

# HERITAGE ISLE AT VIERA COMMUNITY DEVELOPMENT DISTRICT

District Office · Orlando, Florida · (407) 472-2471  
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
[www.heritageisleatvieracdd.org](http://www.heritageisleatvieracdd.org)

June 8, 2022

Board of County Commissioners  
Brevard County BOCC  
Brevard County Government Center  
2725 Judge Fran Jamieson Way  
Viera, FL 32940

**Re: Heritage Isle at Viera Community Development District  
Proposed Fiscal Year 2022/2023 Budget**

Dear Sir/Madam:

Enclosed please find the Fiscal Year 2022/2023 budget (the "Proposed Budget") approved by the Board of Supervisors of the Heritage Isle at Viera Community Development District for the purpose of setting a hearing to consider public comment and testimony on same. The public hearing on the Proposed Budget has been scheduled for **August 23, 2022, at 10:30 am** at the **Brevard County Government Center, located at 2725 Judge Fran Jamieson Way, Building C, Florida Room, Viera, Florida 32940.**

Transmittal of the enclosed Proposed Budget is being made for purposes of disclosure and information, in accordance with the requirement set forth in Section 190.008(b), *Florida Statutes*.

Should you have any questions, please do not hesitate to contact me at your earliest convenience.

Sincerely,

*Richard Hernandez*

Richard Hernandez  
District Manager

cc: Wes Haber, District Counsel  
Emmett J Williams, Jr., District Chairperson

Enclosures



Rizzetta & Company

# Heritage Isle at Viera Community Development District

<https://heritageisleatvieracdd.org>

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**Approved Proposed Budget for  
Fiscal Year 2022/2023**

Approved Proposed Budget  
Heritage Isle at Viera Community Development District  
Fiscal Year 2022/2023

Chart of Accounts Classification	Actual YTD through 03/31/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
<b>REVENUES</b>							
<b>Special Assessments</b>							
Tax Roll	\$ 680,217	\$ 680,205	\$ 680,205	\$ -	\$ 788,320	\$ 108,115	Allocations to be determined upon final roll certification
<b>TOTAL REVENUES</b>	<b>\$ 680,217</b>	<b>\$ 680,205</b>	<b>\$ 680,205</b>	<b>\$ -</b>	<b>\$ 788,320</b>	<b>\$ 108,115</b>	Assumes maintained level of assessments same as FY 19/20.
Annual 20 Year Street Lease - Carry Forward	\$ -	\$ 7,907	\$ 7,907	\$ -	\$ 7,907	\$ -	
Balance Forward from Prior Year(s)	\$ -	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ (50,000)	General Fund surplus utilized to maintain level of assessments.
<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 680,217</b>	<b>\$ 738,112</b>	<b>\$ 738,112</b>	<b>\$ -</b>	<b>\$ 796,227</b>	<b>\$ 58,115</b>	
<b>EXPENDITURES - ADMINISTRATIVE</b>							
<b>Legislative</b>							
Supervisor Fees	\$ 4,800	\$ 6,000	\$ 6,000	\$ -	\$ 6,000	\$ -	Assumes 6 regular BOS meetings annually
<b>Financial &amp; Administrative</b>							
Administrative Services	\$ 3,105	\$ 6,210	\$ 6,210	\$ -	\$ 6,458	\$ 248	COL Adjustment
District Management	\$ 17,595	\$ 35,190	\$ 35,190	\$ -	\$ 36,598	\$ 1,408	COL Adjustment
District Engineer	\$ 6,741	\$ 15,000	\$ 15,000	\$ -	\$ 15,000	\$ -	Suggest maintaining 15K min.
Disclosure Report	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	\$ 2,000	\$ -	Per contract.
Trustees Fees	\$ 5,217	\$ 7,750	\$ 7,750	\$ -	\$ 7,750	\$ -	Projection based on prior YE.
Assessment Roll	\$ 5,250	\$ 5,250	\$ 5,250	\$ -	\$ 5,250	\$ -	Maintained at same rate.
Financial & Revenue Collections	\$ 2,625	\$ 5,250	\$ 5,250	\$ -	\$ 5,460	\$ 210	COL Adjustment
Accounting Services	\$ 10,412	\$ 20,824	\$ 20,824	\$ -	\$ 21,657	\$ 833	Maintained at same rate.
Auditing Services	\$ -	\$ 4,100	\$ 4,100	\$ -	\$ 4,100	\$ -	
Arbitrage Rebate Calculation	\$ -	\$ 1,050	\$ 1,050	\$ -	\$ 1,050	\$ -	Contractually \$1050 total for series 2013 & 2017 Bonds
Public Officials Liability Insurance	\$ 2,826	\$ 2,826	\$ 2,960	\$ 134	\$ 3,391	\$ 431	Adjusted based on Egis projections.
Legal Advertising	\$ 2,166	\$ 3,500	\$ 3,500	\$ -	\$ 3,500	\$ -	
Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	Due annually to the State
Miscellaneous Fees	\$ 883	\$ 885	\$ 885	\$ -	\$ 885	\$ -	Utilized for BCPA NAV Assessment fee
Website Hosting, Maintenance, Backup	\$ 1,819	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
<b>Legal Counsel</b>							
District Counsel	\$ 9,265	\$ 20,000	\$ 21,000	\$ 1,000	\$ 21,000	\$ -	Maintained at same rate.
<b>Administrative Subtotal</b>	<b>\$ 74,879</b>	<b>\$ 141,010</b>	<b>\$ 142,144</b>	<b>\$ 1,134</b>	<b>\$ 145,274</b>	<b>\$ 3,130</b>	
<b>EXPENDITURES - FIELD OPERATIONS</b>							
<b>Electric Utility Services</b>							
Utility Services	\$ 17,065	\$ 34,130	\$ 35,000	\$ 870	\$ 38,675	\$ 3,675	Increased Based on FY22/23 Projections
Street Lights	\$ 31,193	\$ 62,386	\$ 65,000	\$ 2,614	\$ 71,825	\$ 6,825	Increased Based on FY22/23 Projections
Amortization - Street Light Lease	\$ 7,907	\$ 7,907	\$ 7,907	\$ -	\$ 7,907	\$ -	Street Light (North end of Legacy) Annual amount on 20 year lease
<b>Stormwater Control</b>							
Aquatic Maintenance	\$ 17,105	\$ 34,210	\$ 34,000	\$ (210)	\$ 35,360	\$ 1,360	Maintained at same rate. Currently \$2,716 mos., allows for addle. services as applicable.
Fountain Service Repairs & Maintenance	\$ 426	\$ 3,000	\$ 5,000	\$ 2,000	\$ 5,000	\$ -	Quarterly service and misc. repairs. Addtl. in event of unforeseen pump/motor/controller replacement.
Stormwater System Maintenance	\$ -	\$ 2,000	\$ 2,000	\$ -	\$ 2,000	\$ -	Maintained at same rate.
<b>Other Physical Environment</b>							
General Liability & Property Insurance	\$ 7,772	\$ 7,772	\$ 8,150	\$ 378	\$ 9,327	\$ 1,177	Adjusted based on Egis projections.
Landscape Maintenance	\$ 99,567	\$ 199,135	\$ 199,135	\$ -	\$ 211,083	\$ 11,948	6% Brightview Proposed Increase
Landscape Mulch & Annuals	\$ -	\$ 41,880	\$ 49,000	\$ 7,120	\$ 60,000	\$ 11,000	
Irrigation Contracts & Repairs	\$ 27,401	\$ 60,000	\$ 65,500	\$ 5,500	\$ 65,500	\$ -	
Landscape Replacement Plants, Shrubs, Trees	\$ 15,970	\$ 31,940	\$ 35,000	\$ 3,060	\$ 50,000	\$ 15,000	Monitor for final. Brightview to provide proposals for replacement in FY 22/23.
Field Services	\$ 3,900	\$ 7,800	\$ 8,400	\$ 600	\$ 8,400	\$ -	
<b>Road &amp; Street Facilities</b>							
Sidewalk Repair & Maintenance	\$ 650	\$ 20,000	\$ 25,000	\$ 5,000	\$ 25,000	\$ -	Anticipated full allocation due to infrastructure repairs. Remainder expense classed to misc. cont.
<b>Parks &amp; Recreation</b>							
Infrastructure Annual Inspection	\$ -	\$ 15,000	\$ 15,000	\$ -	\$ 15,000	\$ -	Insp. conducted 20/21.
Pedestrian Bridge Maintenance	\$ -	\$ 3,000	\$ 3,000	\$ -	\$ 3,000	\$ -	Utilize for minor bridge maintenance. Projection reflects estimates
<b>Contingency</b>							
Miscellaneous Contingency	\$ 9,172	\$ 35,000	\$ 38,876	\$ 3,876	\$ 42,876	\$ 4,000	Infrastructure inspection repair items expected to come from report presentation.
<b>Field Operations Subtotal</b>	<b>\$ 238,128</b>	<b>\$ 565,160</b>	<b>\$ 595,968</b>	<b>\$ 30,808</b>	<b>\$ 650,953</b>	<b>\$ 54,985</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 313,007</b>	<b>\$ 706,170</b>	<b>\$ 738,112</b>	<b>\$ 31,942</b>	<b>\$ 796,227</b>	<b>\$ 58,115</b>	
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ 367,210</b>	<b>\$ 31,942</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	

**Approved Proposed Budget**  
**Heritage Isle at Viera Community Development District**  
**Reserve Fund FY 22/23**

	Chart of Accounts Classification	Actual YTD through 03/31/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022
1							
2	<b>REVENUES</b>						
3							
6	<b>Special Assessments</b>						
7	Tax Roll	\$ 14,000	\$ 14,000	\$ 14,000	\$ -	\$ 150,000	\$ 136,000
8							
9	<b>TOTAL REVENUES</b>	\$ 14,000	\$ 14,000	\$ 14,000	\$ -	\$ 150,000	\$ 136,000
12							
13	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	\$ 14,000	\$ 14,000	\$ 14,000	\$ -	\$ 150,000	\$ 136,000
14							
17	<b>EXPENDITURES</b>						
18							
19	<b>Other Physical Environment</b>						
20	Irrigation Controller Reserve	\$ -	\$ -	\$ -	\$ -	\$ 12,000	\$ 12,000
21	Hardwood Pruning Reserve	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000
22	New Tree Instillation Reserve	\$ -				\$ 10,000	\$ 10,000
23	Irrigation Pump Station Reserve	\$ 149,737	\$ 149,737	\$ 6,000	\$ (143,737)	\$ 60,000	\$ 54,000
24	<b>Parks &amp; Recreation</b>						
25	Pedestrian Bridge Reserve	\$ -	\$ 8,000	\$ 8,000	\$ -	\$ 8,000	\$ -
26	Miscellaneous Parks and Recreation Reserve	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000
27							
28	<b>TOTAL EXPENDITURES</b>	\$ 149,737	\$ 157,737	\$ 14,000	\$ (143,737)	\$ 150,000	\$ 104,000
29							
30	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	\$ (135,737)	\$ (143,737)	\$ -	\$ (143,737)	\$ -	\$ 32,000
31							

Heritage Isle at Viera Community Development District

Debt Service  
Fiscal Year 2022/2023

Chart of Accounts Classification	Series 2013A-1	Series 2013A-2	Series 2017	Budget for 2022/2023
<b>REVENUES</b>				
Special Assessments				
Net Special Assessments <sup>(1)</sup>	\$276,451.94	\$37,613.76	\$348,398.06	\$662,463.77
<b>TOTAL REVENUES</b>	<b>\$276,451.94</b>	<b>\$37,613.76</b>	<b>\$348,398.06</b>	<b>\$662,463.77</b>
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Financial & Administrative				
Debt Service Obligation	\$276,451.94	\$37,613.76	\$348,398.06	\$662,463.77
<b>Administrative Subtotal</b>	<b>\$276,451.94</b>	<b>\$37,613.76</b>	<b>\$348,398.06</b>	<b>\$662,463.77</b>
<b>TOTAL EXPENDITURES</b>	<b>\$276,451.94</b>	<b>\$37,613.76</b>	<b>\$348,398.06</b>	<b>\$662,463.77</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

Brevard County Collection Costs (2%) and Early Payment Discounts (4%):

6.0%

**Gross assessments**

**\$704,433.52**

**Notes:**

Tax Roll County Collection Costs and Early Payment discount is 6% 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 2022/2023 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2022/2023 O&M Budget		\$946,227.10
Collection Cost @ 2%	2%	\$20,132.49
Early Payment Discount @ 4%	4%	\$40,264.98
2022/2023 Total		<u>\$1,006,624.57</u>

2021/2022 O&M Budget	\$694,205.00
2022/2023 O&M Budget	\$946,227.10

Total Difference	<u>\$252,022.10</u>
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	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2021/2022	2022/2023	\$	%
Debt Service - Villa (Series 2013A-1/A-2)	\$293.76	\$293.76	\$0.00	0.00%
Operations/Maintenance - Villa	\$439.84	\$606.68	\$166.84	37.93%
<b>Total</b>	<b>\$733.60</b>	<b>\$900.44</b>	<b>\$166.84</b>	<b>22.74%</b>
Debt Service - Duplex (Series 2013A-1/A-2)	\$398.68	\$398.68	\$0.00	0.00%
Operations/Maintenance - Duplex	\$451.82	\$618.66	\$166.84	36.93%
<b>Total</b>	<b>\$850.50</b>	<b>\$1,017.34</b>	<b>\$166.84</b>	<b>19.62%</b>
Debt Service - SF 50' (Series 2013A-1/A-2)	\$482.61	\$482.61	\$0.00	0.00%
Operations/Maintenance - SF 50'	\$463.80	\$630.64	\$166.84	35.97%
<b>Total</b>	<b>\$946.41</b>	<b>\$1,113.25</b>	<b>\$166.84</b>	<b>17.63%</b>
Debt Service - SF 70' (Series 2013A-1/A-2)	\$587.52	\$587.52	\$0.00	0.00%
Operations/Maintenance - SF 70'	\$482.97	\$649.81	\$166.84	34.54%
<b>Total</b>	<b>\$1,070.49</b>	<b>\$1,237.33</b>	<b>\$166.84</b>	<b>15.59%</b>
Debt Service - Condo (Series 2017)	\$291.54	\$291.54	\$0.00	0.00%
Operations/Maintenance - Condo	\$439.84	\$606.68	\$166.84	37.93%
<b>Total</b>	<b>\$731.38</b>	<b>\$898.22</b>	<b>\$166.84</b>	<b>22.81%</b>
Debt Service - Villa (Series 2017)	\$291.54	\$291.54	\$0.00	0.00%
Operations/Maintenance - Villa	\$439.84	\$606.68	\$166.84	37.93%
<b>Total</b>	<b>\$731.38</b>	<b>\$898.22</b>	<b>\$166.84</b>	<b>22.81%</b>
Debt Service - SF 50' (Series 2017)	\$478.96	\$478.96	\$0.00	0.00%
Operations/Maintenance - SF 50'	\$463.80	\$630.64	\$166.84	35.97%
<b>Total</b>	<b>\$942.76</b>	<b>\$1,109.60</b>	<b>\$166.84</b>	<b>17.70%</b>
Debt Service - SF 60' (Series 2017)	\$541.44	\$541.44	\$0.00	0.00%
Operations/Maintenance - SF 60'	\$473.39	\$640.23	\$166.84	35.24%
<b>Total</b>	<b>\$1,014.83</b>	<b>\$1,181.67</b>	<b>\$166.84</b>	<b>16.44%</b>

<b>Debt Service - SF 70' (Series 2017)</b>	\$583.09	\$583.09	\$0.00	0.00%
<b>Operations/Maintenance - SF 70'</b>	\$482.97	\$649.81	\$166.84	34.54%
<b>Total</b>	<b>\$1,066.06</b>	<b>\$1,232.90</b>	<b>\$166.84</b>	<b>15.65%</b>

<b>Debt Service - Clubhouse</b>	\$0.00	\$0.00	\$0.00	0.00%
<b>Operations/Maintenance - Clubhouse</b>	\$607.59	\$774.43	\$166.84	27.46%
<b>Total</b>	<b>\$607.59</b>	<b>\$774.43</b>	<b>\$166.84</b>	<b>27.46%</b>

**HERITAGE ISLE AT VIERA COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2022/2023 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE**

UNITS ASSESSED				ALLOCATION OF O&M ASSESSMENT										PER LOT ANNUAL ASSESSMENT					
LOT SIZE	O&M	2013A-1 / A-2 DEBT		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				TOTAL <sup>(6)</sup>
		2017 DEBT SERVICE <sup>(1)(2)</sup>	2017 DEBT SERVICE <sup>(1)(2)</sup>												2013A-1 DEBT SERVICE <sup>(3)</sup>	2013A-2 DEBT SERVICE <sup>(3)</sup>	2017 DEBT SERVICE <sup>(3)</sup>	2017 DEBT SERVICE <sup>(3)</sup>	
Vila (2013)	82	81	0	1.00	82.00	5.10%	\$47,782.06	\$582.71	0.50	41.00	2.80%	\$1,965.13	\$23.97	\$806.68	\$258.58	\$25.18	\$0.00	\$900.44	
Duplex (2013)	146	146	0	1.00	146.00	9.09%	\$85,075.37	\$582.71	0.75	109.50	7.47%	\$5,248.34	\$35.95	\$818.68	\$350.93	\$47.75	\$0.00	\$1,017.34	
SF 50' (2013)	371	369	0	1.00	371.00	23.09%	\$218,184.88	\$582.71	1.00	371.00	23.33%	\$17,762.06	\$47.03	\$830.64	\$424.81	\$97.80	\$0.00	\$1,113.25	
SF 70' (2013)	129	126	0	1.00	129.00	7.97%	\$74,586.63	\$582.71	1.40	179.20	12.23%	\$8,589.07	\$67.10	\$849.81	\$517.10	\$70.36	\$0.00	\$1,237.33	
Condo	120	0	119	1.00	120.00	7.47%	\$69,924.96	\$582.71	0.50	60.00	4.10%	\$2,675.80	\$23.97	\$808.68	\$0.00	\$0.00	\$291.54	\$698.22	
Vila (2005)	254	0	253	1.00	254.00	15.81%	\$148,007.84	\$582.71	0.50	127.00	8.87%	\$6,087.12	\$23.97	\$808.68	\$0.00	\$0.00	\$291.54	\$698.22	
SF 60' (2005)	227	0	227	1.00	227.00	14.13%	\$132,274.72	\$582.71	1.00	227.00	15.50%	\$10,890.13	\$47.03	\$830.64	\$0.00	\$0.00	\$478.98	\$1,109.60	
SF 60' (2005)	215	0	215	1.00	215.00	13.38%	\$123,282.23	\$582.71	1.20	258.00	17.81%	\$12,365.96	\$57.52	\$648.23	\$0.00	\$0.00	\$541.44	\$1,191.67	
SF 70' (2005)	63	0	63	1.00	63.00	3.92%	\$38,710.61	\$582.71	1.40	88.20	8.02%	\$4,227.43	\$67.10	\$649.81	\$0.00	\$0.00	\$583.09	\$1,232.90	
Clubhouse	1	0	0	1.00	1.00	0.06%	\$582.71	\$582.71	4.00	4.00	0.27%	\$191.72	\$191.72	\$774.43	\$0.00	\$0.00	\$0.00	\$774.43	
<b>TOTAL</b>	<b>1807</b>	<b>722</b>	<b>877</b>		<b>1807.00</b>	<b>100.00%</b>	<b>\$938,411.81</b>			<b>1464.90</b>	<b>100.00%</b>	<b>\$70,212.77</b>							
<b>LESS: Brevard County Collection Costs (2%) and Early Payment Discounts (4%):</b>							<b>(\$38,194.71)</b>					<b>(\$4,212.77)</b>							
<b>Net Revenue to be Collected</b>							<b>\$880,227.10</b>					<b>\$68,000.00</b>							

<sup>(1)</sup> Reflects 2 (two) Series 2017 prepayments and 5 (five) Series 2013 prepayments.

<sup>(2)</sup> Reflects the number of total lots with Series 2017, Series 2013A-1 and Series 2013A-2 debt outstanding.

<sup>(3)</sup> Annual debt service assessment per lot adopted in connection with the Series 2017, Series 2013A-1 and Series 2013A-2 bond issues. Annual assessment includes principal, interest, Brevard County collection costs and early payment discounts.

<sup>(4)</sup> Annual assessment that will appear on November 2022 Brevard County property tax bill. Amount shown includes all applicable county collection costs and early payment discounts (up to 4% if paid early).