



ST. LUCIE COUNTY EROSION DISTRICT
SOUTH HUTCHINSON ISLAND BEACH AND DUNE RESTORATION
PRELIMINARY SPECIAL ASSESSMENT DISTRICT SUMMARY
 ASSUMING PARTIAL STATE FUNDING/SOUTH SEGMENT
 December 15, 2011

Owner Name (# of parcels)	Description	Points							
		Frontage Factor 10 feet = 1 point		Acreage Factor 0.1 acre = 1 point		Unit Factor 1 unit = 1 point		Total Points	% of Total
		Project Frontage (feet)	Points	Area (Acres)	Points	# of Units	Points		
Regency Island Dunes (3)	Condominium	850	85	9.7	97	142	142	324	5.29%
The Admiral/Island Dunes (2)	Condominium	441	44	5.2	52	108	108	204	3.33%
Island Dunes OceanSide (4)	Condominium	1,365	137	13.7	137	268	268	542	8.86%
Von Aldenbruck	Single Family	115	12	0.7	7	1	1	20	0.33%
Ocean Towers B	Condominium	345	35	4.6	46	79	79	160	2.61%
Ocean Towers A	Condominium	396	40	4.2	42	79	79	161	2.63%
Islandia (5)	Condominium	884	88	10.3	103	388	388	579	9.46%
Empress Condo	Condominium	500	50	5.7	57	115	115	222	3.63%
Princess of Hutchinson Island	Condominium	497	50	5.7	57	190	190	297	4.85%
Perkins (TR)	Vacant Residential	88	9	1.5	15	5	5	29	0.48%
Island Beach Club	Condominium	338	34	4.0	40	60	60	134	2.19%
Nettles Island (2)	Multi-family/Cooperative	174	17	2	19	1	1	37	0.60%
Oceana Oceanfront (3)	Condominium	1,020	102	10.3	103	286	286	491	8.02%
Miramar Royale	Condominium	353	35	3.6	36	91	91	162	2.65%
Miramar II	Condominium	354	35	3.7	37	90	90	162	2.65%
Adnan Investment and Dev Inc	Vacant Residential	11	1	0.1	1	0.25	0.25	2.25	0.04%
Miramar (2)	Condominium	360	36	3.6	36	63	63	135	2.21%
Sea winds	Condominium	505	51	5.9	59	96	96	206	3.37%
Claridge by the Sea	Condominium	250	25	2.6	26	20	20	71	1.16%
Atlantis Condo A & B (3)	Condominium	739	74	8.0	80	134	134	288	4.71%
Atlantis III	Condominium	309	31	3.8	38	68	68	137	2.24%
Oceanrise Condo	Condominium	338	34	3.9	39	67	67	140	2.29%
Wampler	Single Family	56	6	0.3	3	1	1	10	0.16%
Beach Club Colony Ocean Corp	Vacant Residential	56	6	0.6	6	0.25	0.25	12.25	0.20%
Hutchinson Island Club	Condominium	433	43	4.9	49	92	92	184	3.01%
Oceana South/Island Crest Condo (8)	Condominium	1,222	122	11.3	113	253	253	488	7.97%
Vistana Beach Club (2)	Condominium	280	28	3.0	30	76	76	134	2.19%
Turtle Reef Resort (4)	Time Share	423	42	4	44	54	54	140	2.29%
Capstone Realty Inc	Vacant Residential	112	11	1.1	11	0.25	0.25	22.25	0.36%
Venture Three Inc	Vacant Residential	63	6	0.6	6	0.25	0.25	12.25	0.20%
Holiday Out Recreation Area	Multi-family/Cooperative	598	60	6.1	61	1	1	122	1.99%
Ecoil Properties LLC	Vacant Residential	104	10	1.0	10	0.25	0.25	20.25	0.33%
Ecoil Properties LLC	Boarding Homes	257	26	2.5	25	1	1	52	0.85%
Madness Limited Partnership	Restaurants, Cafeterias	194	19	1.9	19	14	14	52	0.85%
The Marriott/OpRock Jensen Fee LLC	Hotels, Motels	278	28	2.7	27	78	78	133	2.17%
Ocean Dunes	Condominium	203	20	1.9	19	28	28	67	1.09%
Watson Jr (TR)	Vacant Commercial	7	1	0.1	1	0.25	0.25	2.25	0.04%
Villa Del Sol	Condominium	450	45	4.7	47	73	73	165	2.70%
Totals:			1,498		1,598		3,024	6,120	100.00%

Up-Front/Prepay Total Assessment	Up-Front/Prepay Per Unit Assessment
\$228,458.39	\$1,608.86
\$143,844.17	\$1,331.89
\$382,174.22	\$1,426.02
\$14,102.37	\$14,102.37
\$112,818.96	\$1,428.09
\$113,524.08	\$1,437.01
\$408,263.61	\$1,052.23
\$156,536.30	\$1,361.19
\$209,420.19	\$1,102.21
\$20,624.72	\$20,624.72
\$94,485.88	\$1,574.76
\$26,089.38	\$16.53
\$346,213.18	\$1,210.54
\$114,229.20	\$1,255.27
\$114,229.20	\$1,269.21
\$1,586.52	\$1,586.52
\$95,191.00	\$1,510.97
\$145,254.41	\$1,513.07
\$50,063.41	\$2,503.17
\$203,074.13	\$1,515.48
\$96,601.23	\$1,420.61
\$98,716.59	\$1,473.38
\$7,051.18	\$7,051.18
\$8,637.70	\$8,637.70
\$129,741.80	\$1,410.24
\$344,097.82	\$1,360.07
\$94,485.88	\$1,243.24
\$98,716.59	\$1,828.08
\$15,688.89	\$15,688.89
\$8,637.70	\$8,637.70
\$86,024.46	\$160.49
\$14,278.65	\$14,278.65
\$36,666.16	\$36,666.16
\$36,666.16	\$36,666.16
\$93,780.76	\$93,780.76
\$47,242.94	\$1,687.25
\$1,586.52	\$1,586.52
\$116,344.55	\$1,593.76
\$4,315,148.88	

Financed Total Assessment	Financed Per Unit Assessment
\$272,322.81	\$1,917.77
\$171,462.51	\$1,587.62
\$455,552.36	\$1,699.82
\$16,810.05	\$16,810.05
\$134,480.40	\$1,702.28
\$135,320.90	\$1,712.92
\$486,650.95	\$1,254.26
\$186,591.56	\$1,622.54
\$249,629.25	\$1,313.84
\$24,584.70	\$24,584.70
\$112,627.34	\$1,877.12
\$31,098.59	\$19.71
\$412,686.73	\$1,442.96
\$136,161.41	\$1,496.28
\$136,161.41	\$1,512.90
\$1,891.13	\$1,891.13
\$113,467.84	\$1,801.08
\$173,143.52	\$1,803.58
\$59,675.68	\$2,983.78
\$242,064.72	\$1,806.45
\$115,148.84	\$1,693.37
\$117,670.35	\$1,756.27
\$8,405.03	\$8,405.03
\$10,296.16	\$10,296.16
\$154,652.46	\$1,681.01
\$410,165.23	\$1,621.21
\$112,627.34	\$1,481.94
\$117,670.35	\$2,179.08
\$18,701.18	\$18,701.18
\$10,296.16	\$10,296.16
\$102,541.31	\$191.31
\$17,020.18	\$17,020.18
\$43,706.13	\$43,706.13
\$43,706.13	\$43,706.13
\$111,786.83	\$111,786.83
\$56,313.67	\$2,011.20
\$1,891.13	\$1,891.13
\$138,682.91	\$1,899.77
\$5,143,665.24	

Annual Total Assessment	Annual Per Unit Assessment
\$38,772.64	\$273.05
\$24,412.40	\$226.04
\$64,860.41	\$242.02
\$2,393.37	\$2,393.37
\$19,146.98	\$242.37
\$19,266.65	\$243.88
\$69,288.15	\$178.58
\$26,566.44	\$231.01
\$35,541.59	\$187.06
\$3,500.31	\$3,500.31
\$16,035.60	\$267.26
\$4,427.74	\$2.81
\$58,757.31	\$205.45
\$19,386.32	\$213.04
\$19,386.32	\$215.40
\$269.25	\$269.25
\$16,155.27	\$256.43
\$24,651.74	\$256.79
\$8,496.47	\$424.82
\$34,464.57	\$257.20
\$16,394.60	\$241.10
\$16,753.61	\$250.05
\$1,196.69	\$1,196.69
\$1,465.94	\$1,465.94
\$22,019.03	\$239.34
\$58,398.30	\$230.82
\$16,035.60	\$210.99
\$16,753.61	\$310.25
\$2,662.63	\$2,662.63
\$1,465.94	\$1,465.94
\$14,599.58	\$27.24
\$2,423.29	\$2,423.29
\$6,222.77	\$6,222.77
\$43,706.13	\$43,706.13
\$15,915.93	\$15,915.93
\$8,017.80	\$286.35
\$269.25	\$269.25
\$19,745.33	\$270.48
\$732,342.21	