

Exhibit C
Preliminary Assessment Chart

VIERA EAST COMMUNITY DEVELOPMENT DISTRICT
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
ASSESSMENT METHODOLOGY FOR 2019 RECREATION BONDS

				From Fiscal Year 2023 to 2026		
Product Type	No. of Units	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Projected Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Residential	4204.0	\$ 9,435,808	\$ 2,244.48	\$ 952,958	\$ 226.68	\$ 241.15
Commercial (Acres)	204.3	\$ 1,834,192	\$ 8,977.93	\$ 185,242	\$ 906.72	\$ 964.59
Totals	4408.3	\$ 11,270,000		\$ 1,138,200		

				From Fiscal Year 2027 to 2038		
Product Type	No. of Units	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Projected Annual Debt Service (after May 1, 2026)	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Residential	4204.0	\$ 9,435,808	\$ 2,244.48	\$ 718,256	\$ 170.85	\$ 181.76
Commercial (Acres)	204.3	\$ 1,834,192	\$ 8,977.93	\$ 139,619	\$ 683.40	\$ 727.02
Totals	4408.3	\$ 11,270,000		\$ 857,875		

(1) This amount includes collection fees and early payment discounts (currently 6%) when collected on the Brevard County Tax Bill

Information contained in this Preliminary Assessment Chart in relation to the Series 2019 Recreation Bonds is derived from the Master Assessment Methodology Report VECD Series 2019 Recreation Bonds dates September 26, 2019, as prepared by PFM Financial Advisors, LLC

Prepared by: Governmental Management Services - Central Florida, LLC

VIERA EAST COMMUNITY DEVELOPMENT DISTRICT
 ASSESSMENT CHART - ALL SPECIAL ASSESSMENTS
 ASSESSMENT METHODOLOGY FOR 2019 RECREATION BONDS

Year	Series 2006	Series 2012	Total	Total Current	Proposed Series	Total Proposed	Total Proposed		Current	Future Capital	Future Total	Future Assessment (Reduction)	
	Annual Debt/Unit	Annual Debt/Unit	Annual Debt/Unit	Gross Annual Debt Assmt/Unit	2019 Gross Annual Debt Assmt/Unit	Gross Annual Debt Assmt/Unit	Current General Fund	Current Recreation O&M	Gross Annual Assmt/Unit	Assessment (Change) Per Unit			Reserves Assmt./ Unit (Preliminary)
									\$ 678.36	\$ 100.00			
2019	\$ 382.84	\$ 111.37	\$ 494.21	\$ 525.98	\$ -	\$ 525.98	\$ 135.95	\$ 16.43	\$ 678.36	\$ (0.00)			
2020	\$ 382.35	\$ 111.25	\$ 493.60	\$ 525.98	\$ -	\$ 525.98	\$ 135.95	\$ 16.43	\$ 678.36	\$ (0.00)			
2021	\$ 382.42	\$ 110.76	\$ 493.18	\$ 525.98	\$ -	\$ 525.98	\$ 135.95	\$ 16.43	\$ 678.36	\$ (0.00)			
2022	\$ 382.15	\$ 110.84	\$ 492.99	\$ 525.98	\$ -	\$ 525.98	\$ 135.95	\$ 16.43	\$ 678.36	\$ (0.00)			
2023		\$ 111.43	\$ 111.43	\$ 118.70	\$ 181.76	\$ 300.45	\$ 135.95	\$ 16.43	\$ 452.83	\$ (225.53)	\$ 100.00	\$ 552.83	\$ (125.53)
2024		\$ 110.63	\$ 110.63	\$ 118.70	\$ 181.76	\$ 300.45	\$ 135.95	\$ 16.43	\$ 452.83	\$ (225.53)	\$ 100.00	\$ 552.83	\$ (125.53)
2025		\$ 111.58	\$ 111.58	\$ 118.70	\$ 181.76	\$ 300.45	\$ 135.95	\$ 16.43	\$ 452.83	\$ (225.53)	\$ 100.00	\$ 552.83	\$ (125.53)
2026		\$ 55.39	\$ 55.39	\$ 58.93	\$ 241.15	\$ 300.08	\$ 135.95	\$ 16.43	\$ 452.46	\$ (225.90)	\$ 100.00	\$ 552.46	\$ (125.90)
2027					\$ 181.76	\$ 181.76	\$ 135.95	\$ 16.43	\$ 334.14	\$ (344.22)	\$ 100.00	\$ 434.14	\$ (244.22)
2028					\$ 181.76	\$ 181.76	\$ 135.95	\$ 16.43	\$ 334.14	\$ (344.22)	\$ 100.00	\$ 434.14	\$ (244.22)
2029					\$ 181.76	\$ 181.76	\$ 135.95	\$ 16.43	\$ 334.14	\$ (344.22)	\$ 100.00	\$ 434.14	\$ (244.22)
2030					\$ 181.76	\$ 181.76	\$ 135.95	\$ 16.43	\$ 334.14	\$ (344.22)	\$ 100.00	\$ 434.14	\$ (244.22)
2031					\$ 181.76	\$ 181.76	\$ 135.95	\$ 16.43	\$ 334.14	\$ (344.22)	\$ 100.00	\$ 434.14	\$ (244.22)
2032					\$ 181.76	\$ 181.76	\$ 135.95	\$ 16.43	\$ 334.14	\$ (344.22)	\$ 100.00	\$ 434.14	\$ (244.22)
2033					\$ 181.76	\$ 181.76	\$ 135.95	\$ 16.43	\$ 334.14	\$ (344.22)	\$ 100.00	\$ 434.14	\$ (244.22)
2034					\$ 181.76	\$ 181.76	\$ 135.95	\$ 16.43	\$ 334.14	\$ (344.22)	\$ 100.00	\$ 434.14	\$ (244.22)
2035					\$ 181.76	\$ 181.76	\$ 135.95	\$ 16.43	\$ 334.14	\$ (344.22)	\$ 100.00	\$ 434.14	\$ (244.22)
2036					\$ 181.76	\$ 181.76	\$ 135.95	\$ 16.43	\$ 334.14	\$ (344.22)	\$ 100.00	\$ 434.14	\$ (244.22)
2037					\$ 181.76	\$ 181.76	\$ 135.95	\$ 16.43	\$ 334.14	\$ (344.22)	\$ 100.00	\$ 434.14	\$ (244.22)
2038					\$ 181.76	\$ 181.76	\$ 135.95	\$ 16.43	\$ 334.14	\$ (344.22)	\$ 100.00	\$ 434.14	\$ (244.22)
MADS after 5/1/2026					\$ 181.76	\$ 181.76							

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Financing scenario includes CAPI to 11/1/2022. Preliminary, subject to change.

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