 at a cost of \$12,000.

**VIERA
STEWARDSHIP DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Burrowing owl easement maintenance	8,500
<p>The District anticipates having to maintain this preserve area for the following items:</p> <ul style="list-style-type: none"> • Maintenance of VBOP (222 acres) at a cost of \$7,500. • Reconnaissance level monitoring of the three burrowing owl preserves and information reporting by the environmental professional at a cost of \$1,000. 	
Prescribed fire	60,000
<p>One quarter (approximately 500 acres) of the approximately 2,000 acre Conservation District will be burned each year for a 4 - year burn rotation. Services will include pre-planning, site preparation, and burn day support (approx \$120/acre). Some coordination with ADS will be required for fire breaks and land management prior to burn days.</p>	
Contingency: district-wide	4,000
<p>This category includes any unforeseen maintenance or expenses within the District not listed above that may be incurred within the fiscal year.</p>	
Total expenditures	\$ 950,148

**VIERA
STEWARDSHIP DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021
FISCAL YEAR 2024**

	Fiscal Year 2023				Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ -				\$ 1,406,108
Allowable discounts (4%)	-				(56,244)
Net assessment levy - on-roll	-	\$ -	\$ -	\$ -	1,349,864
Interest	-	25,603	-	25,603	-
Total revenues	-	25,603	-	25,603	1,349,864
EXPENDITURES					
Debt service					
Principal	-	-	-	-	490,000
Interest	834,258	417,129	417,129	834,258	834,258
Tax collector	-	-	-	-	28,122
Total expenditures	834,258	417,129	417,129	834,258	1,352,380
Excess/(deficiency) of revenues over/(under) expenditures	(834,258)	(391,526)	(417,129)	(808,655)	(2,516)
Fund balance:					
Net increase/(decrease) in fund balance	(834,258)	(391,526)	(442,732)	(808,655)	(2,516)
Beginning fund balance (unaudited)	1,914,738	1,917,638	1,526,112	1,917,638	1,108,983
Ending fund balance (projected)	<u>\$1,080,480</u>	<u>\$ 1,526,112</u>	<u>\$ 1,083,380</u>	<u>\$ 1,108,983</u>	<u>1,106,467</u>
Use of fund balance:					
Debt service reserve account balance (required)					(660,753)
Interest expense - November 1, 2024					(411,494)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 34,220</u>

**VIERA
STEWARDSHIP DISTRICT
SERIES 2021 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/23			417,128.75	417,128.75	23,865,000.00
05/01/24	490,000.00	2.300%	417,128.75	907,128.75	23,375,000.00
11/01/24			411,493.75	411,493.75	23,375,000.00
05/01/25	500,000.00	2.300%	411,493.75	911,493.75	22,875,000.00
11/01/25			405,743.75	405,743.75	22,875,000.00
05/01/26	515,000.00	2.300%	405,743.75	920,743.75	22,360,000.00
11/01/26			399,821.25	399,821.25	22,360,000.00
05/01/27	525,000.00	2.800%	399,821.25	924,821.25	21,835,000.00
11/01/27			392,471.25	392,471.25	21,835,000.00
05/01/28	540,000.00	2.800%	392,471.25	932,471.25	21,295,000.00
11/01/28			384,911.25	384,911.25	21,295,000.00
05/01/29	555,000.00	2.800%	384,911.25	939,911.25	20,740,000.00
11/01/29			377,141.25	377,141.25	20,740,000.00
05/01/30	575,000.00	2.800%	377,141.25	952,141.25	20,165,000.00
11/01/30			369,091.25	369,091.25	20,165,000.00
05/01/31	590,000.00	2.800%	369,091.25	959,091.25	19,575,000.00
11/01/31			360,831.25	360,831.25	19,575,000.00
05/01/32	605,000.00	3.125%	360,831.25	965,831.25	18,970,000.00
11/01/32			351,378.13	351,378.13	18,970,000.00
05/01/33	625,000.00	3.125%	351,378.13	976,378.13	18,345,000.00
11/01/33			341,612.50	341,612.50	18,345,000.00
05/01/34	645,000.00	3.125%	341,612.50	986,612.50	17,700,000.00
11/01/34			331,534.38	331,534.38	17,700,000.00
05/01/35	665,000.00	3.125%	331,534.38	996,534.38	17,035,000.00
11/01/35			321,143.75	321,143.75	17,035,000.00
05/01/36	690,000.00	3.125%	321,143.75	1,011,143.75	16,345,000.00
11/01/36			310,362.50	310,362.50	16,345,000.00
05/01/37	710,000.00	3.125%	310,362.50	1,020,362.50	15,635,000.00
11/01/37			299,268.75	299,268.75	15,635,000.00
05/01/38	730,000.00	3.125%	299,268.75	1,029,268.75	14,905,000.00
11/01/38			287,862.50	287,862.50	14,905,000.00
05/01/39	755,000.00	3.125%	287,862.50	1,042,862.50	14,150,000.00
11/01/39			276,065.63	276,065.63	14,150,000.00
05/01/40	780,000.00	3.125%	276,065.63	1,056,065.63	13,370,000.00
11/01/40			263,878.13	263,878.13	13,370,000.00
05/01/41	805,000.00	3.125%	263,878.13	1,068,878.13	12,565,000.00
11/01/41			251,300.00	251,300.00	12,565,000.00
05/01/42	835,000.00	4.000%	251,300.00	1,086,300.00	11,730,000.00
11/01/42			234,600.00	234,600.00	11,730,000.00
05/01/43	865,000.00	4.000%	234,600.00	1,099,600.00	10,865,000.00
11/01/43			217,300.00	217,300.00	10,865,000.00
05/01/44	900,000.00	4.000%	217,300.00	1,117,300.00	9,965,000.00
11/01/44			199,300.00	199,300.00	9,965,000.00
05/01/45	940,000.00	4.000%	199,300.00	1,139,300.00	9,025,000.00

**VIERA
STEWARDSHIP DISTRICT
SERIES 2021 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/45			180,500.00	180,500.00	9,025,000.00
05/01/46	975,000.00	4.000%	180,500.00	1,155,500.00	8,050,000.00
11/01/46			161,000.00	161,000.00	8,050,000.00
05/01/47	1,015,000.00	4.000%	161,000.00	1,176,000.00	7,035,000.00
11/01/47			140,700.00	140,700.00	7,035,000.00
05/01/48	1,060,000.00	4.000%	140,700.00	1,200,700.00	5,975,000.00
11/01/48			119,500.00	119,500.00	5,975,000.00
05/01/49	1,100,000.00	4.000%	119,500.00	1,219,500.00	4,875,000.00
11/01/49			97,500.00	97,500.00	4,875,000.00
05/01/50	1,145,000.00	4.000%	97,500.00	1,242,500.00	3,730,000.00
11/01/50			74,600.00	74,600.00	3,730,000.00
05/01/51	1,195,000.00	4.000%	74,600.00	1,269,600.00	2,535,000.00
11/01/51			50,700.00	50,700.00	2,535,000.00
05/01/52	1,240,000.00	4.000%	50,700.00	1,290,700.00	1,295,000.00
11/01/52			25,900.00	25,900.00	1,295,000.00
05/01/53	1,295,000.00	4.000%	25,900.00	1,320,900.00	-
Total	23,865,000.00		16,109,280.00	39,974,280.00	

**VIERA
STEWARDSHIP DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023
FISCAL YEAR 2024**

	Fiscal Year 2023				Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected Revenue & Expenditures	
REVENUE	\$ -	\$ -	\$ -	\$ -	\$ -
Total revenue	-	-	-	-	-
EXPENDITURES					
Debt service					
Interest	-	-	-	-	1,072,928
Cost of issuance	-	-	234,897	234,897	-
Underwriter's discount	-	-	515,100	515,100	-
Total expenditures	-	-	749,997	749,997	1,072,928
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	-	3,546,359	3,546,359	-
Original issue discount	-	-	(173,336)	(173,336)	-
Total other financing sources/(uses)	-	-	3,373,023	3,373,023	-
Net increase/(decrease) in fund balance	-	-	2,623,026	2,623,026	(1,072,928)
Beginning fund balance (unaudited)	-	-	-	-	2,623,026
Ending fund balance (projected)	\$ -	\$ -	\$ 2,623,026	\$ 2,623,026	1,550,098
Use of fund balance:					
Debt service reserve account balance (required)					(867,670)
Interest expense - November 1, 2024					(682,428)
Projected fund balance surplus/(deficit) as of September 30, 2024					\$ -

**VIERA
STEWARDSHIP DISTRICT
SERIES 2023AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/23			390,500.18	390,500.18	25,755,000.00
05/01/24			682,427.50	682,427.50	25,755,000.00
11/01/24			682,427.50	682,427.50	25,755,000.00
05/01/25	375,000.00	4.600%	682,427.50	1,057,427.50	25,380,000.00
11/01/25			673,802.50	673,802.50	25,380,000.00
05/01/26	395,000.00	4.600%	673,802.50	1,068,802.50	24,985,000.00
11/01/26			664,717.50	664,717.50	24,985,000.00
05/01/27	415,000.00	4.600%	664,717.50	1,079,717.50	24,570,000.00
11/01/27			655,172.50	655,172.50	24,570,000.00
05/01/28	435,000.00	4.600%	655,172.50	1,090,172.50	24,135,000.00
11/01/28			645,167.50	645,167.50	24,135,000.00
05/01/29	455,000.00	4.600%	645,167.50	1,100,167.50	23,680,000.00
11/01/29			634,702.50	634,702.50	23,680,000.00
05/01/30	475,000.00	4.600%	634,702.50	1,109,702.50	23,205,000.00
11/01/30			623,777.50	623,777.50	23,205,000.00
05/01/31	495,000.00	4.600%	623,777.50	1,118,777.50	22,710,000.00
11/01/31			612,392.50	612,392.50	22,710,000.00
05/01/32	520,000.00	4.600%	612,392.50	1,132,392.50	22,190,000.00
11/01/32			600,432.50	600,432.50	22,190,000.00
05/01/33	545,000.00	4.600%	600,432.50	1,145,432.50	21,645,000.00
11/01/33			587,897.50	587,897.50	21,645,000.00
05/01/34	570,000.00	5.300%	587,897.50	1,157,897.50	21,075,000.00
11/01/34			572,792.50	572,792.50	21,075,000.00
05/01/35	605,000.00	5.300%	572,792.50	1,177,792.50	20,470,000.00
11/01/35			556,760.00	556,760.00	20,470,000.00
05/01/36	635,000.00	5.300%	556,760.00	1,191,760.00	19,835,000.00
11/01/36			539,932.50	539,932.50	19,835,000.00
05/01/37	670,000.00	5.300%	539,932.50	1,209,932.50	19,165,000.00
11/01/37			522,177.50	522,177.50	19,165,000.00
05/01/38	705,000.00	5.300%	522,177.50	1,227,177.50	18,460,000.00
11/01/38			503,495.00	503,495.00	18,460,000.00
05/01/39	745,000.00	5.300%	503,495.00	1,248,495.00	17,715,000.00
11/01/39			483,752.50	483,752.50	17,715,000.00
05/01/40	785,000.00	5.300%	483,752.50	1,268,752.50	16,930,000.00
11/01/40			462,950.00	462,950.00	16,930,000.00
05/01/41	830,000.00	5.300%	462,950.00	1,292,950.00	16,100,000.00
11/01/41			440,955.00	440,955.00	16,100,000.00
05/01/42	875,000.00	5.300%	440,955.00	1,315,955.00	15,225,000.00
11/01/42			417,767.50	417,767.50	15,225,000.00
05/01/43	920,000.00	5.300%	417,767.50	1,337,767.50	14,305,000.00
11/01/43			393,387.50	393,387.50	14,305,000.00
05/01/44	975,000.00	5.500%	393,387.50	1,368,387.50	13,330,000.00
11/01/44			366,575.00	366,575.00	13,330,000.00
05/01/45	1,030,000.00	5.500%	366,575.00	1,396,575.00	12,300,000.00
11/01/45			338,250.00	338,250.00	12,300,000.00
05/01/46	1,085,000.00	5.500%	338,250.00	1,423,250.00	11,215,000.00

**VIERA
STEWARDSHIP DISTRICT
SERIES 2023AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/46			308,412.50	308,412.50	11,215,000.00
05/01/47	1,150,000.00	5.500%	308,412.50	1,458,412.50	10,065,000.00
11/01/47			276,787.50	276,787.50	10,065,000.00
05/01/48	1,210,000.00	5.500%	276,787.50	1,486,787.50	8,855,000.00
11/01/48			243,512.50	243,512.50	8,855,000.00
05/01/49	1,280,000.00	5.500%	243,512.50	1,523,512.50	7,575,000.00
11/01/49			208,312.50	208,312.50	7,575,000.00
05/01/50	1,355,000.00	5.500%	208,312.50	1,563,312.50	6,220,000.00
11/01/50			171,050.00	171,050.00	6,220,000.00
05/01/51	1,430,000.00	5.500%	171,050.00	1,601,050.00	4,790,000.00
11/01/51			131,725.00	131,725.00	4,790,000.00
05/01/52	1,510,000.00	5.500%	131,725.00	1,641,725.00	3,280,000.00
11/01/52			90,200.00	90,200.00	3,280,000.00
05/01/53	1,595,000.00	5.500%	90,200.00	1,685,200.00	1,685,000.00
11/01/53			46,337.50	46,337.50	1,685,000.00
05/01/54	1,685,000.00	5.500%	46,337.50	1,731,337.50	-
Total	25,755,000.00		27,984,172.68	53,739,172.68	

**VIERA
STEWARDSHIP DISTRICT
ASSESSMENT COMPARISON
ASSESSMENT SUMMARY
FISCAL YEAR 2024**

On-Roll Assessments (GF Only)

Number of Units	Number of Acres	Unit Type	Projected Fiscal Year 2024			FY 23 Assessment
			GF	DSF	GF & DSF	
4,077	162.72	Platted Residential	\$ 135.40	\$ -	\$ 135.40	\$ 135.40
		Platted Commercial	576.26	-	576.26	576.26
1,083		Platted SFD Series 2021 Bonds	135.40	999.90	1,135.30	n/a
206		Platted SFA Series 2021 Bonds	135.40	749.92	885.32	n/a
54		Unplatted SFD Series 2021 Bonds	135.40	999.90	1,135.30	n/a
153		Unplatted SFA Series 2021 Bonds	135.40	749.92	885.32	n/a

Off-Roll Assessments

Number of Units	Number of Acres	Unit Type	Projected Fiscal Year 2024			FY 23 Assessment
			GF	DSF	GF & DSF	
	5,957.70	Undeveloped Land	\$ 12.73	-	\$ 12.73	\$ 12.73
307	18.49	Platted Residential	127.28	-	127.28	127.28
		Platted Commercial	541.69	-	541.69	541.69