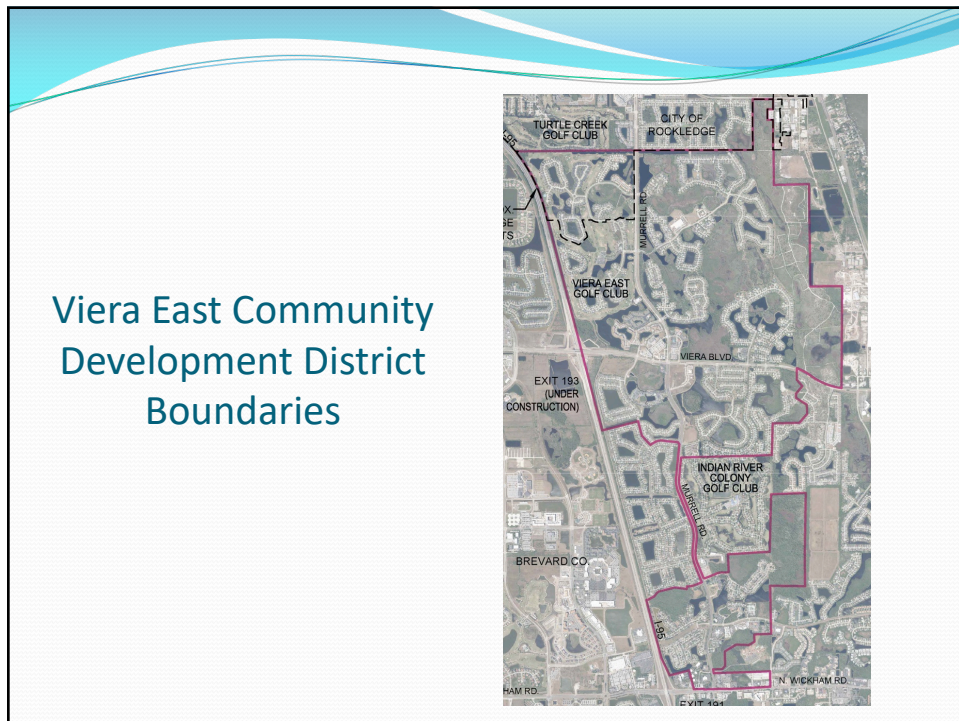




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HOA/Sub-Divisions	
<u>Viera East Golf Course District Association HOA</u>	<u>Wingate Estates District Association HOA</u>
Aberdeen	Wingate Estates
Addington	<u>Auburn Lakes District HOA</u>
Ashton	Auburn Lakes
Blackheath	IRCC
Brightwood	<u>Osprey Residential District HOA</u>
Canterbury	Osprey Landing
Collingtree	Osprey Ridge
Durban Park	<u>Heritage District HOA</u>
Oaklefe	The Heritage
Parkstone	<u>Fawn Ridge District HOA</u>
Stratford Place	Fawn Ridge
Woodhall	<u>Hammock Trace District HOA</u>
<u>The Villages of Viera East HOA</u>	Hammock Trace
Bennington	<u>Hammock Estates of Brevard HOA</u>
Somerville	Hammock Lakes
Templeton	<u>Greens at Viera East Condo Assoc</u>
<u>Heron's Landing HOA</u>	The Greens Condos
Heron's Landing	<u>Lakes a Viera East Condo Assoc</u>
<u>Grand Isle HOA</u>	The Lakes Condos
Grand Isle	<u>Center at Murrell and Viera HOA</u>
<u>Bayhill Residential District HOA</u>	Center at Murrell and Viera
Bay Hill	<u>Corporate Park at Viera HOA</u>
Cross Creek	Corporate Park at Viera
	Master HOA Viera East
	Master Home Owners Association (VECA)

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## VIERA EAST COMMUNITY DEVELOPMENT DISTRICT COMPONENTS

- 31 SUBDIVISIONS/COMMUNITIES
- 4,200 RESIDENTIAL UNITS
- APPROXIMATELY 205 ACRES OF COMMERCIAL PROPERTIES
- OVER 1,000 ACRES OF WETLANDS & CONSERVATION AREAS
- SCRUB JAY HABITAT
- 84 CDD MAINTAINED RETENTION PONDS
- 5+ MILES OF SIDEWALKS AND BIKE PATHS
- RESTAURANT – LEASED TO THIRD PARTY
- WOODSIDE PARK
- VARIOUS INFRASTRUCTURE MAINTENANCE AREAS THROUGHOUT CDD
- NATURAL AREA TRAILS
- 18 HOLE CHAMPIONSHIP GOLF COURSE AND PRACTICE RANGE
- EMPLOYEES 50 STAFF MEMBERS

**VISIT THE CDD WEBSITE: [WWW.VIERAEASTCDD.COM](http://WWW.VIERAEASTCDD.COM)**

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## CDD Accomplishments

- Lake Bank Restoration – CDD Owns 33.1 miles of lake banks
  - Restores 2,000 linear feet per year
  - 10k LF since 2015
- Fire Line Maintenance
  - Over 51k linear feet per year – 1/3 per year
- TifEagle Greens and Putting Surfaces Added – 2016
- EZ Links Software and Tee Time System - 2017
- New Rainbird Pump Station – 2018
- Mike Hogan Golf School for Youth Since 2014 – Approx. 100 students per Summer

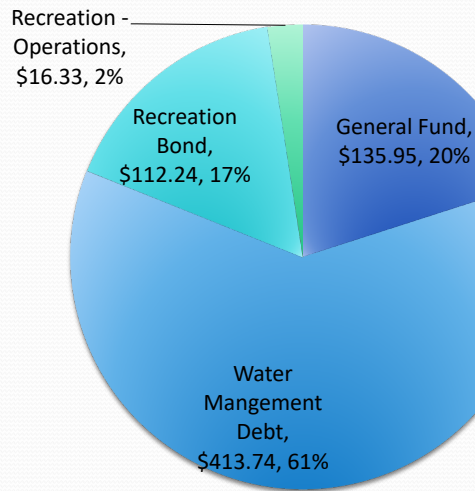
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## Proposed FY 2021 Assessment Rates

	<u>FY 2021</u>
Water Management Debt Service Fund	\$413.74
Operation and Maintenance (General Fund)	\$135.95
Recreation Fund (Recreation Debt and Operations)	<u>\$128.67</u>
<b>Total Per Unit</b>	<b>\$678.35</b>

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## Proposed Assessment Breakdown



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## Water Management Debt Fund

- Assessments Fund Principal and Interest
- Remaining Debt at Start of FY 2021: \$4,405,000
- Fully Amortized on 5/1/2022
- FY 2021 Proposed
  - Assessments: \$2,376,297
  - Interest Income: \$1,500
  - Fund Balance: \$522,357
  - Bond Interest: \$253,288
  - Bond Principal: \$2,140,000
  - Fund Balance: \$506,866 (Projected remaining at end of FY 2021)

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## General Fund

- General CDD Administration
- Park Maintenance
- Lake Maintenance
- Fire Line Maintenance
- Conservation Area Maintenance
- Assessment and Revenues - \$864,536
- Expense - \$864,536

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## 2020 Actual and Projected Golf Course Revenues and Expenses

	Budgeted	Actuals (Through 7/31/20)	Projected (9/30/20)
Golf Course Revenues	\$1,967,237	\$1,560,499	\$1,798,353
Golf Course Expenses	(\$1,959,767)	(\$1,520,650)	(\$1,788,697)
<u>Net Gain/Loss</u>	\$7,470	\$39,849	\$9,656

\* Figures only include Golf Revenues and Expenses and are exclusive of Recreation assessments, also includes transfer out to reserves

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## 2021 FY PROPOSED BUDGET Golf Course Revenues and Expenses

- Budgeted FY 2021
  - Golf Course Revenues                      \$ 1,928,696
  - Golf Course Expenses                      (\$ 1,924,521)
  - Net Income                                      \$4,175

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## Revenue by Category FY 2021

- Greens Fees - \$1,424,357
- Platinum/Gold Memberships - \$210,000
- Associate Membership - \$42,000
- Driving Range - \$80,000
- Golf Lessons - \$2,100
- Merchandise Sales - \$115,000
- Restaurant - \$20,000
- Special Assessments – Operations - \$18,239
- Miscellaneous Income - \$15,000

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## Expenses by Department FY 2021

- General Expenditures - \$143,400
- Restaurant Expenditures - \$12,800
- Golf Operations - \$418,286
- Merchandise COGS - \$77,000
- Golf Course Maintenance Expenditures - \$1,084,836
- Administrative Expenditures - \$156,980
- Reserves - \$31,219

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## Recreation Fund

- Assessment (\$128.57 per unit) - \$622,056 (net)
- Expenses
  - General Fund (Woodside Park) – \$43,567
  - Golf Course Operations – \$18,239
  - Recreation Debt – \$560,250
- Remaining 2012 Debt at start of FY 2021: \$2,895,000
- Fully Amortized on 5/1/2026
- Bond Interest - \$140,425
- Bond Principal - \$425,000
- Interest Income - \$1,000
- Series 2020 Bonds – Not Included as No Assessment Revenues for FY 21

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## Golf Course Financials Over Time

	Projected FY 20	FY 2019	FY 2018	FY 2017	FY 2016	FY 2015	FY 2014
Golf Revenue	\$1,798,353	\$1,764,662	\$1,769,952	\$1,631,399	\$1,243,463	\$1,282,146	\$1,349,661
Expenses (Net of Reserve Transfer)	\$1,775,568	\$1,741,079	\$1,714,841	\$1,597,625	\$1,407,736	\$1,272,534	\$1,291,992
Effective Income	\$22,785	\$23,583	\$55,111	\$33,774	(\$164,273)	\$9,612	\$57,669
Rounds of Golf	50,902	52,632	52,534	52,709	41,968	42,209	40,626

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## Capital Projects Fund

- Used for Capital Projects Throughout the District
- End of FY 13 - \$450,621
- End of FY 14 - \$783,179
- End of FY 15 - \$785,491
- End of FY 16 - \$290,437
- End of FY 17 - \$336,203
- End of FY 18 - \$263,550
- End of FY 19 - \$283,792
- Proposed End of FY 20 - \$384,802
- Proposed End of FY 21 - \$294,732

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