

HERITAGE LANDING COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$1,686,411.00
COLLECTION COSTS @	2.0%	\$35,881.09
EARLY PAYMENT DISCOUNT @	4.0%	\$71,762.17
TOTAL O&M ASSESSMENT		\$1,794,054.26

UNITS ASSESSED		
LOT SIZE	O&M	SERIES 2015 DEBT SERVICE ⁽¹⁾
Single Family	1154	1097
Total Community	1154	1097

Allocation of O&M Assessment			
EAU Factor	Total EAU's	% Total EAU's	Total O&M Budget
1.00	1154.00	100.00%	\$1,794,054.26
	1154.00	100.00%	\$1,794,054.26

PER LOT ANNUAL ASSESSMENT		
O&M	SERIES 2015 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
\$1,554.64	\$979.63	\$2,534.27

LESS: St. Johns County Collection Costs (2%) and Early Payment Discounts (4%): (\$107,643.26)

Net Revenue to be Collected	\$1,686,411.00
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⁽¹⁾ Reflects the total number of lots with Series 2015 debt outstanding.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2015 bond issue. Annual assessment includes principal, interest, St. John's County collection costs and early payment discounts.

⁽³⁾ Annual assessment that will appear on November 2026 St. John's County property tax bill. Amount shown includes all applicable collection costs and early payment discount (up to 4% if paid early).