

**VIERA
STEWARDSHIP DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2026**

**VIERA
STEWARDSHIP DISTRICT
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**VIERA
STEWARDSHIP DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy - gross	\$ 964,350				\$ 994,277
Allowable discounts	(38,574)				(39,771)
Assessment levy - net	925,776	\$ 872,319	\$ 55,536	\$ 927,855	954,506
Assessment levy - off-roll	93,436	-	91,401	91,401	160,144
Canal maintenance agreement Viera East CDD 1	9,990	9,989	1	9,990	9,999
Canal maintenance agreement Central Viera CA	26,482	23,956	2,526	26,482	26,506
Interest	500	-	200	200	500
Miscellaneous	-	300	-	300	-
Total revenues	1,056,184	906,564	149,664	1,056,228	1,151,655
EXPENDITURES					
Professional & administrative					
Supervisors	5,383	-	5,383	5,383	3,445
Management/recording/accounting	48,000	24,000	24,000	48,000	48,000
Legal	30,000	12,752	17,248	30,000	30,000
Engineering	10,000	1,938	7,500	9,438	10,000
Ecologist	15,000	8,303	5,500	13,803	15,000
Audit	6,700	4,450	2,250	6,700	8,000
Dissemination agent: series 2021	1,000	500	500	1,000	1,000
Dissemination agent: series 2023	1,000	500	500	1,000	1,000
DSF accounting: series 2021	5,000	2,500	2,500	5,000	5,000
DSF accounting: series 2023	5,000	2,500	2,500	5,000	5,000
Trustee: series 2021	5,000	4,246	-	4,246	5,000
Trustee: series 2023	5,000	-	5,000	5,000	5,000
Arbitrage rebate calculation: series 2021	500	-	500	500	500
Arbitrage rebate calculation: series 2023	500	-	500	500	500
Insurance	12,500	12,637	-	12,637	14,717
Legal advertising	3,000	-	1,700	1,700	3,000
Printing & binding	100	50	50	100	100
Telephone	100	50	50	100	100
Postage	250	10	240	250	250
Annual special district fee	175	175	-	175	175
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	-	210	210	210
Contingencies / bank charges	900	-	900	900	1,500
Property appraiser	3,091	-	-	-	3,170
Property taxes	-	85	-	85	-
Tax collector	19,287	17,420	-	17,420	19,886
Contingency	19,934	579	5,000	5,579	19,934
Total professional & administrative	198,335	93,900	81,531	175,431	201,192

**VIERA
STEWARDSHIP DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
Field Management Operations					
Field manager	10,000	-	-	-	-
O&M accounting	5,000	2,500	2,500	5,000	5,000
Total field management operations	15,000	2,500	2,500	5,000	5,000
Maintenance - Platted Lots/Subdivision					
Drainage system and ponds	296,748	146,414	150,334	296,748	317,478
Maintenance: PCT area, Natural, VWP Stage 2 & 3	64,900	10,000	54,900	64,900	84,900
Street lighting	226,500	109,930	115,000	224,930	296,457
Contingency: subdivision	3,000	2,125	875	3,000	3,000
Total maintenance - platted lots/subdivisions	591,148	268,469	321,109	589,578	701,835
Maintenance - Environmental (District-wide)					
Canals: aquatic weed control & maintenance	138,095	10,830	127,265	138,095	139,095
Ecologist: monitoring & miscellaneous	13,000	-	13,000	13,000	13,000
Wetland/habitat maintenance VWP, Stage 1	6,000	-	6,000	6,000	6,000
Wetland/habitat maintenance VWP, Stage 2	148,000	-	148,000	148,000	100,000
Wetland/habitat maintenance VWP, Stage 3	-	-	-	-	15,000
Burrowing owl easement maintenance	8,500	-	8,500	8,500	8,500
Prescribed fire	64,500	-	20,000	20,000	64,500
Contingency: district-wide	4,000	-	4,000	4,000	4,000
Canal repair	-	49,730	-	49,730	-
Total maintenance - environmental (District-wide)	382,095	60,560	326,765	387,325	350,095
Total expenditures	1,186,578	425,429	731,905	1,157,334	1,258,122
Excess/(deficiency) of revenues over/(under) expenditures	(130,394)	481,135	(582,241)	(101,106)	(106,467)
Fund balance - beginning (unaudited)	253,308	207,573	688,708	207,573	106,467
Fund balance - ending (projected)					
Assigned					
3 months working capital	122,914	122,914	106,467	106,467	-
Disaster	-	-	-	-	-
Unassigned	-	565,794	-	-	-
Fund balance - ending (projected)	\$ 122,914	\$ 688,708	\$ 106,467	\$ 106,467	\$ -

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

EXPENDITURES

Professional and Administrative Services

Supervisors	\$ 3,445
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.	
Management/recording/accounting	48,000
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.	
Legal	30,000
KE Law Group, PLLC. provides on-going general counsel and legal representation. These	
Engineering	10,000
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.	
Ecologist	15,000
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.	
Audit	8,000
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.	
Dissemination agent: series 2021	1,000
Dissemination agent: series 2023	1,000
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.	
DSF accounting: series 2021	5,000
DSF accounting: series 2023	5,000
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.	
Trustee: series 2021	5,000
Trustee: series 2023	5,000
US Bank National Association serves as Trustee, Paying Agent and Bond Registrar for the bonds.	

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

EXPENDITURES (continued)

Arbitrage rebate calculation: series 2021	500
Arbitrage rebate calculation: series 2023	500
Insurance	14,717
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 & maintenance	705
Website enhancement and ADA website compliance.	
Website ADA compliance	210
Contingencies / bank charges	1,500
Bank charges and other miscellaneous expenses incurred during the year.	
Property appraiser	3,170
Monies due for roll maintenance	
Tax collector	19,886
Monies due for tax collections	
Contingency	19,934
Field Management Operations	
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 ponds	317,478
The District has an agreement with ECOR Industries for the maintenance of stormwater lakes, including aquatic weed and hydrilla control, as well as routine inspections. The associated fees reflect the maintenance needs for all current and anticipated ponds expected to be turnover to VSD during FY26. A phased turnover is anticipated throughout FY26 for ponds located in Pangea Park, Laurisa, Del Webb, Aripeka, and Farallon Fields.	

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

EXPENDITURES (continued)

Maintenance: PCT area, Natural, VWP Stage 2 & 3 84,900

The District has a contract with ECOR Industries for maintenance of natural areas with quarterly fees of \$2,230 totaling \$8,920 annually, maintenance of natural areas in Adelaide (northwest corner) with quarterly fees of \$1,400 totaling \$5,600 annually, maintenance of the VWP Stage 2 Natural Areas with quarterly fees of \$1,250 totaling \$5,000 annually. Hand trimming and thinning will be performed by ECOR Industries on the Preferred Cover Type (PCT) tree canopy area. Hand trimming, thinning, mechanical mulching will be performed by Tropic-Care approximately 4 acres per year in the PCT area, \$2,500 per acre totaling \$10,000. Chemical spraying will be performed by ECOR Industries on the PCT areas with quarterly fees of \$8,845 totaling \$35,380 annually. Conservation easement spraying VWP Stage 3 natural areas \$5,000. VWP Stage 3 ADS totalling \$15,000 annually. For a total amount \$84,900

Street lighting 296,457

The District leases street lights from Florida Power & Light. Monthly lease and electrical costs are based on historical figures (666 existing streetlights) and projecting a total of 156 coming online Aripeka PH5&6, Atlin Cove PH1, 2, 3, Farallon Fields PH1 - 6, Reeling Park South PH 4 - 6. □

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 & maintenance 139,095

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 \$1,150 per quarter totaling \$4,600 annually. Nautique dosing in the Two Mile Canal provided by Ecor Industries on a bi-monthly basis at \$1,800 per treatment totaling \$10,800 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 \$99,995. 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 & miscellaneous 13,000

The District's Ecologist will perform the baseline annual monitoring event, and compile/submit a monitoring report to the U.S. Army Corps of Engineers for Viera Wilderness Park (VWP) Stage 3 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.

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

EXPENDITURES (continued)

Wetland/habitat maintenance VWP, Stage 1	6,000
ZCA will provide reconnaissance level monitoring yearly, at an estimated cost NTE \$6,000 to provide direction for targeted chemical application. Maintenance includes chemical application of exotic invasive species such as cogon grass and Brazilian pepper within the Conservation District. This will be provided by Helena Agri-Enterprises LLC as directed by the Environmental Professional (Zev Cohen & Associates, Inc.) Maintenance of the Viera Wilderness Park is prescribed in the Annual Utilization Program (AUP).	
Wetland/habitat maintenance VWP, Stage 2	100,000
Maintenance of the Viera Wilderness Park is provided by ADS as prescribed in the Annual Utilization Program (AUP). Includes mechanical removal and mulching of Brazilian pepper in VWP Stage 2 Mowing/mulching and tractor spraying for cogon grass.	
Wetland/habitat maintenance VWP, Stage 3	15,000
Maintenance of the Viera Wilderness Park is provided by ADS to prescribed in the Annual Utilization Program (AUP). Services include mechanical mulching and removal of Brazilian pepper in VWP Stage 3 (Conservation District) at a cost of \$2,000 per week for 5 weeks totalling \$10,000. Mowing/mulch and tractor spraying for cogon grass in Conservation District at a cost of \$1,250 per week for 4 weeks totaling \$5,000.□	
Burrowing owl easement maintenance	8,500
The District anticipates having to maintain this preserve area for the following items:	
• 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	64,500
One quarter (approximately 400 acres) of the approximately 2,000 acre Conservation District will be burned each year for a 5 - year burn rotation. Services will include pre-planning, site preparation, and burn day support (approximately \$150/acre). Some coordination with ADS will be required for fire breaks and land management prior to burn days. Approximately 30 total miles of fire line disking at \$150/mile for a total of \$4,500, performed by ADS.	
Contingency: district-wide	4,000
This category includes any unforeseen maintenance or expenses within the District not listed above that may be incurred within the fiscal year.	
Total expenditures	<u><u>\$ 1,258,122</u></u>

**VIERA
STEWARDSHIP DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 1,406,108				\$ 1,406,108
Allowable discounts (4%)	(56,244)				(56,244)
Net assessment levy - on-roll	1,349,864	\$ 1,269,069	\$ 80,795	1,349,864	1,349,864
Interest	-	27,038	-	27,038	-
Total revenues	1,349,864	1,296,107	80,795	1,376,902	1,349,864
EXPENDITURES					
Debt service					
Principal	500,000	-	500,000	500,000	515,000
Interest	822,988	411,493	411,495	822,988	811,488
Tax collector	28,122	25,343	-	25,343	28,122
Total expenditures	1,351,110	436,836	911,495	1,348,331	1,354,610
Excess/(deficiency) of revenues over/(under) expenditures	(1,246)	859,271	(830,700)	28,571	(4,746)
Fund balance:					
Net increase/(decrease) in fund balance	(1,246)	859,271	(860,517)	28,571	(4,746)
Beginning fund balance (unaudited)	1,167,425	1,211,355	(43,930)	1,211,355	1,239,926
Ending fund balance (projected)	<u>\$1,166,179</u>	<u>\$ 2,070,626</u>	<u>\$ (904,447)</u>	<u>\$ 1,239,926</u>	<u>1,235,180</u>
Use of fund balance:					
Debt service reserve account balance (required)					(660,753)
Interest expense - November 1, 2026					(399,821)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 174,606</u>

**VIERA
STEWARDSHIP DISTRICT
SERIES 2021 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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	22,875,000.00		14,452,035.00	37,327,035.00	

**VIERA
STEWARDSHIP DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUE					
Assessment levy - gross	\$ 669,766				\$ 977,158
Allowable discounts (4%)	(26,791)				(39,086)
Assessment levy - net	642,975	\$ 696,519	\$ 44,342	\$ 740,861	938,072
Assessment levy: off-roll	1,105,758	-	1,009,911	1,009,911	816,809
Interest	-	30,206	-	30,206	-
Total revenue	1,748,733	726,725	1,054,253	1,780,978	1,754,881
EXPENDITURES					
Debt service					
Principal	375,000	-	375,000	375,000	395,000
Principal Prepayment	-	-	10,000	10,000	-
Interest	1,364,855	682,428	682,427	1,364,855	1,347,100
Total expenditures	1,739,855	682,428	1,067,427	1,749,855	1,742,100
Other fees & charges					
Property appraiser & tax collector	13,395	-	14,817	14,817	19,543
Total other fees & charges	13,395	-	14,817	14,817	19,543
Total expenditures	1,753,250	682,428	1,082,244	1,764,672	1,761,643
Net increase/(decrease) in fund balance	(4,517)	44,297	(27,991)	16,306	(6,762)
Beginning fund balance (unaudited)	1,652,436	1,664,892	1,709,189	1,664,892	1,681,198
Ending fund balance (projected)	<u>\$1,647,919</u>	<u>\$ 1,709,189</u>	<u>\$1,681,198</u>	<u>\$ 1,681,198</u>	<u>1,674,436</u>
Use of fund balance:					
Debt service reserve account balance (required)					(867,670)
Interest expense - November 1, 2026					(664,465)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 142,301</u>

**VIERA
STEWARDSHIP DISTRICT
SERIES 2023AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			673,550.00	673,550.00	25,370,000.00
05/01/26	395,000.00	4.600%	673,550.00	1,068,550.00	24,975,000.00
11/01/26			664,465.00	664,465.00	24,975,000.00
05/01/27	415,000.00	4.600%	664,465.00	1,079,465.00	24,560,000.00
11/01/27			654,920.00	654,920.00	24,560,000.00
05/01/28	430,000.00	4.600%	654,920.00	1,084,920.00	24,130,000.00
11/01/28			645,030.00	645,030.00	24,130,000.00
05/01/29	455,000.00	4.600%	645,030.00	1,100,030.00	23,675,000.00
11/01/29			634,565.00	634,565.00	23,675,000.00
05/01/30	475,000.00	4.600%	634,565.00	1,109,565.00	23,200,000.00
11/01/30			623,640.00	623,640.00	23,200,000.00
05/01/31	495,000.00	4.600%	623,640.00	1,118,640.00	22,705,000.00
11/01/31			612,255.00	612,255.00	22,705,000.00
05/01/32	520,000.00	4.600%	612,255.00	1,132,255.00	22,185,000.00
11/01/32			600,295.00	600,295.00	22,185,000.00
05/01/33	545,000.00	4.600%	600,295.00	1,145,295.00	21,640,000.00
11/01/33			587,760.00	587,760.00	21,640,000.00
05/01/34	570,000.00	5.300%	587,760.00	1,157,760.00	21,070,000.00
11/01/34			572,655.00	572,655.00	21,070,000.00
05/01/35	605,000.00	5.300%	572,655.00	1,177,655.00	20,465,000.00
11/01/35			556,622.50	556,622.50	20,465,000.00
05/01/36	635,000.00	5.300%	556,622.50	1,191,622.50	19,830,000.00
11/01/36			539,795.00	539,795.00	19,830,000.00
05/01/37	670,000.00	5.300%	539,795.00	1,209,795.00	19,160,000.00
11/01/37			522,040.00	522,040.00	19,160,000.00
05/01/38	705,000.00	5.300%	522,040.00	1,227,040.00	18,455,000.00
11/01/38			503,357.50	503,357.50	18,455,000.00
05/01/39	745,000.00	5.300%	503,357.50	1,248,357.50	17,710,000.00
11/01/39			483,615.00	483,615.00	17,710,000.00
05/01/40	785,000.00	5.300%	483,615.00	1,268,615.00	16,925,000.00
11/01/40			462,812.50	462,812.50	16,925,000.00
05/01/41	830,000.00	5.300%	462,812.50	1,292,812.50	16,095,000.00
11/01/41			440,817.50	440,817.50	16,095,000.00
05/01/42	875,000.00	5.300%	440,817.50	1,315,817.50	15,220,000.00
11/01/42			417,630.00	417,630.00	15,220,000.00
05/01/43	920,000.00	5.300%	417,630.00	1,337,630.00	14,300,000.00
11/01/43			393,250.00	393,250.00	14,300,000.00
05/01/44	975,000.00	5.500%	393,250.00	1,368,250.00	13,325,000.00
11/01/44			366,437.50	366,437.50	13,325,000.00
05/01/45	1,030,000.00	5.500%	366,437.50	1,396,437.50	12,295,000.00
11/01/45			338,112.50	338,112.50	12,295,000.00
05/01/46	1,085,000.00	5.500%	338,112.50	1,423,112.50	11,210,000.00

**VIERA
STEWARDSHIP DISTRICT
SERIES 2023AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/46			308,275.00	308,275.00	11,210,000.00
05/01/47	1,145,000.00	5.500%	308,275.00	1,453,275.00	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	25,370,000.00		25,539,650.00	50,909,650.00	

**VIERA
STEWARDSHIP DISTRICT
ASSESSMENT COMPARISON
ASSESSMENT SUMMARY
FISCAL YEAR 2026**

On-Roll Assessments (GF Only)

Number of Units	Number of Acres	Unit Type	Projected Fiscal Year 2026			FY 25 Assessment
			GF	DSF	GF & DSF	
4,083	181.21	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	1,135.30
206		Platted SFA Series 2021 Bonds	135.40	749.92	885.32	885.32
931		Platted SFD Series 2023 Bonds	135.40	999.65	1,135.05	1,135.05
62		Platted SFA Series 2023 Bonds	135.40	749.74	885.14	885.14
54		Unplatted SFD Series 2021 Bonds	135.40	999.90	1,135.30	1,135.30
153		Unplatted SFA Series 2021 Bonds	135.40	749.92	885.32	885.32

Off-Roll Assessments

Number of Units	Number of Acres	Unit Type	Projected Fiscal Year 2026			FY 25 Assessment
			GF	DSF	GF & DSF	
	4,981.19	Undeveloped Land	\$ 12.73	-	\$ 12.73	\$ 12.73
97		Platted Residential	127.28	-	127.28	127.28
	77.80	Platted Commercial	541.69	-	541.69	541.69
	0.00	Unplatted Land ('21 Bonds)	12.73	-	12.73	1,135.30
274		Unplatted SFD 2023 Bonds	127.28	939.67	1,066.95	1,066.95
58		Unplatted SFA 2023 Bonds	127.28	704.76	832.03	n/a