

*Viera East Community  
Development District*

*Agenda*

*August 26, 2021*

# AGENDA

# *Viera East*

## *Community Development District*

---

219 East Livingston Street, Orlando, FL 32801

Phone: 407-841-5524 – Fax: 407-839-1526

August 19, 2021

Board of Supervisors  
Viera East Community  
Development District

Dear Board Members:

The Board of Supervisors of the Viera East Community Development District will meet **Thursday, August 26, 2021 at 7:00 p.m. in the Multi-Purpose Room, Faith Lutheran Church, 5550 Faith Drive, Viera, FL.** The call-in information for the meeting is as follows: **(267) 930-4000, Participant Access: 575-078.** Following is the advance agenda for the meeting:

### **Audit Committee Meeting**

- I. Roll Call
- II. Public Comment Period
- III. Review of Proposals for Fiscal Year 2021 Audit Services
- IV. Tally of Audit Committee Members Rankings and Selection of an Auditor
- V. Adjournment

### **Board of Supervisors Meeting**

- I. Roll Call
- II. Pledge of Allegiance
- III. Public Comment Period – Items on Agenda
- IV. Approval of Minutes of the June 24, 2021 and July 8, 2021 Board of Supervisors Meeting
- V. New Business
  - A. Public Hearings
    - i. Rules and Rates
      - a) Consideration of Amendments to Attachment A to Chapter IV of the Rules of Procedure
      - b) Consideration of Golf Course Rates for Fiscal Year 2022
    - ii. Budget and Assessments
      - a) Consideration of Resolution 2021-05 Adopting the Fiscal Year 2022 Budget and Relating to the Annual Appropriations
      - b) Consideration of Resolution 2021-06 Imposing Special Assessments and Certifying an Assessment Roll
  - B. Consideration of Employee Bonus Program
  - C. Consideration of Parking License Agreement with Prince of Peace
  - D. Ratification of Agreement with Robb & Taylor Engineering Solutions, Inc. to Provide Engineering Services
  - E. Review of Proposals and Selection of Firm to Provide Restaurant and Catering Services
  - F. Acceptance of Audit Committee Recommendation and Selection of #1 Ranked Firm to Provide Auditing Services for Fiscal Year 2021
- VI. Old Business
  - A. Brevard County Lake Planting Grant Update
  - B. Survey Monkey
  - C. Farmers Market/Craft Fairs at Woodside Park
  - D. Action Items List

- VII. Staff Reports
  - A. General Manager's Report
  - B. District Manager's Report
    - i. Consideration of Requisitions #46 – 50
    - ii. Approval of Fiscal Year 2022 Meeting Schedule
  - C. Lifestyle/Marketing Report
- VIII. Treasurer's Report – Consideration of Financial Statements
  - A. Approval of Check Register
  - B. Balance Sheet and Income Statement
- IX. Supervisor's Requests
- X. Public Comment Period – All Items
- XI. Adjournment

The second order of business of the Audit Committee Meeting is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items. The third order of business is review of proposals for Audit services. Copies of the proposals are being provided separately. The fourth order of business is the tally of the audit committee members rankings and selection of an auditor. Rankings from all audit committee members will be tallied at the meeting to develop an overall audit committee ranking. The RFP responses have been provided separately and the tally sheet has been enclosed in your agenda package.

The third order of business of the Board of Supervisors meeting is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The fourth order of business is approval of minutes of the June 24, 2021 and July 8, 2021 Board of Supervisors meeting. A copy of the minutes are enclosed for your review.

The fifth order of business is New Business. Section A opens the public hearings. Section 1 is rules and rates. Sub section A is consideration of amendments to attachment A to chapter IV of the rules of procedure. Sub section B is consideration of golf course rates for Fiscal Year 2022. Section 2 is budget and assessments. Sub section a is consideration of resolution 2021-05 adopting the Fiscal Year 2022 budget and relating to the annual appropriations. A copy of the resolution is enclosed for your review. Sub section B is consideration of resolution 2021-06 imposing special assessments and certifying an assessment roll. A copy of the resolution is enclosed for your review. Section B is consideration of employee bonus program. Section C is ratification of agreement with Robb & Taylor Engineering Solutions, Inc. to provide engineering services. A copy of the agreement is enclosed for your review. Section D is consideration of employee bonus program. A copy of the program is enclosed for your review. Section E is Review of Proposals and Selection of Firm to Provide Restaurant and Catering Services. Section F is acceptance of audit committee recommendation and selection of #1 ranked firm to provide auditing services for Fiscal Year 2021.

The sixth order of business is Old Business. Section A is Brevard County lake planting grant update. Section B is survey monkey. Section C is farmers market/craft fairs at Woodside Park. Section D is action items list. A copy of the list is enclosed for your review.

The seventh order of business is the Staff Reports. Section A is the General Manager's Report. Section B is the District Manager's Report. Section 1 is consideration of requisitions. Copies of the requisitions are enclosed for your review. Section 2 is approval of Fiscal Year 2022 meeting schedule. Section C is the lifestyle/marketing report.



The eighth order of business is the Treasurer's Report. Section A includes the check register being submitted for approval and Section B includes the balance sheet and income statement for your review.

The balance of the agenda will be discussed at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,

Jason Showe  
District Manager

Cc: Brian Jones, District Counsel  
Rey Malave, District Engineer  
Tim Melloh, General Manager

# AUDIT COMMITTEE MEETING

## SECTION III

*This item will be provided under  
separate cover*

## SECTION IV



Viera East CDD Auditor Selection - Tally						
	Robert Dale	Peter Carnsale	Steve Colasinski	Paul McCarthy	David Bedwell	Total Points Earned
						Ranking (1 being highest)
Grau & Associates						

**BOARD OF SUPERVISORS  
MEETING**



# MINUTES

MINUTES OF MEETING  
VIERA EAST  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Viera East Community Development District was held on Thursday, June 24, 2021 at 7:00 p.m. at Faith Lutheran Church in the Multi-Purpose Room, 5550 Faith Drive, Viera, Florida.

Present and constituting a quorum were:

Rob Dale	Chairman
Pete Carnesale	Vice Chairman
Steve Colasinski ( <i>via phone</i> )	Treasurer
Paul McCarthy	Assistant Secretary

Also present were:

Jason Showe	District Manager
Tim Melloh	General Manager
Terri King	Divots Grille Owner
Michelle Webb	Lifestyle Coordinator
Residents	

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Showe called the meeting to order at 7:00 p.m. Three Supervisors were present in person, with Mr. Colasinski present by phone.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

**THIRD ORDER OF BUSINESS**

**Public Comment Period – Items on Agenda**

Mr. Showe: This is for only items that are on the agenda this evening. I received two Request to Speak Forms. The first form is from Ms. Terri King. You will get three minutes. We will be timing everyone this evening.

Ms. King: I am the current owner of Divots Grille. There is the discussion of the restaurant and for it to go out for proposals. I would like to make some valid points of some items that are in the Request for Proposals (RFP) like no special events. On Valentine's Day this past year, the golf course was completely closed due to the rain. I held a private 50<sup>th</sup> Wedding Anniversary for a couple at the golf course that was completely held outside because of COVID. The restaurant remained open the entire day. I made over \$2,000 of which the District made 10% on that special event. So that was one event that happened. Secondly, Indian River Colony Club (IRCC) is playing cards with us on Monday and Wednesday. Three to five players come in on either day. They love the idea that it's during the day and it's so close and convenient. They can come and have breakfast and lunch and be part of everything. I also want to show how I have been increasing sales over this time. On Father's Day weekend in 2019, I made just over \$2,700 for Friday, Saturday and Sunday. In June of last year, which was during the height of COVID, we made just under \$2,700. This past year, I made close to \$3,900, which was a significant increase and completely handled all of the customers and staff with their needs. Our cart girl was out there until 5:00 p.m. or 5:30 p.m. that day because the golf course was busy. We continued to keep going no matter what it took at the time. In fact, the inside did not close until almost 7:00 p.m. because we were busy.

Mr. Showe: Thirty seconds left.

Ms. King: I do want to go ahead and say that I hope that as a Board, you gentlemen and business people have the decency that if you don't award me the contract, to please go ahead and buy out my stock because I want to continue making money for both me and you. Because that will increase my rent. Thank you.

Mr. Showe: The only other form I have is from Mr. Bianchi.

Resident (Tim Bianchi, Auburn Lakes): For the Board, I just want to reiterate why you were elected. You have to make the golf course profitable. Please don't forget that moving forward with RFPs. To Terri's point, I agree. Buy her stock and let her make the money. There was an issue, I don't know if Michelle is involved with it, but there were cutbacks that were abruptly stopped in the subdivision. I don't know what was on *Nextdoor*, but do we monitor that?

Mr. Dale: Are you talking about the one in Fawn Ridge?

Resident (Tim Bianchi, Auburn Lakes): I don't remember the HOA. Do we monitor that because apparently, they ran and started cutting and stopped abruptly?

Mr. Dale: There one that I read about in Fawn Ridge and we responded to that. I gave the gentleman my email and asked him to respond.

Resident (Tim Bianchi, Auburn Lakes): I was just pointing that out. Something happened.

Mr. Carnesale: There was a spot towards the end of his entire project where it was just too wet to use the equipment behind their houses.

Resident (Tim Bianchi, Auburn Lakes): They were hooting and hollering.

Mr. Carnesale: There were two houses where it was just too wet.

Mr. Melloh: They just did three years' worth of fire lines in one year. So that was the goal.

Mr. Showe: While we have the audience here, staff doesn't routinely monitor *Nextdoor*.

Mr. Dale: Nor does the Board.

Resident (Tim Bianchi, Auburn Lakes): My question is does Michelle monitor it as our Lifestyle Coordinator?

Ms. Webb: I do go on there. I've been knocked off and restricted. It is just what they do.

Mr. Showe: We always recommend, if you have concerns, if you could put them on Nextdoor, that's fine, but if you give them to either Tim or myself, that will allow staff to address it much quicker. It takes a long time for us to get them and we may never see them. It depends on where they are posted. I can't even get on your Nextdoor because I don't live here.

Resident (Tim Bianchi, Auburn Lakes): Well I'm a resident and I don't always have time.

Mr. Showe: Absolutely. I'm just saying for those folks that post on there, let staff know at the same time.

Resident (Tim Bianchi, Auburn Lakes): I usually don't.

Ms. Webb: If I see something, I forward it to Rob.

Resident (Tim Bianchi, Auburn Lakes): It's just another tool to push what is going on. Lastly, we can only speak about agenda items, right now.

Mr. Showe: Correct.

Resident (Tim Bianchi, Auburn Lakes): If you are not a regular and you don't know what some of the agenda items are, it's hard to provide input. Could the Board discuss some of these items like the bonus program. I have no clue what that is all about to even have input. So maybe

the Board could consider after, "*New Business*," or before you vote on something, you ask residents for their input. Thank you.

Mr. Showe: Those are the only Request for Speak Forms that we have. Is there anyone else that would like to address the Board on items on the agenda this evening? Please state your name and address.

Resident (Janet Helms, Golf Vista Boulevard): I will respond to that. If you go to the Viera East CDD website, the agenda items are posted there.

Resident (Tim Bianchi, Auburn Lakes): My point was they were asking on there and I just asked if Michelle was monitoring it.

Mr. Dale: Are we done with speakers?

Mr. Showe: Are there any other audience comments? That's it.

Mr. Dale: I just want to say a couple of things in advance. Number one, one of the things that we are going to be working more towards, Tim, I know that we have a good rapport and I'm not picking at you. I'm just saying that the three-minute commentary is the audiences time and I don't want to turn it into an interaction. This isn't directed at you. It's directed at everybody.

Resident (Tim Bianchi, Auburn Lakes): The public comment on agenda items is something that is going to vote.

Mr. Dale: Right.

Resident (Tim Bianchi, Auburn Lakes): Just something to consider. Residents don't know.

Mr. Dale: Regarding the second point, Jason, how soon in advance do we have minutes posted?

Mr. Showe: The minutes go out with the agenda.

Mr. Dale: I know when we get them, but I don't know when they are posted.

Mr. Showe: It gets posted on the website when you guys get them.

Mr. Dale: Okay. So on the Viera East CDD website, minutes are posted at least a week prior to the meeting. That was a good point. I didn't know about that one. I knew when I get them, but I didn't know when everyone else got them.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the May 13, 2021  
Board of Supervisors Meeting, May 27,  
2021 Board of Supervisors Meeting, and  
May 27, 2021 Audit Committee Meeting**

On MOTION by Mr. McCarthy seconded by Mr. Carnesale with all in favor the Minutes of the May 13, 2021 Board of Supervisors Meeting, May 27, 2021 Board of Supervisors Meeting, and May 27, 2021 Audit Committee Meeting as presented were approved.

**FIFTH ORDER OF BUSINESS**

**New Business**

**A. Review of Proposals and Selection of Firm to Provide District Engineer Services**

Mr. Showe: We received three proposals for engineering services. We also received a request from a Board Member.

Mr. Dale: Two Board Members.

Mr. Showe: Yes. Instead of making a decision tonight, we should table it to take time to review it. What we will need all of you to complete for each one of these bids, we included a ranking sheet. You will have to go through and rank each one of these vendors out of these number of points.

Mr. Dale: Let me share something with the Board. Apparently, Steve made the same request that I did. I asked Jason for more time because we got heavily involved with the other RFPs for the restaurant and a gazillion other issues like the bonus program and I haven't had the time to do a proper review. What I did do was to get in touch with Jason during the week and said, "Okay, I don't want to wait another month for this though so is there something we can do where we are able to take a vote at the workshop meeting in two weeks?" As I understand it, we are able to do a continuation of this meeting.

Mr. Showe: At the end of the meeting, instead of adjourning this meeting, you will continue it. Florida Statutes lets you continue a meeting to a time and date certain. So we would continue this meeting until that point for selection and review of these proposals.

Mr. McCarthy: We are not going to advertise this, are we?

Mr. Showe: No, because you already advertised it. You are allowed to continue these meetings as long as it is to a time and date certain.

Mr. McCarthy: Okay. I was thinking that it was a three-month process.

Mr. Showe: Yes.

Mr. Dale: Does that require a motion?

Mr. Showe: At the end of the meeting, instead of adjourning the meeting, you will continue it in two weeks. What we would like for you to do in those two weeks or even in the next week or so, if each one of you fills this ranking sheet out and sends it to me, we will compile it. That way, when you get to that meeting, we will already have everyone's ranking sheet and you will be able to go over those rankings. If the Board approves those rankings, then it's pretty much just a motion to approve it.

Mr. Dale: Okay. Is that acceptable?

Mr. Colasinski: Jason, quick question.

Mr. Showe: Sure.

Mr. Colasinski: Where is this criteria coming from for evaluation?

Mr. Showe: From the Florida Statutes. That is the criteria that you are required to rank this by.

Mr. Colasinski: Thank you. I just wanted clarification because some of them are not necessarily in the best interest of the District.

Mr. Carnesale: That is what my problem is. I was looking at this and I had a problem with what we are using as the guides in some of the cases.

Mr. Showe: Because this is a separate bid process under the Consultants' Competitive Negotiation Act (CCNA), these are the criteria that the Florida Statutes require you to rank these proposals on.

Mr. Dale: Right. We are not able to consider cost at all.

Mr. Showe: No prices are in the proposals.

Mr. Carnesale: No, but I was thinking more in terms of, when I'm looking at qualifications to complete an item, if we have a company that is large and they are giving you a list of abilities of all of their engineers, that's not what we are going to have working for us.

Mr. Showe: You are going to have to look at each one of those.

Mr. Carnesale: Okay, so I have with saying that they are the best qualified. Okay? That's why I'm saying that I had some problems with the way the ratings are based. The other piece is that engineers working for us, we would want them to have some experience working with Brevard County. There's nothing that would mandate that in this.

Mr. Showe: You could apply that standard to however you feel like ranking them giving these missed criteria.

Mr. Carnesale: So I'm just saying. Those are just two. There are probably more, but those are two that just came to mind very quickly. You can have somebody that has 40 engineers. When they put their proposal today and list their skills, they list the skills of all 40. You know that you are not going to have 40 engineers working for you.

Mr. Colasinski: Pete, that is not necessarily a bad idea because you can work as a team with regards to engineers. You just need that one person to represent the engineering firm. In many cases, not all engineers have to take skills sets, but if you have an organization where people have a multitude of scopes, that is actually to our advantage.

Mr. Showe: To backup what Steve is saying, you will have a primary engineer that will typically be assigned to your project, but if he feels like he needs to get a landscape architect involved, they will find one. So they are showing you the capabilities of their firm as a whole.

Mr. Dale: Two points that I want to point out just for discussion purposes that the Board may not be aware of, one of them I guess they would figure out in going through the proposals, but two of firms are local; Allen Engineering, Inc. and Mr. Robert Robb of Robb & Taylor. They are both local. One thing that I don't believe that everybody is going to have in the packets, unless Robb put that in there, one of the engineers has done work for the District. Mr. Robert Robb did the permit's over at the playground and dog park.

Mr. Carnesale: That's in the package.

Mr. Dale: Good. I haven't had a chance to review that. He did do that work at no cost to the District.

Mr. Carnesale: Another problem I have is with subcontractors. You don't know anything about the people that are being hired.

Mr. Showe: I haven't read through each proposal specifically, but typically your engineers won't subcontract unless they specifically make it clear. They will let you know if they have a specific firm that has expertise and you'll subcontract under theirs, but most of them they use in-house.

Mr. Carnesale: In one of these, they listed the subcontractors. That's what made me bring that up. Okay? So they were already telling you that they don't all of the work themselves. They



give it to somebody else and you are not getting a list of what their skills are. So you really know where you are coming from.

Mr. Showe: To speed the process up again, if each one of you want to fill this out and send it to me, put your name on it and we will compile it. Once we have everybody's score, we will send that out to the Board. Then you don't necessarily have to take those rankings, but as a Board, you have to look at those rankings and select.

Resident (Tim Bianchi, Auburn Lakes): Do they follow the Federal guidelines for selections?

Mr. Showe: I'm not sure if it's Federal. It follows the Florida Statutes.

Mr. Dale: Most State Statutes are very similar.

Mr. Showe: If you have any questions, let me know and we can help you.

Mr. Dale: Okay. Do you have anything add, Pete?

Mr. McCarthy: No.

Mr. Dale: Steve, do you want to add anything before we move on to the next topic?

Mr. Colasinski: Not at this time.

Mr. Dale: Pete?

Mr. Carnesale: I said my part.

## **B. Discussion of Restaurant**

### **i. Review of Draft RFP**

### **ii. Discussion of Current Vendor**

Mr. Showe: Based on some input from the Board, we put together the RFP document that is in your agenda package. We have one change that is not in there right now, but we added it to what we expect to be the final. If there are any events, we would ask that not occur while the golf course is open just so it doesn't interfere with play or folks using the golf course. Other than that, that document is there for your review. We can take discussion on that right now.

Mr. Dale: Where I am at with this is we talked about this at the workshop. We had other discussions over the past several months. We had discussions in November regarding the restaurant, which are ongoing. The way that it was explained at the last meeting, this is an RFP. Anybody is able to apply for it, to include the current restaurant owner. It is not a death sentence and it also not a promise that we are going to hire that person. We want to hire the best qualified

candidate for the position. There are a number of reasons. I don't know how the Board feels right now. I have 15 reasons as to why we are doing this. Does the Board want me to go through for the minutes the reasoning?

Mr. Carnesale: You probably should for the minutes.

Mr. Dale: Alright. Reason 1 is the restaurant operations and service are a direct reflection on the District and the golf course. The District is steering away from private events. We heard a few examples; Valentine's Day, Nine and Dine and mock gambling happening three times a week. That doesn't mean that we do not like those events. It means that they should not be private. They should be open to the entire District and advertised to the entire District. The weekly events have a narrow audience of participants. It gives the perception that the restaurant is there for personal enjoyment. Reserve seating for private events removes the opportunity for new and increased service to our golf course and has actually driven customers away. A specific example of that is a prominent member of our community recently experienced that situation. It required a letter of apology from the Board Chair and expense to the golf course to continue the business relationship. There have been multiple service complaints about Divots, including online complaints from the Viera East Men's Association (VEMA) and the FUN Group. The restaurant hours are not conducive with the needs of the golf course. The Board feels that the community is looking for something different. The District is utilizing a monthly calendar on several District websites and social media sites. Several events listed were cancelled due to restaurant staffing issues. The District requires beverage cart service daily, not limited to weekend only. There is a frequent lack of afternoon beverage service via the cart or the restaurant. Previous CDD Divots facility use requests were met with resistance at the April workshop, which is why my feeling is we need to go to an RFP with this. We don't need to debate 25 or 30 different issues. It just needs to be in the new lease. When discussing an increase, Brevard County Sheriff's Office presence of Divots for community response benefit, the restaurant owner stated, *"I don't want them there during operating hours."* That was an issue for the Board. The CDD Lifestyle Coordinator was asked to no longer market Divots, due to a significant loss of employees. This led to a concern of the District regarding service capability for the restaurant. The District is looking at using daily and weekly food and beverage (F&B) specials that enhance the golf course and could be marketed weekly. The F&B campaigns drive a lot of marketing for golf courses. Requests for marketing input in this area are frequently

ignored. There is a desire of the Board to broaden the restaurant's customer age and the serving demographic by offering different hours and lifestyle activities. The District is looking to change the direction of food and spirits available based on different demographics. These suggestions were met with resistance and previous discussions. I do appreciate the fact that the owner purchased something that I specifically like, but there are other issues in play in regard to wine and attracting a different demographic that the Board feels is an issue. The restaurant gross revenue has not significantly increased over the last six years of business. With different marketing concepts, we believe that the potential for Divots profitability is very significant. There are additional items that impact this also with regard to lifestyle amenities. One of them specifically touching on probably later in the meeting, but if we are going to be expending money on the restaurant, we need the restaurant to be in line with what we feel the District is looking for. So that's the reasoning. Does anyone have anything to add? Paul?

Mr. McCarthy: I agree with most of the things you said and I think it's a good thing to go forward with the RFP.

Resident (Phil Blanchard, Aberdeen): I have something that I would like to add.

Mr. Dale: No. This is the business meeting right now. I appreciate it, Phil. You will get a chance at the end of the meeting to say something.

Resident (Phil Blanchard, Aberdeen): Thank you.

Mr. McCarthy: I feel that the RFP is the appropriate way to go with this particular stage of the relationship with the vendor. We should see what happens. My understanding is that is a 90-day process, Jason.

Mr. Showe: There's a 90-day termination clause in your current contract, which we could discuss next, if the Board chooses to go through the RFP process. The way we structured this is we would expect bids to be received by August 20<sup>th</sup>, so you would have time at your August 26<sup>th</sup> meeting, which is also your budget hearing to go over any proposals received and start making some decisions at that point.

Mr. Dale: It almost seems counterproductive to not do the two in conjunction with each other.

Mr. Showe: Yes.

Mr. Dale: In other words, if we were to do an RFP and then a different vendor was selected, then we would have to issue 90 days later, a termination letter.

Ms. Showe: Yes.

Mr. Dale: So the two should go concurrent with each other, which is where we are at. Then if we run into an issue with whether we need more time, you can extend every lease. I do lots of leases with my tenants. You can extend it monthly, do 90 days, whatever you need to do. Pete, do you have anything to add?

Mr. Carnesale: My only comment is in line with Terri's statement. She has product that she has bought that she wants to sell. Basically, the product belongs to her if she bought it. It doesn't belong to Divots if she bought it. So, either she has to have the ability to take that product with her or we have to be able to reimburse her for the product she leaves.

Mr. Dale: I almost don't want to have that discussion right now because it almost seems premature because Terri might win the RFP.

Mr. Carnesale: Okay. I'm just saying if that should happen, I want to make sure that Terri is not left with the stock.

Mr. Dale: I don't think that would be the intent of the Board.

Mr. Carnesale: Okay.

Mr. Dale: I just think it's premature to have that discussion until we know who and what is going to happen there.

Mr. Colasinski: Course of action.

Mr. Dale: Exactly. Steve, do you have anything to add?

Mr. Colasinski: No. I think the strategy proposed, Rob, is something that we should do.

Mr. Dale: Okay. Then at this time I will entertain any motions.

Mr. Showe: The motion is to advertise this RFP. I know, Rob, we talked about putting an ad in *The Viera Voice*.

Mr. Dale: Correct.

Mr. Showe: Letting people know. Process-wise for anybody that would like to bid on this, would need to request the packet from us. That way we keep track of anybody who bids. If there are questions from vendors, we will address all of those questions in accordance with the proposal no later than August 9<sup>th</sup>. We address those to all of the vendors and that's why we keep track of who gets the proposal so they can keep up with any addendums that are issued for the RFP. So I think the motion would be to open up the RFP process for anyone selected. This

doesn't require a formal advertisement so it won't be advertised in the newspaper. It will have to depend on using that small ad in *The Viera Voice* plus any word-of-mouth we can use.

Mr. Carnesale MOVED to advertise a Request for Restaurant Proposals in The Viera Voice and Mr. McCarthy seconded the motion.

Mr. Dale: Is there any discussion?

Mr. Colasinski: No. I'm in favor of this.

On VOICE VOTE with all in favor advertising a Request for Restaurant Proposals in The Viera Voice was approved.

Mr. Showe: I think the second part is if I'm hearing the Board correctly, I think you would want to have a motion to terminate the current contract in accordance with the termination provision, which is a minimum of 90 days. My recommendation would be that you make that termination effective September 30<sup>th</sup>. That way, you have time from the time you make a selection to negotiate a contract and have somebody in place.

Mr. Dale: So in other words, it would be a backwards plan from September 30<sup>th</sup>.

Mr. Showe: Right.

Mr. Dale: I would concur with that and not wait until September 30<sup>th</sup> to exercise that.

Mr. Showe: Correct. Three months would put you right about September 20<sup>th</sup>. So it's really just a few extra days beyond the 90 days.

Mr. Dale: That sounds like a very good suggestion.

Mr. Colasinski: I agree.

On MOTION by Mr. Carnesale seconded by Mr. McCarthy with all in favor terminating the contract with Ms. Terri King effective was approved.

Mr. Showe: We will get the notice out.

### C. Discussion of Bonus Program

Mr. Showe: This is discussion of the bonus program. I know that the Board discussed it. We went to District Counsel and put District Counsel's memo in your agenda package.

Mr. Dale: We were burning up the email wires over the past couple of weeks on this one.

Mr. Showe: It is a little complicated technically for public organizations to do a bonus program, but I think Tim and Rob worked on what is front of you as a draft and it meets all of the criteria that you would need. Part of what you have to have for a bonus program is it has to be in place for the entire evaluation period prior to you giving any bonuses. So what we would have to do is look at having something formalized and approved by the Board at the latest, the end of September. That way when Tim is doing his annual reviews, he can hand this out to each staff member and say, *"Next year, this is the bonus program that is available to all employees."*

Mr. Dale: Let me give some background. I don't want to open the floor up for discussion, but I want to share for edification purposes for the audience, the bottom line is we are doing very well so far this year financially with the golf course. Last year, I believe the net revenue was \$18,000 and this year we are looking at in the hundreds of thousands. So it was a very good year. We feel that the employees should be able to participate in the profitability. In the private world, the program works a lot differently, which is what I learned. In the government world it is very limited with what you are able to do like Jason just explained. It has to be in existence for basically the entire year beforehand. I'm not sure that we are going to be able to do anything at all for the numbers that we are going to be producing this year. Tim or Jason, if you come up with anything, I'm all ears. What we are able to do going forward in future years is to offer the bonus program. The proposal is we are aware of the magic number of where \$250,000 comes from. That is basically the number that we need to hit as a golf course to keep the golf course self-sustaining. It is great that we had \$18,000 last year and we were in the black, but it is sort of like owning a house and saying, "I can afford the house. You can afford the mortgage, but you can't afford to fix the roof or put a refrigerator in or fix the air conditioner if it breaks." It is the same thing with the golf course. We have a number of capital expenses such as a roof for the Clubhouse, sprinklers for the golf course, bunkers, re-seeding of the greens, bulkheads, those kinds of things. Basically \$5 million on a 20-year cycle, is what we have to come up with. So that is why we need that \$250,000 in profitability. If we were to hit that number, our proposal was a 4% bonus to hit the \$250,000 to the employees. Basically a 4% bonus of their salary or

their annual wage. In other words, if you make \$30,000 a year, a 4% bonus represents a \$1,200 bonus to the employee. If you make \$50,000 a year, then you are going to get \$2,000. If you make a lot less than that, everybody here can do the basic math. Essentially for every \$100,000 in additional profitability that we make, that bonus amount would go up 1%. So if we were to hit \$550,000 in profitability, that would be a 7% bonus to employees. Where I'm at is if we are hitting a \$550,000 annual profitability, the employees deserve a big chunk of that, not a big chunk, but a fair chunk. You would be looking at for 7% of \$50,000, a \$3,500 bonus. What that is intended to do is to get employees more focused on the ways that we will be able to reasonably cut back on things that don't involve risking the condition of the golf course. That's been a mainstay for this Board since Day 1. We are not willing to risk the condition of the greens and the fairways. We nibble around the edges a whole lot and I know that some of that has upset a few people, but that has translated into a very healthy year so far. So where I'm at is what does the Board think of 4% at \$250,000 and \$100,000 after \$250,000.

Mr. Carnesale: Basically I have no problems with the numbers themselves, just the verbiage in the parenthesis could be more precise and say, "*Of gross yearly VECDD income.*"

Mr. Dale: We can do that.

Mr. Carnesale: Which would just make it more precise with no questions on what we are basing it on.

Mr. Dale: Okay.

Mr. McCarthy: So this is something that we are preparing a year from this coming October.

Mr. Showe: Correct.

Mr. McCarthy: We are not going to be able to do anything at this point?

Mr. Showe: No. The Statutes are really clear that you can't retroactively give a bond. The program has to be in place for the entire duration of the period you are evaluating them on.

Mr. Dale: There's no way to manipulate that even like on a quarterly evaluation period?

Mr. Showe: The Statutes are really clear on that.

Mr. McCarthy: Tim, let me ask you this just off the top of your head? What would a 4% raise cost the CDD with our 50 employees?

Mr. Melloh: \$40,000. Our annual payroll is about \$1 million.

Mr. McCarthy: Most of the people working there work on a full-time basis. It's very difficult work that they are doing in terms of the heat, rain and cold weather. It's about \$25,000 a year on the average. Would you agree?

Mr. Melloh: Yes, in that neighborhood. We have a lot of folks, especially on the golf operations side that are part-timers. They may be put in 800 to 900 hours a year. Like Pete said, you just have to go in and figure out what they earned previously in the previous 12 months gross pay.

Mr. Carnesale: That is not going to be hard to do.

Mr. Melloh: No, it's not hard to do at all.

Mr. Carnesale: You don't have to calculate that. It's going to be in the tax data that you receive.

Mr. McCarthy: I think it's an excellent idea for the employees and the direction we should be going in.

Mr. Melloh: If were to hit a \$550,000 net operating income...

Mr. Dale: Which we never hit in the history of this golf course.

Mr. Melloh: That's a \$75,000 return to the employees.

Mr. Carnesale: It would be a matter of they helped to get there.

Mr. Melloh: That's what the intent of what the program is all along, which is to make sure that every step that they take along the way is geared towards the profitability of the golf course because they have a little skin in the game.

Mr. Dale: It gives them the incentive to start selling the heck out of associate memberships, golf balls in the pro shop and everything under the sun.

Mr. Colasinski: I agree with you with the merchandise. Merchandise would make a lot of money. It is something that we can even take a look at. We have done very well with merchandise thanks to Jim and the team.

Mr. Dale: Yes. Just a procedural question. I want to make sure that there is no nuance between CDD employees and golf course employees when it comes to this. Right?

Mr. Showe: All employees have to be eligible for the program, regardless of their scope.

Mr. Carnesale: Which is good.

Mr. Melloh: That includes the District maintenance staff too.

Mr. Dale: That's what I'm getting at.



Mr. Melloh: They would not be left out.

Mr. Dale: I get that the crew isn't directly involved in the profitability of the golf course, but they have busted their humps this year with regard to the fire break maintenance and the things that they have done. They've done three years' worth of work and basically six months.

Mr. Colasinski: That is correct.

Mr. Dale: Alright, I will entertain any motions if there are no further questions.

Mr. Showe: Just so we formalize it, the Board seems to be in favor of it. If Tim wants to make that final change to the verbiage, we will bring back the final form at your July meeting. That way, you approve it as this is our program.

Mr. Dale: The workshop that we are continuing.

Mr. Showe: You can do it at the workshop or the regular July meeting.

Mr. Carnesale: There isn't a rush to get this done because we can't implement it right away anyway.

Mr. Dale: I understand.

Mr. Showe: But I think we should have it in final form. That way there is no debate about the verbiage. I will mark that when we bring it back to the July meeting.

Mr. Dale: Is everybody in favor of the numbers, the 4% and 1% for each \$100,000 beyond that. Is there any opposition to that?

Mr. Colasinski: No.

Mr. Dale: Are you in favor of it?

Mr. Carnesale: I am.

Mr. Dale: Paul?

Mr. McCarthy: Yes.

Mr. Dale: It sounds like everybody is in consensus on it. I think those are good numbers. Let's move on then.

#### **D. Fiscal Year 2022 Budget Workshop – Golf Course Fund**

Mr. Showe: This is the start of the golf course budget review for the budget workshop. We made all of the changes to the General Fund, as we indicated before, so now we are looking at the golf course. I think in general, the bigger changes, I can go through what I have and then Tim can go through some of those with you. The changes that you made, Tim was adding

\$25,000 to golf operations for an Assistant Golf Professional, which comes with salaries and benefits. The one that is not in here was to add \$20,000 for janitorial.

Mr. Melloh: Yes. We also had \$10,640, which is the amount that we need to increase the hourly people that we have that are working for less than \$10 an hour. That gives them up to \$10 an hour because that changes in September. That was one of the other things with the pro shop salaries. There is an increase.

Mr. Showe: Other than that, I think we will just take any Board questions or comments on where we are at with the budget this morning.

Mr. Dale: I like the changes that we made. I like the idea of that additional pro that we've talked about. I think that would help open up a completely different demographic to the golf course, which is what we are trying to do. We are trying to make this open to everyone. I think that will help with the profitability. Paul, do you have anything that you want to add on the changes?

Mr. McCarthy: No.

Mr. Dale: Where the \$20,000 came from, I had a talk with Tim and we want to do a few things with regards to the Men's and Ladies Rooms. We want to make them a little cleaner and keep them that way. Alright.

Mr. Showe: If there are no other questions, at your next workshop, you will have one more time to look at the final budget with all of the changes. Then Tim will go over the rules and rates with you.

Mr. Dale: Okay.

Mr. Colasinski: Okay. Very good.

## **SIXTH ORDER OF BUSINESS**

### **Old Business**

#### **A. Brevard County Lake Planting Grant Update**

Mr. Dale: Pete, do you have anything on the lake plantings.

Mr. Carnesale: Yes. Quick and simple, the plantings will begin tomorrow with the area adjacent to Suseda Park. At 10:00 a.m. tomorrow, we are going to actually be doing the first of the plantings along the lake.

Mr. Dale: Nice. I'm excited to see that. I actually am. We have been talking about it for six months.

Mr. Carnesale: You can't go there tomorrow at 10:00 a.m. because we are not allowed to be together.

Mr. Dale: No. Trust me. I won't be there tomorrow at 10:00 a.m. Very good.

**B. Survey Monkey**

Mr. Dale: I don't think there is anything new on Survey Monkey.

**C. Farmers Market/Craft Fairs at Woodside Park**

Mr. Dale: We are going to keep tabling this item because the condition of the park, except, Michelle, what are we tentatively targeting? Is it September or August?

Ms. Webb: For the park?

Mr. Dale: for craft fairs.

Ms. Webb: September.

Mr. Dale: So that is the tentative target date.

Mr. Showe: We are working out to insurance to see what they would require so we can be aware of those items.

Mr. Dale: Good. I think what we are going to need to do is re-coordinate with the church for parking.

Mr. Showe: Yes.

**D. Fire Management Budget/Fire Breaks**

Mr. Dale: Before we go into that, I'm am just going to give an atta boy for finishing the fire management with Ed's crew at this stage of the game and doing the entire CDD the way he did. That's a huge accomplishment. I hope I don't upset anybody with this comment, but a lot of people say that the golf courses are our most important asset in the CDD. It's not. It is our homes. If all of our homes burned down like we almost had happened in the mid-2000s, that's why we are doing this. So it's a huge accomplishment and Thank you.

Mr. Melloh: I just have to say, thank you for the accolades, but it's all due to Mr. Ed Grasser and his crew that did that along with the two pieces of equipment that we purchased this past year.

Mr. Dale: Right.

Mr. Melloh: The mulchers. In that area, we will get it done. So going forward, there are not going to be any problems at all because now that we will be out there will be a lot less growth.

Mr. Carnesale: If you are doing it once a year, you are not going to have three years' worth of growth down there.

Mr. Melloh: Right.

Mr. Carnesale: You are going to have one year's worth of growth.

Mr. Melloh: When It comes to the fire lines, there are always going to be a few issues with people, because it does give an unsightly look to it and what have you. However, when you talk to people about nature and if that stuff was left in place, we can't get rid of it and it's meant to be there and break down and provide cover and places for birds to nest. As a matter of fact, I was out in the field talking to a lady yesterday that was having a bit of an issue with that. Lo and behold, there was a gopher tortoise right on the edge of where we were doing that.

Mr. Dale: No kidding.

Mr. Melloh: Sometimes that's the reason why we have to go around certain things so it is not always a straight line.

Mr. Dale: Right.

Mr. Melloh: There are also problems with real low areas that hold water. We don't want to dump our \$90,000 machine into a mud hole. It would be hard to unstick it because you can't get any equipment back there to get it unstuck. So we are very careful with that. Again, it's all Ed and his crew that got this done. I already told Ed, because he is the one who informed me today that we are finally done with Fawn Ridge. That is going to be the last one. As I was mentioning before the meeting, there are a couple of homes down there that we have to go back to because of the low area.

Mr. Carnesale: That's the point that I wanted to make. Basically when they skip a home or skip the little stretch because of water or whatever the problem is, they are recording what area they skipped. So when they get a dry spell, they go back and do it. So you may have somebody complain, *"It was done to the left of me and to the right of me, but they didn't do my area."* That may be just because the land wouldn't allow for it. Okay? It doesn't mean it's not going to get done. It just means that we have to wait for it to try out.

Mr. Melloh: I will pass your comments along to Ed's crew.

Mr. Dale: Please.

Mr. Carnesale: Yes, from the entire Board.

Mr. Colasinski: I think the other thing too is some of the changes that people were astounded with was simply the big change. I haven't seen that in 12 years living on the scrub jay habitat. That was a huge change. Sometimes change can be disturbing because it was a significant change; however, it was a change for the better, but I can see where it would be unsettling for some. I think what we are trying to do with that fire break is a huge accomplishment. The amount of material that Ed's crew had to get through to get this done was astounding because you have the growth in Florida to deal with and that was amazing.

Mr. Dale: My last comment on this is one of the benefits of going to an annual maintenance that we discussed is some of the trees that were taken out were a huge diameter. With annual maintenance, things won't be growing to that size.

Mr. Carnesale: Right.

Mr. Dale: You are not going to have huge chunks of mulch and debris the way that we have them now with some of these home sights. Over time it is just going to be basically like mowing your lawn, almost.

#### **E. Action Items List**

This item was discussed later in the meeting.

### **SEVENTH ORDER OF BUSINESS**

#### **Staff Reports**

#### **A. General Manager's Report**

Mr. Melloh: We already talked about the fire lines and the normal day-to-day operations of what these guys are doing out there as CDD maintenance. The golf course is business as usual. Our second aerification will be on Monday and Tuesday, July 12<sup>th</sup> and 13<sup>th</sup>. We do three of these a year. The other one would be in September. I have your rounds and revenue report here also. Again, we are having a really good month. Right now we are trending about 20% to 23% ahead of budget for the month. That is with several days of afternoon lightning delays and rain. So we are doing really well, I have to say. The golf course is in very good condition. We do GolfNow and the dynamic discounts that we are able to do from them. It helped out quite a bit. We are hitting on all cylinders with that right now. Again, annually, we are \$275,000 ahead of

the budget and we have \$477,000 of profitability, but the next four months are our lean months where we do get some of that back. I think that would be significantly north of the \$250,000 that we talked about. It just depends on hurricanes or the weather that we had.

Mr. Carnesale: I'm looking at the chart and basically, we have eight days. Today is only the 24<sup>th</sup>. Okay? The chart goes basically through the 23<sup>rd</sup>, alright and we have eight days in there where there was even rain, lightning delays or whatever out of the 23 and yet, we are way ahead of budget on it.

Mr. Melloh: Yes. As an example, the budget for the month is \$100,062 and we are already at \$94,593 with eight months to go. So we will significantly be ahead of the budget for June, which is not always the case because it always depends on the weather. Sometimes you are getting some bit of rain. August and September seem to be the two worst months for us, with September being the worst month because you just never know. It just seems like that is when we just get hit with either a tropical storm or a hurricane that skirts up the coast.

Mr. Dale: We talked about ways that will help us with that to an extent like the cart path extensions and those kinds of things, which would add profitability or playability during inclement weather.

Mr. Melloh: That's all I have.

## **B. District Manager's Report**

### **i. Consideration of Requisitions #42 - 45**

Mr. Dale: Jason, what do you have?

Mr. Showe: We have Requisitions #42 through #45. Two of those are reimbursements to the CDD and two are just floating out there for engineering services they provided for us a couple of months ago.

Mr. Dale: The one thing that I did notice in my review is we seem to still be getting hit with Dewberry.

Mr. Showe: We are probably a month or two behind. This is just the finishing up work. I don't expect to see anymore from these.

Mr. Dale: Okay.

Mr. Showe: We need a motion to approve those requisitions.

On MOTION by Mr. Carnesale seconded by Mr. McCarthy with all in favor Requisitions #42 through #45 were approved.

Mr. Showe: The only other item we had, which Tim and I want to bring up is that we would like to get the Board for formally approve an increase to your credit card max amount. Because we are making some purchases that we need to make, the District is being reimbursed through the requisitions. I think we had a couple of times where we have gotten close to hitting the \$20,000 credit limit.

Mr. Dale: I would agree. We ran into that problem with the playground equipment.

Mr. Showe: We already started, but the company would just like a formal motion by the Board that we can show them through the record that you would improve an increase. Essentially, it's just to give us some capacity if we have to purchase the equipment quick before the District gets reimbursed through the bonds.

Mr. McCarthy: Do you have a figure in mind of what we are going to need?

Mr. Showe: I think \$20,000. Is that right, Tim?

Mr. Melloh: Yes.

On MOTION by Mr. McCarthy seconded by Mr. Carnesale with all in favor increasing the credit limit to \$20,000 was approved.

Mr. Showe: Thank you.

Mr. Melloh: The other thing, Rob, we discussed the putt-putt golf course.

Mr. Dale: I was going to bring that up.

Mr. Melloh: About the \$20,000 for design services?

Mr. Dale: Yes.

### **C. Lifestyle/Marketing Report**

Ms. Webb: I actually haven't had a lot going on. Regarding the Viera East Golf Course, we just had a meeting with Tim and Chris yesterday and we are going to meet next Wednesday to create an actual marketing plan that we are going to send to Bob now so Melissa knows the directives that we want her to work on. I know that it's summer and she's on vacation. I have been getting email blasts from the golf course on EZLinks, which I have been playing around

with. You will see more marketing going out lately. So we have been very busy in that area behind the scenes for that. We did a Father's Day thing for Goodwill. I want to ask the Board that as we are making this Marketing Plan for the golf course, is there a certain number of Goodwill events that we include in the year? I know that we are really tied to drive up the sales of the golf course. We don't want to take away from that, but we also want to be engaged in the community.

Mr. Dale: Are you asking that question of the Board right now?

Ms. Webb: Yes, I am.

Mr. Dale: Steve, did you happen to catch that?

Mr. Colasinski: I could not catch it clearly.

Mr. Dale: I know this is a big question for you. The question was essentially Goodwill events during the course of the year. Do we want to set some number or something that we would throw in to the Marketing Plan for the next year?

Mr. Colasinski: I think it's good to have an annual goal. I'm not against that at all.

Mr. Dale: What number do you think off of the top of your head? Two or three events, annually?

Mr. Colasinski: No less than one per quarter, preferably one a month, which would be four. It doesn't have to be one per quarter. It also has to do with the time of the year that is suitable also.

Mr. Dale: Right. In other words, perhaps during the summer where we don't have as much activity, you would hold a few more.

Mr. Colasinski: We do nothing but maybe a couple in the fall and in the spring.

Mr. Dale: Okay. When we are talking about Goodwill events are we talking about things that could be revenue neutral or are we talking about things that would cost the golf course money because we are effectively shutting down operations?

Mr. Colasinski: Are you talking strictly about the golf course or the District itself?

Mr. Dale: That is a good point because we have a big park that we are doing a lot with.

Ms. Webb: Yes. If we host something at the park, it's an open park and it's going to cost money to create things. Having two things with the golf course in a year and two things at the park is fine, but I think with Tim and I working in the marketing areas, we kind of have that plan because it's too hard to whip that out and throw it out there.



Mr. Dale: Right.

Ms. Webb: We need to have an idea of whether we are going to have that or maybe set aside a week in July for first responders getting 20% off. Those type of things. What is that Goodwill so we are not getting thrown? We can market it and can focus on how to drive that up.

Mr. Dale: Okay.

Mr. Colasinski: For example, if we did two events at the golf course and two events at the park for Goodwill, in a year, that might be a way we can start. For instance, we talked about doing a dog walk for the SPCA. That is something that would be a Goodwill event at Woodside Park.

Ms. Webb: Right.

Mr. Dale: I understand.

Ms. Webb: We can also do Goodwill events where you get the police cars and fire trucks to come out. Things for first responders are always good things too to support that. There are things we can do, but we need a strategic plan of how many we want to put out there and out here. Then we can work something out.

Mr. Carnesale: I think the idea she came up with initially, as far as the golf course was concerned, is on particular days with a discount. It should be a substantial discount. If you want to make Mother's Day or Father's Day 30% off, they may come alone, but they may come with other people that are doing it that are paying the regular fees. You are not losing money, but gaining less when you are doing that kind of thing. So I would think we would want to do a series of those in just a matter of thinking of what types of ones you would want to implement in terms of that kind of event.

Mr. Dale: Perhaps the way we can differentiate between the two are the events that are labor intensive and non-labor intensive, if they are basically just a static type.

Mr. Colasinski: Right, because if you have something in the pro shop where people could donate, that's static versus more interactive.

Mr. Dale: So I personally like the idea of once a quarter for something that would be labor intensive. I think splitting between the golf course and the park sounds like a good starting point. What do you think, Paul?

Mr. McCarthy: I think it's a good idea.

Mr. Dale: Pete?

Mr. Carnesale: It works for me.

Mr. Dale: Steve?

Mr. Carnesale: It was his idea.

Mr. Colasinski: I think it goes well.

Ms. Webb: It doesn't matter to me whether it is at the golf course or at the park.

Mr. Dale: We will let you and Tim fill in the blanks.

Mr. Carnesale: Basically what we were saying is it didn't have to be in the quarter, necessarily. We are saying four in the course of a year, which would equate to that.

Ms. Webb: Right.

Mr. Carnesale: So if you had a three-month period where you know there is going to be inclement weather and you are not going to be able to get something in there, but you have another quarter where it's a great timeframe that you can put two in, then that would work out.

Ms. Webb: Terri is doing a Casino Night for the SPCA. Does that count as one of quarterly?

Mr. Dale: No. That is a Divots type of event. That doesn't mean we can't help out with something like that and I would encourage helping out. Two events that should be on there would be the SPCA Dog Walk, since we are building two huge dog parks. We are going to have the Disneyland of dog parks in our backyard and we should be doing something for the SPCA, I think. One of the other events should center around some kind of Family Day or Resident Appreciation Day.

Ms. Webb: We talked about that. We also have the zoo joining forces with us once the park gets going. They are going to do a monthly thing at the park.

Mr. Dale: Right. Those are all of the activities that we have going on the side.

Ms. Webb: Right. I need to make sure that this is what the Board wants. I need to make sure that we don't fill up with those other stuff and then they are like, "*Hey, wait, we need to throw something else out there.*" So we have to pick the right times that would work because we don't want a whole bunch of people out in the park in July when it is very hot. Of course you can't go out there right now anyway because it's not ready.

Mr. Dale: Right.

Ms. Webb: If you want, we can put a Marketing Plan together for the District.

Mr. Dale: Okay.

Ms. Webb: I will work with the golf course specifically on that. We are working on having a Farmer's Market. I already have about seven people who want to be participating in this. We are not going to do it until September because it is too hot. Most of them shut down over this time. It rains out. The one in Satellite Beach is still going on, but they are having to close almost every day now because they go until 2:00 p.m. and by 11:30 a.m. to 12:00 p.m., it is rained out. So it is nothing that we would want to start. We may even push the dog park event back to October because if it doesn't get done, we don't want all of that starting at one time because we are going to have an opening day for the park.

Mr. Dale: O ye of little faith.

Ms. Webb: I have a very good feeling that it's going to be done. I have it planned for August to be done with the dog park because that is my goal now. Jason and I are working what the requirements will be. I want to put an ad in The Village Voice when it is really going to start happening for this. We are putting together packages to send out hopefully by the end of July, first of August to corporate sponsors to make the Women's Day event. We kind of played with it this past June, but we will actually make it sponsored by people. So it would be a free event for women to come out and experience golf. I'm working with Tim to get more women's golf events at the golf course that will attract women to the golf course and grow that area. It seemed to be a very good thing that is starting to happen. So we are having some big things that are happening behind the scenes that is all coming out in August.

Mr. Dale: What else do you have?

Ms. Webb: That's about it. Terri has some good events coming up such as the July 4<sup>th</sup> golf tournament, music and barbecue, Casino Night, SPCA and some music coming up as well. Those have been also marketed through the District. A couple of people showed up at the yoga. It got rained out a lot, so we are going to put that on the backburner until September. I attended a class because I wanted to see what it was all about. I have to say that I am at my desk all day long and they had Yin Yoga. The instructor made me hold poses for two-and-a-half minutes to five minutes and I thought that I was going to die, but the next morning I jumped out of bed at 6:00 a.m. and felt great. So I definitely would highly recommend it. She was really good.

Mr. Dale: Apparently, she says that there are a ton of benefits for golfers in terms of helping becoming more limber and all of those kinds of things. She works a lot with golfers when that starts back up.

Ms. Webb: The area off the side of the parking lot that has all grass, we might host one there and one at the golf course when she starts back.

Mr. Dale: Okay.

- **Action Items List** (*Item 6E*)

Mr. Dale: I'm going to throw an addendum onto your portion because somehow, I missed it in the earlier part of the agenda. I have an update on the dog park. We are now fully framed for the sidewalk that we are building that will be poured on Monday and Tuesday, weather dependent. There should be another one-and-a-half truckloads of cement beyond the county and all of the garbage we had to deal with for the past couple of months. The other reason why the sidewalk took a little while is our contract was very particular about who he gets his cement from. SeeMIX is the company he gets it from. He won't deal with the onsite mixing companies because he has cracking issues with them. SeeMIX has been sending a lot of their cement to the new facility that is being built for Amazon in Cocoa Beach. So on Monday we get poured for that. For our playground equipment, I spoke to the manufacturer. We have some stumps that we are getting and they put the finishing touches on those today and tomorrow. The bottom line is in two weeks, we will have our playground equipment. The new doghouse for the small dog park has been built. The large doghouse has been primed. I am also trying to get some more free sod for the dog park portion. We have another 10 pallets roughly that we are going to need of Zoysia grass. I'm working with LSP Nursery on that. One way or the other within probably three weeks, we will probably have new grass on the dog parks. The dog tunnels are essentially done, but they don't look like much. They just look like dirt thrown on a tunnel. You saw how nicely the natural playground hills cleaned up and we are expecting the same thing for the dog park.

Ms. Webb: People have been posting so much on social media on little things. We don't want the county back out there. We should make sure that we have all of the certificates from the county.

Mr. Dale: As an FYI to the audience, what I'm talking about with the sidewalk is we did an extension of the sidewalk along the lake. So essentially at Woodside Park, if you were to take long loop around the park, you really don't have to go that much onto Murrell Road, but you can get a .36 mile walk over at the park and it's absolutely beautiful with the Oak trees. So I encourage everybody to take advantage of it.

**EIGHTH ORDER OF BUSINESS****Treasurer's Report – Consideration of Financial Statements****A. Approval of Check Register**

Mr. Showe: In your General Fund, we have Checks #4202 through #4223 in the amount of \$226,349.52. In the Golf Course Fund we have Checks #28630 through #28701 in the amount of \$88,980.80 for a total amount Check Register of \$315,330.32. Tim and I can answer any questions. Just as a note, a lot of the expenses in the General Fund are transfers to both the debt service and the Golf Course Fund.

Mr. Dale: Is there any discussion?

Mr. Carnesale: My only question would be if Steve has any problems because he signs all of them.

Mr. Colasinski: No. If I have any problems, I would let Tim or Jason know and we get things resolved. Paul, I appreciate you filling in when I cannot be there to sign the checks and your desire to keep things moving within the District.

Mr. McCarthy: I appreciate that. Thank you, Steve.

On MOTION by Mr. Colasinski seconded by Mr. McCarthy with all in favor the Check Register for May 21, 2021 through June 17, 2021 in the amount of \$315,330.32 was approved.

**B. Balance Sheet and Income Statement**

Mr. Showe: No action is required by the Board. The golf course is doing well and we are at 99% collected on our assessments up until this point. So, we are in great shape there.

Mr. Dale: Wow! We are at 94% last month. Good job.

Mr. Showe: Typically, most folks end up paying almost all of their Tax Bill by April. We still have one more decent collection.

**NINTH ORDER OF BUSINESS****Supervisor's Requests**

Mr. Dale: Steve, we will start with you. Do you have any Supervisor's Requests?

Mr. Colasinski: I have nothing at the moment.

Mr. Dale: Okay. Paul?

Mr. McCarthy: Yes. I would like to give you an update on the Sheriff's Police substation at Viera East. I was asked to talk to Mr. John Case to see if we could set that up. As you know,

John, or may not know, John, I did get a note from him yesterday and it's improving so that's a good thing. Mr. Craig Ryan is here. He is on the HOA Board. If I misspeak, Mr. Craig, let me know. They hired a Certified Association Manager (CAM). She is going to work about 20 hours per week, which will help with the ongoing issues. We have a contact person in the Sheriff's Department, Ms. Sue Miller, who is the Executive Assistant. She contacted the Sheriff's Department and they came back with a situation where they wanted to meet at Viera East and set up what expectations that Board would have and the expectations that the Sheriff's Department would have. I talked to Sue a couple of days ago and at this point, they haven't set a date. They have a lot of things going on there, so it may take a little bit of time, but I think we are getting there.

Mr. Dale: I was hoping the contact with the Sheriff's Department was the local commander. I just want to make sure that we are speaking to the right people.

Mr. McCarthy: There was a commander and the information that I received from Sue was that he was the person in charge of deciding about substations.

Mr. Dale: Okay, good.

Mr. McCarthy: I don't know what his name is. I don't have that in my head.

Mr. Showe: Mr. Kelly Simpkins.

Mr. Dale: The other thing that I would want incorporated with that would be the CDD's role in this. Ours wouldn't be nearly as big as the HOA's, but we are going to allow them or actually this needs to be discussed. We talked about it. We just hadn't gone formal with it, but we have the restrooms over at Woodside Park. I propose giving the officers the codes to the restrooms to allow them to utilize those.

Mr. McCarthy: I mentioned that to John when I first spoke to him.

Mr. Dale: Right. The reasoning behind that actually became more of an issue this month with Tim and I. We are starting to get people sleeping in the park and hanging out on the trail behind Hammock Lakes in the wooded area. I don't know how they stay in there. There has to be a gazillion mosquitos in there. We are starting to have issues there. Tim, just for the Board's FYI, we have what is known as a private trespass notice.

Mr. Melloh: We have given the Sheriff's Department the authority the write trespassing warrants to people that are trespassing on our property.

Mr. Dale: Right. As an FYI, if ever a Board Member or member of the community is driving by and you see some shady looking people hanging out in the park after dark, we are all within our rights to call the Sheriff's Department and tell them that something doesn't look right. They can remove people. I don't want to sound heartless. One of the persons that was hanging out and I'm hoping is gone by now sounded like a person that holds a job at a local restaurant. We actually put a notice on Facebook in the Viera East discussion group and she said she was looking for a living situation, but my radar is starting to say that was what she wanted me to hear. We do need the Sheriff's Department keeping an eye. We are putting a lot of time, energy and money into this park and the dog parks and we don't want to have that destroyed either through vandalism or anything else that could be going on at that park after hours. So we need to have the Sheriff's Department involved.

Mr. McCarthy: I agree.

Mr. Dale: I think it should be coordinated between the HOA and the CDD. I would like to thank the HOA because the gist behind the idea was to shorten the response times for the Sheriff's Department. Right now the way things are, they have to go over on the other side of I-95 if they want to use the bathroom or fill out a form. By having them in our local area, they are there. So that is the thinking there. When you guys have that meeting, Paul, I would be very comfortable if you were the representative, but if you don't want to be the representative...

Mr. McCarthy: Their Board is very competent and if they would invite me, I would go, but I don't think I'm the appropriate person.

Mr. Dale: I guess what I'm saying is to express the CDD's interest.

Mr. McCarthy: Sure.

Mr. Dale: Obviously we can't speak for the HOA, but if you are not able to, maybe Pete or I can make it or whoever is available, but we would like to be part of that because we want to be able to offer the other amenities that we can offer as a CDD.

Mr. McCarthy: Hopefully John will be back to work and get things going.

Mr. Dale: It sounds like he's doing okay.

Mr. McCarthy: His health is the important thing. He's had a hard time, but it's getting better.

Mr. Dale: Good. I like to hear that. Pete, do you have anything?

Mr. Carnesale: Not at this point. Basically, the only thing I had was the minor change in the verbiage on the bonus program. I don't know if you received it.

Mr. Melloh: I will just take that with me back to the office. That's about it. Everything else has been pretty well discussed. I am just glad that we are finally getting to plant.

Mr. Dale: Yes. We talked about it for a long time.

Mr. Carnesale: I've been working with a monstrous sized group that we have created in terms of the group that is now representing it. It will expand beyond that in terms of the things that we will be doing. Now that we started that, we are going to keep the group together and do more.

Mr. Dale: Wonderful. Well I'm going to touch on something. We didn't include it on the agenda because it was hard to fit it in. Let me give you some background. It should be no secret that during the campaign last year, one of the things that the CCD group was promoting was the potential for a putt-putt course. The thinking there is for those who aren't aware, over in Orlando and Vero Beach, they have something called *BigShots Golf*. Basically, that is a place you go to use as a driving range, but it's more of a social aspect. It is place you go to get food, have a few drinks with your friends, play games with the top golf. I'm not talking about or advocating the top golf type facility. That's very large and very expensive, but we do have reason to believe based upon a trip that we took down to *BigShots Golf*, that one of the local golf courses is looking at doing something like that. Along with the top golf facility is what they call *LittleShots*, which is a putt-putt course. The benefit of the putt-putt would be multi-fold. First and foremost, it is a lifestyle amenity. We have a number of families in Viera East that would be able to utilize such a facility and lots of kids. It would then promote an interest in golf and that will then hopefully translate to golfers on our golf course. So that would be reasoning number 1. Reasoning number 2 has to do with money. We think that we would be able to design and implement a golf course like that. It is going to cost a little bit of money. It is going to be a six-figure type proposition, but when you weigh that against what we think we would be bringing in revenues on an annual basis, anywhere from between \$50,000 and \$75,000 on an annual basis, we would potential be able to pay off the cost of a putt-putt course within two to three years. That is the hope. That is the thinking behind it. So you are getting a lifestyle amenity and an income producer. He's the other part of the thinking behind this. If we were able to utilize the area and do some jiggering around with the way things are currently laid out at the course, we



have our current putting green. We would be able to move our current putting green over to near the driving range. You would move the starter shack over there. From what I understand, during the day, you get a big conglomeration of carts hanging around that area. You would essentially have more of direct line of starting. You would have the starter shack out there.

Mr. Colasinski: Rob, one clarification.

Mr. Dale: Sure.

Mr. Colasinski: You say that you are moving the putting green by the driving range. Is that towards where first tee is?

Mr. Dale: Exactly.

Mr. Colasinski: Thank you.

Mr. Dale: Thank you, Steve. What that does is it frees up that area where the current putting green is. That area is essentially twice the size of the *LittleShots* in Vero Beach. So it gives us plenty of area to be able to set something like that up. That would be a facility that we would be able to have open until 8:00 p.m. or 9:00 p.m. It would also benefit Divots from the perspective now instead of selling \$3 egg breakfasts, we are selling \$8 martinis or \$3 or \$4 beers or whatever it is that people want. There is a much higher profit factor in something like that. So we think for a minimal cost on an area that we already have the land and the benefit of moving it also, you get things a little more organized with the actual golf course where you have golfers lining up in a row instead of in a bunch. Things would be a little more conducive that way. I'm a little ahead of myself, but one of the things that we could also do, is there is an area directly in front of our present outdoor deck that for a nominal amount of money we would be able to set up a deck to add additional outdoor seating. You don't have to build a roof over it, you can do it with the sunshade. We would do it the most cost-effective way, is what I am thinking, but we would be able to have additional outdoor seating there. We have now turned that entire area into a venue that is not only oriented towards golf, but it's also oriented towards evening activities, which go in line with the core of what we talked about since Day 1, which is getting the golf course self-sustaining, more profitable and hopefully at the same time adding lifestyle amenities. So where I'm going with this, we don't have ever "i" dotted or every "t" crossed, but we are not anywhere near that. What I am proposing though is that we give Tim and Steve the authority to hire a design consultant. Let's just see what this is going to cost us, come up with a design, see if it's feasible and if it is, then we talk about moving forward on it. That's my pitch.

Mr. Showe: I think you had a dollar amount.

Mr. Melloh: Well, I don't know what design services for something like this would be, but I thought that if you were to approve \$20,000 then we can get this rolling. Jim and I have been trying to get a hold of the guys in New Smyrna that I was telling you about. What we want them to do is come on down, give us a quote for the design of the area and if we already have the \$20,000 approved, then we go ahead and give them approval to start the design. If not, we have to bring that quote back to the Board meeting and it can delay it.

Mr. Dale: Is this the same designer that did the Tiger Woods course?

Mr. Melloh: No.

Mr. Dale: But he is familiar with the entire concept.

Mr. Melloh: Yes, they do this type of design. They design all sorts of putting greens.

Mr. Dale: We are not talking windmills.

Mr. Melloh: This is a professional putting course where you have a whole layout of bunkers with different kinds of artificial turf. You would see a fairway, a thicker rough or a white bunker.

Mr. Dale: Aesthetically it is very pretty.

Mr. Melloh: It really is. Just to get it started, we just want to approve some money for the design. I'm thinking maybe it's \$12,000, but you may want to approve more so we don't have to come back to the Board.

Mr. Carnesale: What we have been doing in the past whenever we come up with these types of things that we want to do, we normally approve up to a specific amount and hand off that authority to someone on the Board. In this particular case, Steve and you have been working on it anyway so we basically use Steve as a member of the Board to be authorized to spend up to \$20,000 to hire a design consultant.

Mr. Dale: I don't think we are talking anywhere near that number.

Mr. Colasinski: Thank you very much for spelling it amount that it is a putting course. I think sometimes when we call it putt-putt, there are some connotations that there were novelty items on the putting course, which some places do, but this would be a putting course that would have artificial putting grass. Just so we have an understanding of what this would be.

Mr. McCarthy: What they actually do is throughout the country they have national tournaments with these types of courses. It's not the windmill type of thing, but it's actually a

skill course. It's a big thing in terms of tournaments, but I would like to see a schematic drawing of the whole thing, Tim. Are you working on that or would it come from the District Engineer?

Mr. Showe: I think that would come from the consultant.

Mr. Melloh: I can show you the basic idea next time you are in the office.

Mr. McCarthy: I would like to see the basic idea.

Mr. Melloh: Part of this entire project would be to build a brand-new putting green. While we are building a brand-new putting green, it doesn't take much for us to level and re-grass our driving range tee. We don't lose any revenue that way because we just put a temporary tee down in front of it.

Mr. McCarthy: Would that so that is there on the putting green now be re-sodded?

Mr. Melloh: No. You don't want to take that green and sod it. You want to spray it. It grows in, in eight weeks. We will be without a putting green for a little bit, but not long.

Mr. Dale: Effectively what it does is anyone that wants to do a Google search, Tiger Woods created in Jupiter the first one of these kinds of courses. It is effectively like Top Golf for putt-putt. The reason why it works well for us is we have the space right next to where we want to sell F&B from. We don't necessarily have the money or even necessarily the inclination or space to be able to do a full-blown golf course, so this is a nice in between measure that people of all skill levels and ages are able to do.

Mr. Melloh: The one thing with Tiger Woods is it is called *Popstroke*.

Mr. Carnesale: The way it is being described to me and I was not involved in this at all, so I'm just going by what you are saying, it sounds like you are building a small version of a golf course. Because you are saying that it has the greens and all of the individual things that we would normally have on a golf course. You have it there, but in a lot smaller potential.

Mr. Dale: It's decorated that way, but you only use one club. You are using a putter.

Mr. Carnesale: That's why I'm saying it's a lot smaller.

Mr. Melloh: It would emulate a regular golf course. If you stood up on Number 1 on a brand-new putting course, it would look like a miniature golf course. It wouldn't be the clown head or windmill and things like that.

Mr. Dale: Right. Nothing gaudy.

Mr. Melloh: It would definitely be a first-class high-quality type of a thing.

Mr. Dale: In essence, we would start attracting the 20 and 30 year-olds and families. It would completely be a different demographic than what we have right now.

Mr. Melloh: By The Swan hotel in Disney World, they have the Fantasia putt-putt golf facility. They have one that has a clown, but then they have one like this. It has been there for years.

Mr. McCarthy: Rob, would this project require lights?

Mr. Dale: It would. If you look at the picture, most were bollard type lights and low lights. You wouldn't want to annoy everybody in the homes.

Mr. Colasinski: Would there be some music by speakers?

Mr. Dale: Yes. Nothing that I think is going to interfere with residents.

Mr. McCarthy: I remember one time, Terri had a Fourth of July party and someone called the Sheriff's Department because of the music playing at 2:00 p.m. to 3:00 p.m. in the afternoon. Am I correct, Terri about that?

Ms. King: Yes.

Mr. Dale: That is not going to happen anymore now that we have the Sheriff's Department.

Mr. Colasinski: These are speakers that look like landscaping. The vine is going to be low and is intended to be only for that area. They will not be big broadcast type speakers. They wouldn't be on a pole. There are speakers that look like a landscape rock. If you go out there, you wouldn't hear it until you are actually playing the holes. The music is very much localized. Paul, what you were saying before about the tournaments and what Tim mentioned before about the Fantasia mini golf at Disney, they used to have their own tournament, the night before the Disney Classic, on the Fantasia mini golf course. It can be as challenging as you want it to be and we can have tournaments out there too. We could have Goodwill events out there as well because with that type of facility, you can get many more ages involved like children and elderly people.

Mr. Melloh: If you want to just put a quick number to it, a lot of places charge \$17 and \$18 for that. I'm thinking if we use a figure of \$8 and you generated 10,000 rounds on that golf course, that's \$80,000. There is really not a lot of overhead because the maintenance is a leaf blower. We already have the personnel there. It definitively could be very profitable if you had 30 people a day.

Mr. Colasinski: There is F&B also from that.

Mr. Dale: That's going to be huge. Right now we are at the initial stage. We are not talking about voting for it right now. We are just talking about what it would look like and whether it is feasible.

Mr. Colasinski: I think we are looking for is a conceptual drawing out of this to start with.

Mr. Dale: Maybe a little bit more where you are going to have to look at materials that would be required and the cost associated with it.

Mr. Colasinski: We really would like to see what it would look like.

Mr. Showe: What it would look like and the potential cost. I think that is what you would be looking for.

Mr. Dale: Like when we built the playground. The two hills required 48 truckloads of fill. I want to know if we are looking at something like that because we have a lot of contouring going on out there.

Mr. McCarthy: If there will be hidden expenses.

Mr. Dale: Yes, so I would like to have kind of a rough idea. I don't need it down to the exact thousands, but I want to know if it is going to be between \$100,000 and \$150,000.

Mr. Colasinski: You want a range of value.

Mr. Dale: Exactly.

Mr. Colasinski: Between \$50,000 and \$100,000 or \$100,000 to \$300,000.

Mr. Dale: Right.

Mr. Colasinski: Okay. Are you making a motion?

Mr. Showe: I can craft a motion. The potential motion would be to approve a not-to-exceed of \$20,000 with the authority for both Steve and Tim to initiate a consultant to bring back a scope and potential pricing of the design that the Board discussed.

On MOTION by Mr. Dale seconded by Mr. Colasinski with all in favor approving a not-to-exceed amount of \$20,000 with the authority for Supervisor Colasinski and Mr. Tim Mellow to hire a design consultant to prepare a scope and provide potential pricing for a putt-putt course was approved.

Mr. Dale: Nice. It's exciting.

Mr. Showe: Are there any other Supervisor requests?

Mr. Dale: That's all.

## **TENTH ORDER OF BUSINESS**

### **Public Comment Period - All Items**

Mr. Showe: Please state your name and address for the record and keep your comments to three minutes.

Resident (Phil Blanchard, Aberdeen): I have two comments. First, you were talking about Divots. Did you receive comments from a group?

Mr. Dale: They actually sent a letter and said that they won't utilize Divots any longer.

Resident (Phil Blanchard, Aberdeen): Who signed it?

Mr. Dale: We will get you an answer.

Resident (Phil Blanchard, Aberdeen): My suspicion is you got a letter signed by one person. Personally, I have no problems with Terri. She does a great job. I heard lots of complaints from other people, but I'm fine with Terri. So if you received a letter, see who it is from. I belong to the group. No one person is authorized to speak for them.

Mr. Dale: Good to know.

Resident (Phil Blanchard, Aberdeen): My second comment is I was a little surprised to hear about this putt-putt course. I think you guys are out of your mind to consider something like this with the things you have on your agenda now. You are doing a lot of good things. A lot of things are happening. The golf course is shaped up nicely. You are making some money. There are probably some things that should be done long before you consider putt-putt. Before you do that, I think you should canvas the community. You can talk to our community, all 800 members of Viera East. We don't want an amusement park on our golf course. Before you spend time and money looking at it, I think you should get the opinion of the entire community because I think it will be very negative.

Mr. Dale: I appreciate the comment, Phil. I don't want to get into a debate with the audience, but that actually was a lot of what the last election was about. I don't want to be argumentative with this, but I want to remind the audience that the golf course is only 15% of the CDD. When we went forward with our campaign last year, one of the top two issues that consistently was brought up as a top want, need or desire, whatever you would call it by the rest

of the CDD community was some variation of a putt-putt course. We spent an entire year doing a survey on that.

Resident (Phil Blanchard, Aberdeen): You are going to get resistance.

Mr. Dale: Maybe.

Resident (Phil Blanchard, Aberdeen): I guarantee it.

Mr. Dale: I appreciate it. Yes Ma'am?

Resident (Kathy Shiffrin, Parkstone): My question to all of you is you are trying to find fault with Divots and you have of these wonderful ideas. Are you planning on making your kitchen larger or making the restaurant larger in order to have all of these wonderful events that you are going to have? We are not Rockledge Country Club. We are not La Cita Golf and Country Club in Titusville. Those are well established restaurants. Those are huge kitchens that can hold all of those wonderful things that you want to do. Divots is a small restaurant. It has been a small restaurant and Terri does what she can do with the restaurant size she has. So if you would like all of those great things and evening dinners, then you need to consider having a larger restaurant and much larger kitchen.

Mr. Dale: I appreciate it. I don't think anybody is looking for evening dinners or those kinds of things.

Resident (Kathy Shiffrin, Parkstone): I thought that's what you wanted to do.

Mr. Dale: No. That's not what I said. I don't want to get into an argument on it. What I was saying is that we are trying to attract a different demographic and present different services. So in other words, there would be more alcohol and pub type food. That is going to be part of the RFP process. Everything is negotiable. Any tenant is able to ask for things. That doesn't mean we are going to grant it, but things are on the table. Without going into detail because I don't have the detail and I'm not the king of the Board, but what I would envision happening is yes there are going to be changes to the restaurant. I'm not talking about moving walls or anything like that, but I do think there are going to be improvements made at restaurant that are affordable.

Resident (Kathy Shiffrin, Parkstone): So you want more people to come just for the alcohol? Is that what you are talking about when you are talking about demographics?

Mr. Dale: It's not what I want. It's what the District wants. It's what the Board wants. It's what the residents that have spoken to us have wanted. So it's not what Rob wants.

Resident (Kathy Shiffrin, Parkstone): There are other options with the various restaurants that Viera East should offer. If they want those nighttime events where they can go to someplace for alcohol, they can do that.

Mr. Dale: That's part of the problem because what you just described is exactly what I see every Thursday night when I go to Beef 'O' Brady's and every Wednesday night when I go to Beef 'O' Brady's. I don't go all the time, but on the nights that I go for the past seven times that I have been to Beef 'O' Brady's over the past five months, the incredibly frustrating thing for me is I see a very large table of 15 golfers. Those are people that we are letting slip through our fingers. That is what is going on. Head on down to Beef 'O' Brady's. Every time we go, we ask, *"Where did you guys play?"* They say *"Viera East, but the restaurant is closed right now."* That's why those guys are there. We are losing that business.

Resident (Kathy Shiffrin, Parkstone): Like I said, if you want to offer dinner for these gentlemen that you are talking about, then you probably need to think about a bigger restaurant or a bigger kitchen, so that those wonderful things can be done.

Mr. Dale: Thank you for your time.

Mr. Carnesale: Assuming we are dealing with dinners and not just pub food, which is snack type food. I'm just saying we could compromise and have pub food and drinks. You may still lose some of the people that want a full meal, but you will keep a good deal of them here. Okay? So it becomes a matter of how much you want to spend here in order to be able to gain the business. Basically you are right in terms of full dinners would require more space, require more skills and require more of a restaurant, but pub food doesn't require a lot.

Resident (Kathy Shiffrin, Parkstone): How many times do you want to go to the restaurant or play golf and just have pub food?

Mr. Dale: I don't want to do a tit for tat. We understand your point. Believe me, I understand. It's part of the consideration. Again, I'm not the King of the Board. This is going to be part of the discussion. It's part of the cost consideration. There have been other things that this Board has considered that we get the price tag on and say, *"Woah, we are not going that route."* So it's part of the RFP process. We are going to be hearing from maybe just one restaurant or from 20 restaurants. As part of the RFP, we are asking them a boatload of questions. Who knows? Somebody may come up with something real inventive. I don't have all of the answers,



but I understand where you are going. Yes, I agree. It's a 70 square foot kitchen with two friers and a small skillet.

Resident (Kathy Shiffrin, Parkstone): There is one frier and a 4-foot grill.

Mr. Dale: Okay. I understand and agree with you. Anyone else?

Resident (Janet Helms, Golf Vista Boulevard): I think it's a neat idea. I really do, but I have a hard time approving to spend up to \$20,000 to decide whether it's a good idea. Perhaps you can make some phone calls to other locations that have them. Someone may take a drive if it's not too far away and say, *"This is awesome. We have the space for this. How does it cost? Do we have the space to build this and is this space going to accommodate any potential competition? Are we going to have to do something to meet our competition or do something on a smaller scale?"*

Mr. Dale: Right.

Resident (Janet Helms, Golf Vista Boulevard): I heard this was discussed at workshops.

Mr. Dale: Actually, this is the first time that the Board as a whole has heard of this. This was part of our campaign literature and posted on *Nextdoor* that I have been mocked about. However, it was a very, very popular idea. You have to remember, we knocked on every door in the District.

Resident (Phil Blanchard, Aberdeen): You didn't knock on my door. Nobody came and asked me about it.

Mr. Dale: I may not have knocked on your door, but the team as a whole knocked on every door in the District. There was a whole huge threat on *Nextdoor* about us going around door to door.

Resident (Janet Helms, Golf Vista Boulevard): That's great that all of those ideas were floated out there, but was it discussed at a workshop before it came here?

Mr. Dale: No. We are just conceptualizing it right now. We don't know what it is going to cost. We don't know anything about it. That's also part of the reason why as a check and balance, we have the Treasurer on the decision-making process for what we are going to spend on it.

Mr. Carnesale: That's why we gave it to Steve and Tim to handle. Steve is the treasurer.

Mr. Dale: You are not talking anywhere near \$20,000 to design something like this.

Mr. Carnesale: Basically, we have given various amounts as a maximum for various projects. We gave some funds for the parks. We gave funds towards my planting projects. We are now giving it for this. I'm just saying. Each time we give that amount as a maximum to that particular Board Member to keep in line.

Mr. Dale: Yes.

Mr. Carnesale: That does not mean we expect him to spend that amount. It just means that he has some authority there so he can maneuver. Since we have no idea where that number of going to be, we have to set some kind of guidelines.

Mr. Dale: I appreciate your opinion and your comment, but the Board has already voted on that and the Board already has their feelings about it. Tim?

Resident (Tim Bianchi, Auburn Lakes): I like the vision, so let's see what we can come up with. Where are we at with the sidewalk?

Mr. Melloh: We are using the same contractor.

Resident (Tim Bianchi, Auburn Lakes): I've been talking about this for months. It's a safety hazard and school is going to be starting soon.

Mr. Dale: You are talking about the one is Osprey.

Resident (Tim Bianchi, Auburn Lakes): Yes.

Mr. Dale: You have to remember, we have a lot of sidewalk work going on.

Resident (Tim Bianchi, Auburn Lakes): What about the one I've been complaining about?

Mr. Dale: We are not anywhere with that right now.

Mr. Melloh: If you want us to find another contractor, we can, but I think everyone is in the same boat.

Mr. Dale: It's a cement issue.

Mr. Melloh: It's on the list. We had the guy come out.

Resident (Tim Bianchi, Auburn Lakes): It's a safety issue.

Mr. Carnesale: But at the same time, we don't want to use inferior cement, which is what is used in some cases that you lay down and two or three years later, it's all cracked all over the place because it could not withstand the weather. We now have a quality person and now it is just a matter of how much cement we can get in a period of time, because we are using a lot of it.

Mr. Dale: Tim, give me another month on this one.

Resident (Tim Bianchi, Auburn Lakes): This has nothing to do with me.

Mr. Dale: I understand.

Resident (Tim Bianchi, Auburn Lakes): That is a traversed area going to the school. An accident is going to happen.

Mr. Dale: You don't understand how some of the contractors work and the supply issue.

Resident (Tim Bianchi, Auburn Lakes): You are talking to a guy that works at Kennedy Space Center. I'm very versed on what the restriction are.

Mr. Dale: That's where we are at.

Resident (Tim Bianchi, Auburn Lakes): Moving on, I have a comment about the bonus program. Federal employees, which States usually follow suit to, there are three types of incentive programs that you should look into. One of them is actually called, "Time off awards." Your employees may prefer time off versus dollars. However, a time off award is still a dollar threshold because it is hours behind at work, but typically as a Federal employee, they can give you up to 40 hours, which is a week off. It's an employee and still a cost to the District. You may want to look into that. So if Ed is crushing it, he can get an on-the-spot award for \$500 to \$600. Those are incentive programs you should look into.

Mr. Dale: Hold onto to. Let's put some consideration into time off as an addendum where somehow you come up with a dollar amount.

Resident (Tim Bianchi, Auburn Lakes): It's a dollar amount of whatever you guys determine.

Mr. Dale: That's an option.

Resident (Tim Bianchi, Auburn Lakes): You can give up to 40 hours and in some cases, it can go up to 80 hours. To me, it's a great incentive program because you can hand that out, even during the year as a performance. Tim or whoever manages that, that is a great tool, even for part-time employees. I heard that you were doing this 4% for employees of the CDD based off of what the golf course makes.

Mr. Dale: Yes.

Resident (Tim Bianchi, Auburn Lakes): Are you taking into account for year on end with the special assessments that we are all paying when you are talking about profit coming from the golf course? Yes or no?

Mr. Dale: Are you talking about your number where you are going back to 2012?

Resident (Tim Bianchi, Auburn Lakes): There are two special assessments that were hit on the residents of the Viera East CDD strictly for the golf course. They were O&M assessments.

Mr. Dale: From 2012.

Resident (Tim Bianchi, Auburn Lakes): There are two of them.

Mr. Dale: Right.

Resident (Tim Bianchi, Auburn Lakes): Jason knows what I'm talking about.

Mr. Showe: There was an increase in 2012 and then there's the bond issue. There was another one before that.

Mr. Dale: The bottom line is no.

Resident (Tim Bianchi, Auburn Lakes): You need to take that into account when you are talking about a golf course making a profit because we are subsidizing the golf course to make that look like it's making a profit. Steve and I had this conversation numerous times. You are skewing the data by throwing dollars that we are giving to the golf course to show offsets to the golf course not making money. I'm encouraging the Board to look into that before you start giving out bonuses. I am all for bonus programs. I am 100% for bonus programs and paying these employees what they should be paid and incentivizing them to do great work, but make sure that you have your delta correct, because it doesn't sound like it.

Mr. Dale: We did take some things into consideration on that. You are right about the 2012 O&M assessments.

Resident (Tim Bianchi, Auburn Lakes): There are two assessments up to \$93 per household that is subsidizing the golf course. You need to put that into your equations when you are making that profit margin.

Mr. Dale: Right. Tim, we are not talking about what Steve was talking to you about, the salary give and take that goes on at the end of the year. It is like \$40,000 to \$50,000. Steve, do you know what I'm talking about?

Mr. Colasinski: Yes. I know what you are talking about. That is understood now.

Mr. Dale: Right.

Mr. Colasinski: What the mechanism is. That is just a matter of where the money comes from to support the salaries.

Resident (Tim Bianchi, Auburn Lakes): Profitability of a golf course.

Mr. Dale: It's basically a net neutral type move.

Mr. Colasinski: Right.

Mr. Melloh: Isn't the O&M \$22,000 per year.

Mr. Dale: I don't think we are talking about a large number, Tim. We can take something like that into consideration.

Resident (Tim Bianchi, Auburn Lakes): I'm asking you to look into it again.

Mr. Dale: We will.

Resident (Tim Bianchi, Auburn Lakes): As the VP of my HOA, I am hearing now that you guys are going to be doing cutbacks annually, which is a first for me. Our Board did not know that. So thank you, I guess. Why weren't they done in past years? We are an HOA of 249 homes.

Mr. Dale: We have different priorities now.

Resident (Tim Bianchi, Auburn Lakes): Apparently. Is it going to be annual, tri-annual or bi-annual?

Mr. Showe: I think the plan is to do it moving forward, but they also bought another piece of equipment.

Resident (Tim Bianchi, Auburn Lakes): So the question is why the delay when we had the fires?

Mr. Dale: We didn't even have the equipment when we had the fires.

Resident (Tim Bianchi, Auburn Lakes): There's the answer. So we didn't have equipment.

Mr. Carnesale: They were planning it with fire breaks, which they decided not to do because it was too dangerous. If you have a change in wind, you would destroy a bunch of houses. So they kept putting it off and putting it off. So even though the plan was to do it in three years, they quite often didn't get it done in three years because the weather did not allow them to do the fire break.

Resident (Tim Bianchi, Auburn Lakes): That is the fire. I'm referring to the cutbacks.

Mr. Dale: What Pete is trying to say is the money we allocated towards control burns is money that we are putting towards the equipment now.

Resident (Tim Bianchi, Auburn Lakes): Good. Is this going to be done annually now?

Mr. Dale: Yes.

Resident (Tim Bianchi, Auburn Lakes): Is there a schedule?

Mr. Colasinski: The schedule depends upon the environment, not just rain but also whether the ground is wet or not. Last January, the ground was so wet. Like where I live in Heron's Landing, there were parts we couldn't get to because it was too wet.

Resident (Tim Bianchi, Auburn Lakes): I don't want to make more about this anymore than it has to be. I get that. I understand environmental constraints. I'm 100% behind you, Steve.

Mr. Colasinski: Well, I'm trying to explain the schedule. The resolution of the schedule cannot be absolute.

Resident (Tim Bianchi, Auburn Lakes): Right, but if it's annual, if we did it this year in Auburn Lakes in February, are we anticipating February of next year?

Mr. Dale: Yes. It's essentially going to be a mirror of this schedule.

Mr. Melloh: Even this year, we started in certain subdivisions and had to go back to them.

Resident (Tim Bianchi, Auburn Lakes): One thing I noticed the other day is according to Brevard County, we increased our number of residents by 80,000.

Mr. Dale: Right.

Resident (Tim Bianchi, Auburn Lakes): So we are going to have an uptake of a lot of things going on in the community. I'm anticipating that. It was just something that came out the other day. I didn't know if you guys knew that. Finally, I think your lovely wife mentioned about having a 5K through the golf course.

Ms. Webb: We may look at it for November.

Resident (Tim Bianchi, Auburn Lakes): I just wanted to go back to my Board and say, *"Hey, here is what your CDD is doing."*

Mr. Dale: We have a lot of plates in the air. Please, when you go back to your HOA, get them on the Facebook site.

Resident (Tim Bianchi, Auburn Lakes): You may not want this on Facebook. I'm on the Landscape Architectural Committee for the Viera East Community Association (VECA) and we are trying to make Viera East great again and aesthetically pleasing. We are having some difficulties ourselves. So we are going to be coming to you. We already talked to Jason about some issues and Tim with some areas that you guys own and some that we own and are maintaining and you are not. It got left off on the transfer of the contractors for grounds for VECA. It is sticking out like a big sore thumb, but it is a CDD property so Tim said there is

some agreement out there and we are going to try to get some things done. My point is we are uncovering a lot of things that is going to affect the both of us tremendously. Paul, you are coming for the interaction with the Cops. I would also encourage one of you guys to come to a VECA meeting. I know Pete does.

Mr. Carnesale: I come to the VECA meetings.

Resident (Tim Bianchi, Auburn Lakes): There are a lot of moving parts that we need to have that working relationship. I don't think it's there at all. I think it's kind of broke actually, so I hope you guys listen to me and help out.

Mr. Dale: Mr. Bill Harris has been to a couple of these meetings and you're right, we need to reciprocate.

Resident (Tim Bianchi, Auburn Lakes): My father is an old school Floridian just like me. He says, *"If you do this, there are three of them coming right back at you."* That's kind of where I think we are at right now. The CDD would say, *"No, this is it and VECA is doing this,"* but for me it's more of, *"We were doing it before, so why are we going to the CDD and asking them to do it now?"* We were budgeting for it for umpteen years, why are we opening pandoras box? There's no need for it.

Mr. Dale: We will take a look at the area. I don't know specifically which areas.

Resident (Tim Bianchi, Auburn Lakes): The sidewalk going up Murrell Road from Wickham Road all the way up to our marquis sign going into Rockledge. All of those Oak trees and all of those bushes that are aligned on the side is not VECA responsibility.

Mr. Melloh: It is. I have the document.

Resident (Tim Bianchi, Auburn Lakes): When he said that, that helps my argument with them. Let's stop the finger pointing because an area got missed and that is what started everything up. We are also doing some soil sampling in VECA.

Mr. Dale: That is some old school stuff here.

Resident (Tim Bianchi, Auburn Lakes): Big time. We were told for many years that the median in front of the church didn't have water and Bill went out there and found a water source. So we were told a lot of things that did not come to fruition. We cut down trees in Suseda Park and got our hands spanked by the county.

Mr. Dale: I like the new trees that you guys planted.

Resident (Tim Bianchi, Auburn Lakes): I'm not a fan at all. As a matter of fact, the whole time I've been sitting here talking, I just received the invoice on how much it cost us.

Mr. Carnesale: To what the groups of four?

Resident (Tim Bianchi, Auburn Lakes): Look, I'm just a small fish in a big pond. A change is coming to VECA's aesthetics and we need to work together to make all of these things happen seamlessly.

Mr. Dale: I absolutely agree. Let's carry this on after the meeting.

Mr. Showe: Are there any other audience comments? Hearing none, we are continuing the meeting this evening for consideration of the engineering Request for Qualifications review and tabulation on July 8<sup>th</sup> at 7:00 p.m.

Mr. Dale: And for the bonus program consideration.

Mr. Showe: We can throw that in there. I thought we were going to do that at the regular July meeting.

Mr. Dale: You're right.

Mr. Carnesale: That doesn't have to be in place that soon.

## **ELEVENTH ORDER OF BUSINESS**

## **Adjournment**

On MOTION by Mr. Carnesale seconded by Mr. McCarthy with all in favor the meeting was continued to Wednesday, July 8, 2021 at 7:00 p.m. at this location for consideration of the engineering Request for Qualifications review and tabulation.

---

Secretary/Assistant Secretary

---

Chairman/Vice Chairman



MINUTES OF MEETING  
VIERA EAST  
COMMUNITY DEVELOPMENT DISTRICT

The recessed meeting of June 24, 2021 of the Board of Supervisors of the Viera East Community Development District was reconvened on Thursday, July 8, 2021 at 7:00 p.m. at Faith Lutheran Church in the Multi-Purpose Room, 5550 Faith Drive, Viera, Florida.

Present and constituting a quorum were:

Rob Dale	Chairman
Pete Carnesale <i>via phone</i>	Vice Chairman
Steve Colasinski	Treasurer
Paul McCarthy	Assistant Secretary
David Bedwell	Assistant Secretary

Also present were:

Jason Showe	District Manager
Tim Melloh	General Manager
Residents	

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Showe called the meeting to order at 7:00 p.m. All Supervisors were present in person, with the exception of Mr. Carnesale who was present via phone.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

**THIRD ORDER OF BUSINESS**

**Public Comment Period – Items on Agenda**

Mr. Showe: I will note for purposes of the recording that no members of the audience are here today. Just staff and the Board.

**FOURTH ORDER OF BUSINESS**

**Review of Proposals and Selection of Firm to Provide District Engineer Services**

Mr. Showe: The purpose of the meeting is to review proposals and select a firm to provide District Engineering Services. We compiled everyone's individual scores and placed that on the Compilation Sheet in front of you that was emailed to the Board. Based on the individual rankings, you ranked Robb and Taylor Engineering Services, Inc. as number one, Allen Engineering Inc. as number two and JMT Inc. as number three. We can open that up for discussion of the Board and if there are any amendments to anyone's score after discussion, we can take those. Otherwise, we can just take a motion to approve the number one ranked vendor.

Mr. Dale: Just as a general comment, I was amazed at how close the number one and number two ranked firms were. It was matter of just a few points.

Mr. Carnesale: That's how my numbers were.

Mr. Bedwell: I don't know how they were number one. They have three or four projects here compared to JMT that has 22 CDDs and 26 drainage projects. They came in last place. I'm sorry, but I have done a lot of review of proposals and this is pathetic. It is a small boutique engineering company. Go ahead and select the number one company. It's amazing.

Mr. Dale: I didn't realize, but the one area that meant a whole lot to me for a couple of reasons was distance. It isn't just the fact that they are there and we can't get them here as quickly. That really wasn't it. It was more of the fact that as part of the things that we are going to do with the District Engineer, there is going to be an extra expense involved in travel time. The biggest issue for me hit home after all of the problems we had with the dog park and the natural playground. It made me realize how important it is to have somebody local that has a relationship with the Permitting Department. I don't want to go through some of the things that we went through again. So, that was my reasoning behind the much lower score that I gave on proximity. Are there any other comments?

Mr. Carnesale: I gave a lower score on geographic, but a higher score on having done work for the District. Those two are what brought them up on my scale.

Mr. Bedwell: I understand the proximity, but this guy is in Orlando. Do you know where his headquarters are? Knoxville, Tennessee.

Mr. Showe: The President lives in Tennessee.

Mr. Bedwell: Does he have an office up there?

Mr. Showe: Yes, he has an office there.

Mr. Dale: I understand, but he's not doing a lot of coordinating with the County Government.

Mr. Bedwell: Okay. You make a good point.

Mr. Dale: For the record, they weren't my number one either.

Mr. Bedwell: Yeah, I know.

Mr. Dale: But I don't know that I really want to change any of mine. I'm not implying anything here, Dave, but I have respect for the way that the other members compiled their numbers.

Mr. Bedwell: I don't have any argument with that. You read the Request for Proposals (RFPs) and that is what you came up with. I just came up with something totally different.

Mr. Dale: I understand.

Mr. Bedwell: It's important that they went through the process with permitting locally. I guess that's important. Okay.

Mr. Dale: The other thing that did hit home for me for Robb and Taylor was an important comment he made about the other firms having Marketing Departments to put the packets together. The comment that he made, "Usually what winds up happening in a lot of these situations, is you work with the new engineering firm, but then the person you get assigned to is a Junior Engineer." Whereas one of the benefits that I see with Robb and Taylor is that we are working with the Professional Engineer that lives right up the street.

Mr. Colasinski: Each of these companies requires a Professional Engineer's Certification from the State. All three companies have that person. It is really important that they have that qualification. Everything else kind of falls in after that.

Mr. Showe: Alright, if there are no other changes or any other discussion, if the Board is amenable to the scores, I think you would have a motion to rank Robb and Taylor Engineering Services, Inc. as number one, Allen Engineering Inc. as number two and JMT Inc. as number three and authorize staff to bring back a contract for the number one ranked firm as quickly as possible.

Mr. McCarthy MOVED to rank Robb and Taylor Engineering Services, Inc. as the number one firm to provide engineering services, Allen Engineering Inc. as number two and JMT Inc. as number three and authorize staff to bring back a contract for the number one ranked firm as quickly as possible and Mr. Colasinski seconded the motion.

Mr. Bedwell: If for some reason that we are dissatisfied, I assume that we can terminate them.

Mr. Showe: Absolutely. We will talk about what we need to do with our current vendor. That is step two.

On VOICE VOTE with Mr. Dale, Mr. Carnesale, Mr. McCarthy and Mr. Colasinski in favor and Mr. Bedwell dissenting, ranking Robb and Taylor Engineering Services, Inc. as the number one firm to provide engineering services, Allen Engineering Inc. as number two and JMT Inc. as number three and authorize staff to bring back a contract for the number one ranked firm as quickly as possible was approved.

Mr. Showe: The current contract typically requires a 30-day termination. So, the next step would be my recommendation to terminate the current vendor effective August 31<sup>st</sup>. That would give us time to work on the current contract for the new vendor, plus allow for some overlap because there is going to be a lot of education and he might benefit from having some access to the new engineer, but that's up to the Board. We can terminate them within 30 days, which is August 8<sup>th</sup>. We have to get notice out, so maybe it should be August 15<sup>th</sup>.

Mr. Dale: I prefer August 15<sup>th</sup>. The reason for it is we are coming into the home stretch with the park.

Mr. Showe: Okay.

Mr. Dale: In case we need some help there.

Mr. Showe: Yes. We will terminate the current vendor if the Board is amenable effective August 15<sup>th</sup>. We will bring you back a contract for Robb and Taylor Engineering Services, Inc. at your next meeting in two weeks. He can start working as soon as you sign that contract. It is just that the old contract would still be active.

Mr. Dale: Right.

Mr. Showe: Obviously, we wouldn't assign him any work that is outside of the scope.

Mr. Colasinski: I would like to request with the previous company that they submit any and all outstanding bills to us quickly so we don't have those lingering.

Mr. Showe: Yes. We can make that effective on August 15<sup>th</sup>. So, we need a motion to approve the termination of the current vendor starting on August 15<sup>th</sup>.

On MOTION by Mr. Colasinski seconded by Mr. McCarthy with all in favor terminating the current District engineering contract effective August 15, 2021 was approved.

Mr. Showe: That is the only business we have for this continued meeting.

## **FIFTH ORDER OF BUSINESS**

### **Supervisor's Requests**

Mr. Dale: I may be the only one with a request for this meeting. Does anyone have anything else for this meeting?

Mr. Bedwell: Related to this meeting?

Mr. Dale: No, a different issue, but as I understand it, we are able to bring up other things. It may be something that we may want to vote on.

Mr. Bedwell: I have one thing that I want to clear up. I was looking at the CDD website and it said, "Put out an RFP for the restaurant to either have a lessee or a manager." Did I remember right? We said if nobody answers the RFP our backup is to get a manager.

Mr. Dale: That is one option. Basically, the way I read it is the way that we are giving whoever responds two options. If they want to be an independent contractor and run the place, similar to the relationship we have with Terri, then they have that option. However, if they would prefer to put forth a proposal, at least they requested the RFP, anyways. I think we are going to get one like this from a former employee. They prefer to be a District employee/associate/whatever.

Mr. Bedwell: Would they work for a salary?

Mr. Dale: Exactly and run the place. I think that's going to be a future discussion.

Mr. Bedwell: Okay. Are you enthused about that, Tim?

Mr. Dale: I know how he feels. Believe me, I was on the Board back when the hands were going in the front door and out the back.

Mr. Bedwell: When you were on the Board, the General Manager never went to the restaurant.

Mr. Dale: You are probably right.

Mr. Bedwell: He had no interest in it.

Mr. Dale: Yeah.

Mr. Bedwell: Employees figured that out.

Mr. Dale: The person who requested the RFP is an exceptional employee that has run restaurants before. It's probably the only situation that I would be amenable to something like that if the Board wanted to go that route.

Mr. Bedwell: There are some benefits to being salary. They accumulate social security and have IRA withdrawals. If you are an independent contractor, you have to set up your own company to save yourself a salary.

Mr. Dale: For the Board, the risk reward is that everybody here feels that the restaurant is capable of producing more. So, therefore, if we were to take on the risk with an employee, we are the one that gets all of the reward.

Mr. Bedwell: Yeah, I know.

Mr. Dale: Especially if we are talking about other lifestyle activities that are going to enhance the restaurant, that becomes an issue.

Mr. Bedwell: Okay. I read that sentence and I wasn't sure. If I remember right, we were also possibly going to have a manager.

Mr. Dale: Right.

Mr. Showe: I think part of the way that we work the RFP was we wanted the vendors to propose a structure.

Mr. Dale: Right.

Mr. Showe: We didn't want to be tied into that lease structure in case there was something else out there that might benefit the Board more.

Mr. Dale: Right. Have them tell us how they think it should be run. If they can sell us on it, then okay.

Mr. Bedwell: That's all I have.

Mr. Carnesale: From my perspective, I'm thinking in terms of if we wound up with an employee type of person as manager, based on our own rules. We couldn't even give a bonus if they did well. That employee would normally run the management side and get a salary.

Mr. Colasinski: We are a little ahead of ourselves.

Mr. Dale: Yeah. We are getting a little ahead of ourselves on that one, Pete. There are things that we would be able to do when designing a contract, but I don't want to get into all of the nuances of that right now. I don't even know that we are going to want to go that route or if we are going to get anybody that responds that way.

Mr. Carnesale: Okay.

Mr. Dale: The issue that I wanted to bring up during this meeting and the only reason for it is because this is still part of the meeting where we are able to vote on expenses. One of the things that we talk about in the RFP was doing improvements to the restaurant. I don't know exactly what improvements we are going to do, but my feeling is we should at least have the authority sort of like what we did with the putting course where we are able to explore and have somebody come in and give us a quote. If there's an expense associated with that, I want to be able to empower Tim or Steve. I think Steve is assigned to the putting course. So, the two ideas seem a hand in hand type thing. I guess what I'm throwing out here is do we want to authorize up to a certain amount to be able to draft and design any recommended changes for the Clubhouse. It has essentially been three months since we had given Terri her notice. She may be back in there if she wins the RFP, but we said in the RFP that we were going to make changes. At a minimum, I envisioned new flooring and a coat of paint.

Mr. Melloh: From what I understand, that's been done already, I think.

Mr. Bedwell: Are you requesting some money to bring in an Interior Designer who gives us a quote and we pay them a fee?

Mr. Dale: I don't know if we need to. They may design for free, but I don't want to wait another month for a Board Meeting, although the next one is in two weeks, because time is of the essence in this situation.

Mr. Melloh: What I was going to point out was this is similar to a couple of years ago when we were just figuring out if we wanted to do something to the Clubhouse. We hired an architect firm to give us a design of what can be done there like building larger bathrooms and

adding onto the grill. It is just the design. When you have a design, then you can get an accurate estimate on what it is going to cost to build it.

Mr. Dale: Right.

Mr. Melloh: They are not going to do it for free, so you need to have somebody set aside to pay a designer to at least come in, because we are still talking about maybe doing an outside deck or other things.

Mr. Dale: We've talked about the outside deck. We talked about having an outside bar and a bar on the inside at the other end. Let me put it this way, I don't want to spend hundreds and hundreds of thousands of dollars on the restaurant, but I think that there are things that we could do to expand things a little bit one way. Perhaps we could put in a bar at one end, which would free up room on the existing bar to be able to expand a little bit so you have more room in the kitchen. I'm not an Interior Designer or contractor or anything, but I know that you need to have plumbing lines and all of that laid out, but that is basically what I'm talking about here. We need to find out how feasible some of that is.

Mr. Melloh: The other important part about that is if you are going to put the bar where I think you are going to put it, is it going to be outside?

Mr. Dale: On the back end.

Mr. Melloh: Did that used to be the patio?

Mr. Dale: Yes. It's not up to me.

Mr. Melloh: I know, but I'm just saying that there are some structural concerns because it used to be a patio.

Mr. Dale: Right.

Mr. Melloh: A lot of loads came down on those pillars. You know how it goes. If you watch too much of that home and garden show, they always say, "There's a low bearing wall."

Mr. Dale: You are exactly right.

Mr. Melloh: So, you need to have people that know what they are doing. It's a great idea. You just need to know how much it's going to cost.

Mr. Colasinski: This may just initially be concept versus design, because there's a difference. Design is where you actually have components versus a concept, which is more measurements, ideas and so forth and nothing specified. When you have a design, then you can go to a builder with an estimate. It has to be more of a conceptual discussion or conceptual



presentation with drawings. I think there's a big difference of cost with conceptual versus a design.

Mr. Colasinski: I agree.

Mr. McCarthy: You are right on target on that, Steve. As you get into the design, it shows you where every electrical box is.

Mr. Dale: Exactly.

Mr. McCarthy: So, the design is what we will be after. That's a good idea. None of us know how to do it. Let's be honest, so let's allocate some money. Tim, what would you recommend?

Mr. Melloh: I don't know. I always like to overestimate. \$20,000 seems like a good number. We are not going to sit here and spend it, if we don't have to, but like Steve said, conceptually, it's going to be a lot less expensive than the actual design like Paul mentioned. Conceptually, we could approve \$10,000. I don't know, but I would hate for it to be \$12,000 and you only allocated \$10,000 and we have to go back through the entire process again.

Mr. Dale: The cost control measure is what the two of you have to agree on.

Mr. Melloh: Exactly.

Mr. Dale: The two of you together, I trust that you are not going to frivolously assume something.

Mr. Colasinski: Right. I think also with conceptual designs, you also have options that you can talk about. That is a much cheaper option versus an actual design where you are committed.

Mr. Dale: Right.

Mr. Colasinski: We need to do something.

Mr. Bedwell: I was on the Board when my wife was on the committee. There is a company in Merritt Island called Merritt Island Interior Designs. This gal came out and revisited the wall colors, carpet, pictures, lamps, everything. We used their people to paint. She did it for nothing.

Mr. Dale: Right.

Mr. Bedwell: So, I'm going to try to find out that name, at least for doing the cosmetics.

Mr. Dale: Exactly.

Mr. Bedwell: She did a fantastic job, but you had to use their people. Painters are painters.

Mr. Dale: Give it to Tim.

Mr. Bedwell: I will see if I can find their name.

Mr. Dale: I propose that we authorize \$20,000 for a conceptual design of what we would like to do to the restaurant and surrounding area, including any potential deck or outside bar on the patio area, the cost control measures in place and the involvement of Supervisor Colasinski and Mr. Mellow.

Mr. Carnesale: I would think we want more than one concept.

Mr. Colasinski: Right, Pete. That's what we were talking about. With conceptual designs, you have options.

Mr. Dale MOVED to authorize \$20,000 for a conceptual design to the restaurant and surrounding area, including any potential deck or outside bar in the patio area with the approval of Supervisor Colasinski and Mr. Tim Mellow and Mr. Bedwell seconded the motion.

Mr. Bedwell: With the \$20,000. I must have explained to a dozen people the last couple of weeks about the \$20,000. It should be a not-to-exceed \$20,000.

Mr. Dale: Exactly.

Mr. Colasinski: That's correct. Not to spend \$20,000.

Mr. Dale: That is kind of what I anticipated. I can't image it being much more than a few thousand dollars.

Mr. McCarthy: I wouldn't think so. And I would have to do a lot of talking to those 12 people about why you are spending \$20,000.

Mr. Dale: That's alright. They also think that we are putting windmills up too. I said that 30 times during the meeting.

On VOICE VOTE with all in favor authorizing a not-to-exceed amount of \$20,000 for a conceptual design to the restaurant and surrounding area, including any potential deck or outside bar in the patio area with the approval of Supervisor Colasinski and Mr. Tim Mellow was approved.

Mr. Dale: That's all I had. Are there any other Supervisor requests? Hearing none,

**SIXTH ORDER OF BUSINESS**

**Public Comment Period - All Items**

There being none, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Colasinski seconded by Mr. McCarthy with all in favor the meeting was adjourned.
---

---

Secretary/Assistant Secretary

---

Chairman/Vice Chairman

## SECTION V

# SECTION A

# SECTION 1

## SECTION A)

**ATTACHMENT “A”**  
**Policies and Procedures**  
**Viera East Golf Club**  
Updated for FY2022

**I. PUBLIC COURSE**

The Viera East Golf Club (“Golf Club”) is a public golf course owned and operated by the Viera East Community Development District (“the District”), a unit of special-purpose local government created pursuant to Chapter 190, Florida Statutes. Viera East Golf Course staff will be referred to as “Golf Club Management” to include the General Manager, Golf Professional, Food and Beverage Manager, and their designated staff. The Viera East Golf Club is open to the general public, including residents and nonresidents of the District. The golf course may not be used for any purpose except golf without the approval of the Golf Club Management. Fishing, boating, picnicking, biking, kite flying, soccer, football, recreation walking or running and dog walking are not permitted at any time on golf course property.

**II. RATES, FEES AND CHARGES**

The rates, fees and charges governing the use and enjoyment of the Golf Club are contained in and set pursuant to Chapter IV of the Rules of the District. These rules were duly adopted by the District Board of Supervisors in accordance with Chapters 190 and 120, Florida Statutes.

CDD Residents will receive a 25% discount on published normal full daily golf rates, a 10% discount on golf shop hard goods, and a 20% discount on in-stock clothing. Discounts do not apply to sale items (only one discount applies). Residents may choose to use the appropriate golf discount or any promotional special rates but not both. Some discount restrictions may apply on golf equipment and clothing for certain manufacturers. The General Manager may adjust these discounts, with board approval, if it is in the best interest of the District. **Residents may be required to submit proof of residency. Residency may be verified and an ID card may be obtained from the CDD Office.**

The District will offer for sale an annual Associate Membership for purchase by non CDD Residents. The Associate Membership will offer a discount 5% below the discount received by CDD Residents for daily fee golf.

The District will offer an annual Platinum Membership for 7-day access, and a Gold Membership for Weekday Access (Monday – Friday). The 12-month, 6-month, and 4-month Platinum, and Gold Membership Plans will be payable, in full, and will expire, 12, 6, or 4 months from the date payment is made, depending on the plan purchased.

Only 100 memberships will be made available annually, in the following manner: 60 Family/40 Single Annual Platinum Memberships by CDD Residents. If not filled, Non CDD Residents may fill the balance with Annual Platinum Memberships. If not filled, CDD residents may fill the balance with Annual Gold Memberships. If not filled, Non CDD Residents may fill the balance with Annual Gold Memberships. If not filled, CDD residents may fill the balance with 6-month Platinum Memberships. If not filled, Non CDD residents may fill the balance with 6-month Platinum Memberships. If not filled, CDD Residents may fill the balance with 6-month Gold Memberships. If not filled, Non CDD Residents may fill the balance with 6-month Gold Memberships. If not filled, CDD residents may fill the balance with 4-month Platinum Memberships, if not filled, Non CDD residents may fill the balance with 4-month Platinum Memberships. If not filled, CDD Residents may fill the balance with 4-month Gold Memberships. If not filled, Non CDD Residents may fill the balance with 4-month Gold Memberships.

Membership plans are not assignable, transferable, alienable or divisible. Extensions of Plans will not be allowed. Four month and six month Membership plans purchased on or before October 1 may be converted



to annual plans with the payment of a nominal administrative fee, on a space available basis.

Annual Platinum and Gold Membership Plans may break their annual fee into 2 payments in the following manner: 60% due at purchase (no cash discount) and a \$99. Administrative fee. The 40% balance will be due 4-months from date of original purchase. Plan holders will be obligated to make the 2<sup>nd</sup> payment.

Annual Platinum and Gold Memberships will receive 10 play discount punch cards for use with guests. Guest discount cards expire on the expiration date of the associated membership plan. The punch cards will allow guests to play at the Viera East Resident discounted daily rates. Platinum and Gold Members will also receive punch cards providing 10 range ball warm up buckets. Lost discount or range punch cards will not be re-issued.

### **III. MEMBERSHIP REFUNDS, CREDITS, AND TRANSFERS**

- A. There will be no **refunds** for any reason except documented health reasons. The refund will be prorated based on the schedule below and the member will not be able to rejoin the club for 12-months following the refund. A copy of the medical certification from a licensed physician must be kept on file.
- B. Upon approval of the **refund**, the following stipulations will apply:
  - a. The amount of the **refund** will be prorated based on the refund schedule found below.
  - b. In the event a **refund** is issued, the remaining term of the Membership year will be cancelled and any play after issuing a credit will be at the applicable daily rate.
  - c. The **refund** issued will only be applied to the next time you register for any prepay plan
- C. If the **refund** request is received by the 10<sup>th</sup> of the month, a **refund** will be issued for that month based on the **refund** schedule below. Requests received after the 10<sup>th</sup> of the month, will be prorated based on the month immediately following the month of the request
- D. There will be no transfers for any reason during the term of the Membership year. Family Membership refund/credit will be based on the difference between the Family and Single Membership cost.
- E. **Leave of Absence** will be considered for medical reasons only. Should a member request a Leave of Absence, the Club will require written documentation from a medical professional stating the nature of the injury and expected duration for the recovery period. All requests for Leave of Absence should be submitted in writing to the attention of the General Manager and include the following: requested date of commencement for leave of absence and anticipated return date. The leave must be for a minimum of 30 days. Leave for non-medical reasons and for medical reasons less than 30 days will not be considered. If granted, the medical leave will freeze the membership until the member is able to return to play (after a minimum of 30 days). Once the member's play has resumed, the membership expiration date will be adjusted to reflect the days missed (amount of days during which the membership was frozen). Under no circumstances will there be a refund of money for leave of absence. Misuse of this policy will result in immediate and indefinite suspension from the club. The General Manager is authorized to make decisions regarding requests for leaves of absence and will operate under this authority in the best interest of the Viera East Golf Club and the requesting member. Retroactive to 10/1/2017.

## **REFUNDEDULE**

**Note:** The percentage is the amount that will be refunded. There will be no refund issued on sales tax.

### **12 MONTH PLANS**

	<b><u>Refund</u></b>		<b><u>Refund</u></b>
Month 1	90%	Month 7	30%
Month 2	80%	Month 8	20%
Month 3	70%	Month 9	10%
Month 4	60%	Month 10	None
Month 5	50%	Month 11	None
Month 6	40%	Month 12	None

### **6 MONTH PLANS**

Receive 80% refund/70% credit in month 1, 60% refund/50% credit in month 2, 40% refund/30% credit in month 3, and 20% refund/10% credit in month 4 of the plan  
No refunds/credits after month 4.

### **4 MONTH PLANS**

Receive 70% refunds/60% credit in month 1 and 50% refund/40% credit in month 2 of the plan  
No refunds/credits after month 2.

## **IV. RESIDENCY STATUS OF USERS**

Whether a particular user of the Golf Club shall be classified as a resident or a non resident for the calculation of rates, fees, and charges is determined in accordance with Chapter IV of the rules of the District.

## **V. APPROPRIATE DRESS AND BEHAVIOR**

- A. The Golf Club is a public facility open to all that wish to patronize it. In order to allow everyone the opportunity to enjoy the Golf Club, all Golf Club patrons are expected to maintain an appropriate level of decorum in their dress and behavior. Patrons who do not abide by established club policy or are abusive to either customers or staff may be asked to leave the premises or be removed by appropriate means without entitlement to refund of dues or fees. Continued like behavior may result in CDD Board action to include extended suspension or expulsion without entitlement to refund of dues or fees.
- B. Proper attire is required at all times.
- (Men) Appropriate length shorts, collared shirts or mock turtlenecks are required. Tennis (short shorts), cutoffs, running shorts, swim attire, t-shirts, fishnet shirts, tank tops and denim are not permitted on the golf course, practice range or putting green at any time.
  - (Women) Same as above, but women may wear sleeveless and collarless tops. Short shorts and halter-tops are prohibited.

- (Juniors ages 16 and under) Same as adults, but neat and clean t-shirts will be allowed.
- All golfers must wear appropriate footwear. Viera East Golf Club is a spike-less facility. Metal or ceramic spikes are not permitted. The Golf Club Management will change spikes upon request for a nominal fee.

## **VI. STARTING TIMES**

- A. Viera East Community Development District residents may request starting times prior to 4:00 P.M. 10 days in advance of the day of play by placing a request in the Lottery tee time system by use of the internet or the phone. The Lottery tee time system allocates starting times based on equity within the CDD resident block of tee times. Beginning in fiscal year 2013-2014 the Monday, Tuesday and Friday tee sheets from 7 a.m. to 12 p.m. are formatted to allow a maximum of 6 tee times for CDD Resident play and 4 tee times for Non CDD Resident play per hour. (Table 1). Residents may request up to 4 starting times per resident/group coordinator in accordance with the allocated or blocked tee times. Residents are encouraged to release tee times as soon as they become aware reserved times are not going to be used. This should occur as soon as possible to avoid wasting any unneeded tee times. Tee times that are NOT cancelled in a timely fashion may result in penalty points being assigned within the Lottery tee time system.

CDD residents may reserve a maximum of two starting times on Saturdays and Sundays. Resident tee times not reserved 10 days in advance of play will convert to open tee times for use by CDD residents and/or non CDD residents. Unreserved tee times cannot be added to group reservations so as to increase the size of the group beyond 16 players or to exceed the maximum allowance of four tee times per group.

The General Manager and/or Head Golf Professional may use discretion on occasion to modify the tee sheet structure should circumstances warrant such action. Such modification should receive voted approval by the Board of Supervisors if proposed changes are to be a permanent, extending through the end of the fiscal year. Less permanent tee sheet changes may be implemented on a case by case basis and require only written concurrence from a majority of the Board of Supervisors. Should a majority of the Board not support the proposed temporary change; proposed tee sheet modification will not be implemented.

### Typical Monday, Tuesday, Friday, Saturday, Sunday, & Holiday Tee Sheet

Tee Time*	TEE	PLAYER 1	PLAYER 2	PLAYER 3	PLAYER 4
7:00	1	CDD RESIDENT	CDD RESIDENT	CDD RESIDENT	CDD RESIDENT
7:07	1	CDD RESIDENT	CDD RESIDENT	CDD RESIDENT	CDD RESIDENT
7:15	1	CDD RESIDENT	CDD RESIDENT	CDD RESIDENT	CDD RESIDENT
7:22	1	CDD RESIDENT	CDD RESIDENT	CDD RESIDENT	CDD RESIDENT
7:30	1	CDD RESIDENT	CDD RESIDENT	CDD RESIDENT	CDD RESIDENT
7:37	1	CDD RESIDENT	CDD RESIDENT	CDD RESIDENT	CDD RESIDENT
7:45	1	NON CDD RESIDENT	NON CDD RESIDENT	NON CDD RESIDENT	NON CDD RESIDENT
7:52	1	NON CDD RESIDENT	NON CDD RESIDENT	NON CDD RESIDENT	NON CDD RESIDENT
8:00	1	NON CDD RESIDENT	NON CDD RESIDENT	NON CDD RESIDENT	NON CDD RESIDENT
8:07	1	NON CDD RESIDENT	NON CDD RESIDENT	NON CDD RESIDENT	NON CDD RESIDENT
8:15	1	CDD RESIDENT	CDD RESIDENT	CDD RESIDENT	CDD RESIDENT
8:22	1	CDD RESIDENT	CDD RESIDENT	CDD RESIDENT	CDD RESIDENT
8:30	1	CDD RESIDENT	CDD RESIDENT	CDD RESIDENT	CDD RESIDENT
8:37	1	CDD RESIDENT	CDD RESIDENT	CDD RESIDENT	CDD RESIDENT
8:45	1	CDD RESIDENT	CDD RESIDENT	CDD RESIDENT	CDD RESIDENT
8:52	1	CDD RESIDENT	CDD RESIDENT	CDD RESIDENT	CDD RESIDENT
9:00	1	NON CDD RESIDENT	NON CDD RESIDENT	NON CDD RESIDENT	NON CDD RESIDENT
9:07	1	NON CDD RESIDENT	NON CDD RESIDENT	NON CDD RESIDENT	NON CDD RESIDENT
9:15	1	NON CDD RESIDENT	NON CDD RESIDENT	NON CDD RESIDENT	NON CDD RESIDENT
9:22	1	NON CDD RESIDENT	NON CDD RESIDENT	NON CDD RESIDENT	NON CDD RESIDENT
9:30	1	CDD RESIDENT	CDD RESIDENT	CDD RESIDENT	CDD RESIDENT
9:37	1	CDD RESIDENT	CDD RESIDENT	CDD RESIDENT	CDD RESIDENT
9:45	1	CDD RESIDENT	CDD RESIDENT	CDD RESIDENT	CDD RESIDENT
9:52	1	CDD RESIDENT	CDD RESIDENT	CDD RESIDENT	CDD RESIDENT
10:00	1	CDD RESIDENT	CDD RESIDENT	CDD RESIDENT	CDD RESIDENT
10:07	1	CDD RESIDENT	CDD RESIDENT	CDD RESIDENT	CDD RESIDENT
10:15	1	NON CDD RESIDENT	NON CDD RESIDENT	NON CDD RESIDENT	NON CDD RESIDENT
10:22	1	NON CDD RESIDENT	NON CDD RESIDENT	NON CDD RESIDENT	NON CDD RESIDENT
10:30	1	NON CDD RESIDENT	NON CDD RESIDENT	NON CDD RESIDENT	NON CDD RESIDENT
10:37	1	NON CDD RESIDENT	NON CDD RESIDENT	NON CDD RESIDENT	NON CDD RESIDENT
10:45	1	CDD RESIDENT	CDD RESIDENT	CDD RESIDENT	CDD RESIDENT
10:52	1	CDD RESIDENT	CDD RESIDENT	CDD RESIDENT	CDD RESIDENT
11:00	1	CDD RESIDENT	CDD RESIDENT	CDD RESIDENT	CDD RESIDENT
11:07	1	CDD RESIDENT	CDD RESIDENT	CDD RESIDENT	CDD RESIDENT
11:15	1	CDD RESIDENT	CDD RESIDENT	CDD RESIDENT	CDD RESIDENT

11:22	1	CDD RESIDENT	CDD RESIDENT	CDD RESIDENT	CDD RESIDENT
11:30	1	NON CDD RESIDENT	NON CDD RESIDENT	NON CDD RESIDENT	NON CDD RESIDENT
11:37	1	NON CDD RESIDENT	NON CDD RESIDENT	NON CDD RESIDENT	NON CDD RESIDENT
11:45	1	NON CDD RESIDENT	NON CDD RESIDENT	NON CDD RESIDENT	NON CDD RESIDENT
11:52	1	NON CDD RESIDENT	NON CDD RESIDENT	NON CDD RESIDENT	NON CDD RESIDENT

**TABLE 1.**

**\* Early AM starting times are subject to change due to DST and the time of the year. During some months times may be adjusted by approximately 30 minutes. This may result in the first start time occurring at approximately 7:30 A.M. and concluding all blocked times at approximately 12:22 P.M.**

- B. Non-Viera East Community Development District residents may make a number of starting times commencing at opening of business 8 days in advance of play. Reservations can be made in person, by telephone, or by the internet. Reservations for 12 or more players may be booked 90 days in advance on weekends. Non CDD Resident times are reserved up to the morning of play. Beginning at 6:45 each morning these times are opened for any play including CDD Resident play.

Advance starting times for Non CDD Residents will be taken at the Viera East Golf Club during regular business hours daily. Advanced reservations for CDD Residents must be made through the Lottery tee time system through the internet OR the telephone and must be submitted by 4:00 pm in advance of the ten day window. These requests can be submitted in advance. The Lottery system will ask you to give the earliest tee time your group would accept when you make a request. Responding with a “no” when asked if you would like to set the “earlier” option will open up the entire day for you as a tee time option. Please remember that the smaller the window given the greater the possibility that you will not receive a tee time at all. We offer a wide range of tee time starts depending on events and season. See the Golf Shop for tee sheet schedules. Ten (10) days prior to the requested tee time date the system will prioritize and place tee time requests on the tee sheet. All tee time requests are prioritized based on the cumulative point average of the group making the request. The greater the points average of your group at the time of placement the lower your priority ranking within the system. ***At the time of placement***, Lottery will evaluate the points of your group and will rank your group compared to all the other requests for a given day. You may link up to four (4) foursomes to play together; follow the prompts in the request process. All players in your player-pool will be included in the calculation. Each player’s points will be combined to arrive at a group average for all foursomes for prioritizing.

**It is not appropriate to create tee time requests or bookings using fictitious players’ numbers or names, fictitious guest players, or someone else’s player number, knowing they will not be able to or have no intention to play on a given day; please make all requests and bookings accurately.**

**The Viera East management staff will address abuse of the Lottery system.**

Reservations will only be accepted for groups of two, three or four players per tee time. Groups having openings will be paired by the Lottery tee time system or Golf Club Management. Reservations will not be accepted for a single player unless there is an open group for the single to be paired into at the time of the booking.

- C. Viera East Golf Club recognizes Wednesday as a “Ladies Day” and Thursday as a “Men’s Day”. Other events may be scheduled at the discretion of Golf Club Management. The Golf club will host a shotgun start for these events at the discretion of the Head Golf Professional. Golf Club Management will establish a shotgun time with seasonal and special maintenance in mind. Regular tee times will be available before and after the shotgun. The golf shop may alter the tee sheet as necessary to accommodate these groups, either by blocking tee times before the shotgun or starting the groups before the shotgun from the 10<sup>th</sup> tee. A specific number of foursome positions will be made available for these events, and will be noticed on a sign up sheet on the respective bulletin boards seven days in advance of play. Tournaments, other outings, or scheduled course maintenance work that will limit this regular activity will be noticed on the sign up sheet. All players interested in playing in the shotgun should sign up on these sheets or make reservations in the shotgun through the Pro Shop staff. The golf staff will check the sign up sheets several days in advance and adjust

the number of needed positions on the tee time sheet. Shotgun starts for other than Ladies' Day, Men's days, and other events will only be provided as needed for tournaments per Chapter IV, Section 16 or for operational and maintenance requirements.

- D. Advance tee time booking for any resident or public player is a privilege that cannot be abused. Players are expected to call at least 72 hours in advance to cancel or adjust the size of their group. Golfers who repeatedly fail to show for starting times without notifying Golf Club Management of the cancellation may lose their starting time or playing privileges without refund of any fees or dues or be charged for the reservation. Tee time reservations for the general public may require a credit card number to hold the tee time for all weekend and holiday play at the discretion of the Head Golf Professional or General Manager. Customers may request a cancellation/adjustment number for proof of cancellation/adjustment. Golfers should call if there is concern that the golf course may be closed or tee times may be delayed due to weather. The Golf Club Management will use their best judgment in regards questionable course conditions.
- E. All player's names (first and last), telephone number and email address may be required when securing a starting time reservation.

## **VII. USE OF PERSONAL GOLF CARTS**

- A. Trail Fees, as established under Section 8, Chapter IV of the District Rules are a fee established by Golf Club Management paid in advance for a specific period for use by owners of a private cart on the Viera East Golf Club. **The use of personal golf cars is a privilege granted by the Golf Club after payment of the Trail Fee. Payment of the Trail Fee does not confer an absolute right to such usage and all personal golf car use shall be at the discretion of the Golf Club Management.** As a courtesy, a Family advance cardholder with trail fees whose cart is in use by another member of the family is allowed to utilize a club golf cart at no charge provided a cart is available. Proper personal golf cart utilization is required for golf staff to allow club cart usage at no charge. The Golf Club Management reserves the right to charge for club cart usage.
- B. All personal golf carts used by such persons must comply with the following:
  - 1. Each cart shall be maintained by its owner in a satisfactory and safe operating condition.
  - 1. Each cart shall be painted and decorated tastefully in accordance with the décor and standards of the Golf Club.
  - 2. Each cart shall be a four (4) wheel electric type cart with a solid top and appropriate golf specific tires.
  - 3. Adequate insurance, in amounts and terms as determined by the Board of Supervisors of the District, shall be maintained on each cart, and proof of current insurance shall be supplied and kept on file in the District Office at the Golf Club. This proof of insurance must be turned into the District Office before the golf cart is used on the course.
  - 4. Each cart must be equipped with operable headlights and rear view mirrors.
  - 5. Each cart must be equipped with sand to fill divots.
  - 6. Each cart must display a current Trail Fee Decal, as issued by the District Office.
  - 7. In the interests of decorum and fairness, users of personal golf carts are not allowed to equip carts with radios, tape decks or other audio components, televisions, or to

blow horns while on Golf Club property. Personal coolers are not allowed on Golf Club property. Users of personal carts may not bring their own beverages of any sort or food onto the golf course. Food and beverages are available from the Golf Club restaurant and beverage cart. Resident and non-resident golf carts must be inspected by the Golf Club Management prior to authorization for use on the Golf Club property. Any personal golf cart determined by the Golf Club Management to not comply with the above mandates shall be barred from use on Golf Club property. Continued usage of such a cart shall constitute a trespass under Section 810.09, Florida Statutes. Prohibition of the use of a particular golf cart does not entitle the owner to return of the Trail Fee.

- C. **All golfers using their personal golf cart must at all times check in with the Golf Shop before taking their golf cart onto the course.** Appropriate fees must be paid for all guests in private carts before play commences. Golf Club Management will direct such persons to the appropriate starting point. No more than 2 persons per cart shall be allowed.
- D. Only the owner of the golf cart who has complied with Section 8, Chapter IV of the District Rules and permanently residing adults within the household who have paid appropriate fees shall be entitled to use that person's personal golf cart on Golf Club property.
- E. Only licensed golfers aged 16 and over shall be eligible to use a personal golf cart on Golf Club property. Such persons shall provide appropriate proof of age in the form of a valid driver's license if requested by Golf Club Management.
- F. All personal golf cart users shall respect the privilege accorded them and shall operate the golf cart in a safe and responsible manner. Golf carts shall be operated at safe speeds and only on appropriate areas of the Golf Course.
- G. Residents and non-residents must own and have an operational golf cart to pay annual or daily trail fees.
- H. Every effort must be made to minimize golf cart wear of the golf course. Players must adhere to posted restrictions/rules concerning golf cart proximity to greens and tees. Golf carts must be operated on cart paths around greens and tee areas. Players are generally encouraged to pair up with golfers in the same golf cart. Single riders that join groups during the round are also encouraged to pair up at the turn where feasible. Non-compliance with posted or written rules may result in loss of privileges as referenced in Section VI. A. Golf Club Management may restrict golf cart use per group due to course conditions.
- I. All personal golf carts must be removed from the course no later than 15 minutes prior to dusk.
- J. All regular play shall start on hole #1 unless authorized by the Golf Club Management.
- K. Violation of any of the above policies may result in cancellation of Trail Fee privileges without a return of the Trail Fee.

#### **VIII. USE OF CLUB-PROVIDED GOLF CARTS**

- A. Use of Golf Club golf carts shall be in accordance with Section 7, Chapter IV of the District Rules.

All golf cart fees are per person. Individuals may pay a fee for an additional rider. Single riders are encouraged to pair up with other single riders in the group to reduce wear and tear on the golf carts and the course whenever possible. The General Manager has the authority to require players to pair up when conditions warrant.

- B. Golf carts are obtained from the Golf Pro Shop. Golf cart rentals may be paid for by cash, local check, or by credit card. Rental fees are payable in advance.
- C. Club golf carts and rental golf clubs must be returned to the golf cart staging area immediately following play.

## **IX. GENERAL GOLF CART RULES**

- A. Only golfers who are licensed drivers aged 16 and over shall be eligible to use a golf cart on golf course property. Such persons shall provide appropriate proof of age in the form of a valid driving license if requested by Golf Club Management.
- B. Golf carts shall be operated at safe speeds and only on appropriate areas of the Golf Club. Golf carts should not be taken onto private property. Golf cart rental customers are responsible for damage to golf carts that may have occurred during play and subsequent operation of the golf cart. Rental customers are required to report such damage to the pro-shop or cart facility staff. Complete contact information must be provided prior to leaving the golf course.
- C. No golf carts shall be allowed on the golf course later than 15 minutes before dusk. All rented carts must be returned prior to or at that time.
- D. Golf Cart Rules
  - 1. No more than two riders and two sets of golf clubs are permitted per golf cart. Each golfer must have their own bag and set of clubs.
  - 2. Golf carts must stay on paths in the vicinity of all tees and greens.
  - 3. Please keep golf carts on cart paths where provided or at least 60 feet from greens and a safe distance from slopes, water hazards, bunkers, and tee boxes.
  - 4. Golf carts may not be used beyond the number of holes for which first rented.
  - 5. Golf carts are not allowed off the golf course property.
  - 6. Only beverages and coolers purchased from the Viera East Golf Club restaurant will be allowed on golf cart; exceptions to this policy are for documented medical reasons only.
  - 7. Golf carts and rental golf clubs must be returned to the golf cart staging area immediately following play.



8. Golf Club Management reserves the right to refuse or cancel the use of a golf cart, without refunding any fees to any person(s) not following any golf cart rules or course regulations.
9. Riding spectators will be allowed along if appropriate golf cart fees have been paid and the space is available.
10. Juniors riding in a golf cart must be of a size that allows their feet to rest flat on the floorboard when seated. If not, approval from the Golf Club Management must be obtained. Golf Club Management reserves the right to refuse golf course use to any junior golfer.

## **X. HANDICAP GOLF CART FLAG POLICY**

Golfers requiring the use of a handicap flag shall request the use of such from the Golf Club Management by presenting a copy of a valid DMV issued handicap parking decal (issued in the name of the decal owner) and a copy of the corresponding golfer's valid state issued driver's license.

- A. Golfers issued handicap flags are asked to stay on the concrete paths where provided around all tee boxes and greens whenever possible.
- B. All Golfers issued handicap flags must remain at least 30 feet from the edge of all greens and tee boxes. If for any reason, a golfer needs closer access to the tees and the greens, authorization may be given on a case by case basis as determined by Golf Club Management. If this type of authorization is granted a special type of handicap flag will be issued to the golfer.
- C. At no time should a golf cart be driven or parked between a greenside bunker and the green, or between a bulkhead and the green.
- D. The handicap flag must be clearly displayed on the golf cart at all times.
- E. When outside conditions dictate a closure of the fairways (i.e. too wet, annual overseeding), handicap flag play will not be allowed.
- F. Golfers desiring a daily handicap flag may request such flag from the golf shop staff. The golfer must leave either a valid resident I.D. card or valid state issued driver's license with the golf shop staff and a nominal refundable deposit may be required. The golfer requesting this daily handicap flag must show proof of a handicap valid state issued driver's license/I.D. card or a valid DMV issued handicap parking decal. If the issued handicap flag is lost, stolen, not returned or damaged, the deposit will not be refunded.

## **XI. GENERAL RULES AND REGULATIONS**

- A. U.S.G.A. rules govern all play, except where modified by local rules as created by professional golf staff. The U.S.G.A. handicap system is based on the assumption that every player will endeavor to make the best score that he or she can in every round played and will report every acceptable round for handicap purposes.
- B. All golfers must register and pay appropriate fees in the Golf Pro Shop prior to play.

- C. All golfers must have their own bag and golf clubs. Rentals are available.
- D. Proper attire is required. (See Dress Code.)
- E. Slow Play - In the interest of all, golfers should play at a pace which is consistent with the day's pace of play and which positions the group within ½ hole of the group preceding. Groups are encouraged to play when ready and play without delay. Player Assistants are in control of all play on the golf course. If a group has fallen out of position and has interfered with the pace of the following group or groups, they will be asked to increase their pace of play. If this has not been accomplished within a reasonable amount of time, the Player Assistant may:
  - Have the group step aside and allow the group behind to play through.
  - Ask the group to cease play and reposition themselves directly behind the group in front of them.
  - If a group is unable to maintain a proper pace after such actions have taken place, they may be asked to leave the golf course and come back at a time more suitable to such a pace.

Proper "Pace of Play" is 4 hours and 14 minutes based on the USGA pace rating for the golf course. Proper pace of play is also dependent on the pace of play of those players ahead. Groups recognizing that they are a hole or more behind the group ahead should make every effort to improve their pace of play in order to finish in less than 4 hours and 14 minutes.

- F. Golfers are allowed to retrieve his/her golf ball lost on that hole on that day of play. U.S. G.A. Rules allow you up to 5 minutes to search for a lost ball on the hole of play only. If ball is not readily identifiable and retrievable, player must abandon search. Ball hawking is not permitted at any time. Play must not be delayed. Players not abiding may be asked to leave the course.
- G. Private beverage coolers are prohibited, unless required for medical reasons.
- H. Please repair ball marks, rake bunkers and fill divots with the sand that is provided on golf carts.
- I. Walking is permitted after 2:00 P.M. Monday through Thursday only. Walking will not be permitted January 1st thru March 31<sup>st</sup> or when course conditions do not permit. Electric golf cart usage is mandatory at all other times.
- J. Practice, with the exception of instruction from the professional golf staff, must be confined to the Practice Areas/Range/Green. All practice areas are supervised by the professional golf staff and availability shall be at their discretion. All golfers using the front practice range or the rear practice tee, bunker and/or putting green must register with the golf shop prior to practice. Use of personal golf balls is permitted at practice area at rear of driving range for short game practice for all CDD Residents and public players registered to play golf. Other practice may be approved based on availability and at the discretion of the golf operations staff. All other golfers using the practice area must pay in advance for use of club practice balls. Club practice balls, tokens, and baskets cannot be removed from practice facility.
- K. The Golf Club Management has total control of all pairings and play on the golf course. Golfers or guests not abiding with staff requests may be asked to leave without entitlement to a refund or rain check.
- L. Bicycles, skateboards, and roller blades are not allowed on cart paths, parking lot or Clubhouse area.
- M. Except for service animals (such as Seeing Eye dogs), pets are not permitted on the course facilities or club grounds at any time.

## **XI. TOURNAMENTS**

- A. All tournament play shall be in accordance with Section 16, Chapter IV of the District Rules.
- B. The Golf Club leases (to a third party). a restaurant to provide food for patrons. Patrons of the Golf Club are requested to refrain from bringing food with them for tournament participants. However, where charitable organizations request authorization to bring donated food to the course for tournament participants, Golf Club Management may utilize discretion in allowing this to occur provided an adequate set up/service fee is paid. Set up/service fees should take into consideration the number of tournament participants and Golf Club staffing requirements.
- C. The Golf Club leases (to a third party) a bar providing beer, wine, liquor, and non-alcoholic beverages to its patrons. In the discretion of the Golf Club Management, tournament sponsors may arrange for alternative beverage service. Payments of appropriate fees (corkage fees) for this privilege are required.

## **XII. COURSE CLOSING**

If for any reason the golf course is closed for the entire day, all golf reservations for that day will be canceled. If the course is closed temporarily for a period of time due to frost, fog or rain, tee time reservations will be honored beginning at the time the course was closed for play. Tee times will resume where they were left off.

- A. The golf course may be closed for the following reasons:

- Lightning – The Viera East Golf Club is equipped with the Thorguard Lightning Prediction System with course alert sirens. If the Thorguard system predicts dangerous lightning in our area the Thorguard system will automatically send a signal to the course alert sirens to warn players of dangerous lightning on the golf course grounds. Lightning is a severe hazard that must be taken seriously. ALL players must immediately stop play and seek shelter at the clubhouse any time they believe lightning threatens them, even if a signal has not been sounded.

### **Viera East Golf Club uses the following signals:**

#### **ONE prolonged horn blast:**

#### **DISCONTINUE PLAY IMMEDIATELY**

**All players must leave the golf course and practice areas and return to the Clubhouse immediately.**

#### **THREE consecutive horn blasts:**

#### **RESUMPTION OF PLAY**

**All activity may resume on the course and practice areas.**

- Excessive Rainfall - excessive rainfall would be defined by puddles on the greens, fairways and cart paths, or by a golf cart leaving tracks that are damaging to the turf. The course should be closed for a period of time long enough to prevent damage to the course and ensure customer satisfaction with their playing experience. The period of time will vary by amount of rain and course condition prior to the rain.
- Course Maintenance - course closure for maintenance will be scheduled in advance. Closure will occur ONLY if the work being done could not be completed in a timely manner with play on the course. Examples would be aerification or major rebuilding work.

- Hurricanes or other Disasters - the course will be closed in advance of an oncoming hurricane allowing enough time for personnel to complete preparations and evacuate safely. The course will re-open only after the storm has passed, the buildings are inspected, and the course is playable. Reasonable time will be allowed for any clean-up necessary to ensure all persons' safety.

In the event of a temporary closing, all departments will be open for normal business hours. For extended course closure of more than four hours, the golf shop will remain open until 4:30 P.M. All other departments' personnel will be de-staffed.

### **XIII. RAIN CHECK POLICY**

The Golf Club Management may, in their discretion, close the course during times when play would be dangerous to either persons or the course. There is no obligation to close the course because of inclement weather. All golf play shall be at the player's own risk. A voucher for replay will be issued by the Golf Club Management when inclement weather restricts play on the golf course based on the number of un-played holes.

The Golf Club Management is under no obligation to issue a rain check for reasons other than inclement weather.

### **XIV. GOLF MAINTENANCE AND LANDSCAPING**

The Golf Course Superintendent will be responsible for the development of all golf course landscaping programs and installation or removal of all material. Requests by residents for landscaping to be placed on golf course property must be made in writing to the Golf Club General Manager, who will consult with the Golf Course Superintendent and evaluate the request. The Golf Staff will make the decision on the request and reply to the resident. The cost of any residential request will be the responsibility of the resident, to include material, installation, and additional costs during establishment period.

## SECTION B)

**Viera East Golf Club Range of Rates  
FISCAL YEAR 2022**



**Attachement "A", Chapter IV: Rates, Fees & Charges**

	<b>Range of Rates</b>
<b>Green Fees</b>	
18 Holes	\$1-\$80
<b>Cart Rental</b>	
Cart/pp/9 holes	\$5-\$16
Cart/pp/18 Holes	\$7-\$25
Cart/public/18 holes	\$9-\$30
<b>Miscellaneous</b>	
Rental Clubs	\$6-\$40
Driving Range	\$1-\$25
<b>League Play</b>	
9 Holes w/ Cart	\$10-\$45
<b>Junior Golf Fee</b>	
18 Holes	\$11-\$50
<b>Prepaid 12 Month Plan Fees (October 1-Sept 30)</b>	
Single	\$1,000-\$3,500
Family	\$1,750-\$4,500
Additional Minor	\$200-\$875
Trail Fee Single/Family	\$900-\$2,500
Viera Cart Single/Family	\$1,600-\$3,500
<b>Prepaid 6 Month Plan Fees (October 1-March 31)</b>	
Single	\$800-\$2,500
Family	\$1,500-\$3,500
Trail Fee Single/Family	\$750-\$2,000
Viera Cart Single/Family	\$1,100-\$3,000
<b>Prepaid 6 Month Plan Fees (April 15-September 30)</b>	
Single	\$300-\$2,000
Family	\$700-\$3,000
Trail Fee Single/Family	\$300-\$1,800
Viera Cart Single/Family	\$600-\$2,500
<b>Advanced 4 Consecutive Month Fees (October 1st - April 30th)</b>	
Single	\$1,000-\$1,900
Family (double)	\$1,700-\$2,800
Trail Fee Single/Family	\$700-\$3,000
Viera Cart Single/Family	\$1,000-\$3,800



**Viera East**  
Golf Club



**Viera East Golf Club Rate Schedule**  
(Fiscal Year 2022)  
Attachment "A", Chapter IV:  
Rates, Fees, Charges

## DAILY GOLF RATES

### PRE SEASON (October 16, 2021-December 31, 2021)

<b>Weekday</b>	<b>PUBLIC</b>	<b>Assoc. Member</b>	<b>CDD Res.</b>
AM	\$53.50	\$42.80	\$40.13
Mid-Day	\$47.50	\$38.00	\$35.63
PM	\$38.50	\$30.80	\$28.88
<b>Weekend</b>	<b>PUBLIC</b>	<b>Assoc. Member</b>	<b>CDD Res.</b>
AM	\$57.50	\$46.00	\$43.13
Mid-Day	\$52.50	\$42.00	\$39.38
PM	\$40.50	\$32.40	\$30.38

### SEASON (January 1, 2022-April 15, 2022)

<b>Weekday</b>	<b>PUBLIC</b>	<b>Assoc. Member</b>	<b>CDD Res.</b>
AM	\$63.50	\$50.80	\$47.63
Mid-Day	\$57.50	\$46.00	\$43.13
PM	\$41.50	\$33.20	\$31.13
Twilight	\$31.50	\$25.20	\$23.63
<b>Weekend</b>	<b>PUBLIC</b>	<b>Assoc. Member</b>	<b>CDD Res.</b>
AM	\$65.50	\$52.40	\$49.13
Mid-Day	\$59.50	\$47.60	\$44.63
PM	\$43.50	\$34.80	\$32.63
Twilight	\$33.50	\$26.80	\$25.13

### OFF SEASON (April 16, 2022-October 15, 2022)

<b>Weekday</b>	<b>PUBLIC</b>	<b>Assoc. Member</b>	<b>CDD Res.</b>
AM	\$47.50	\$38.00	\$35.63
Mid-Day	\$41.50	\$33.20	\$31.13
PM	\$37.50	\$30.00	\$28.13
Twilight	\$27.50	\$22.00	\$20.63
<b>Weekend</b>	<b>PUBLIC</b>	<b>Assoc. Member</b>	<b>CDD Res.</b>
AM	\$51.50	\$41.20	\$38.63
Mid-Day	\$46.50	\$37.20	\$34.88
PM	\$38.50	\$30.80	\$28.88
Twilight	\$28.50	\$22.80	\$21.38

- \* Weekend rates effective Saturday and Sunday
- \* Weekday rates effective Monday - Friday
- \* All rates above include the cart fee and are per player
- \* All Rates are subject to change at any time and applicable Florida sales tax
- \* Active Military or Veterans 10% off Daily Rates
- \* Replay Rates - Pre Season \$20, Season \$25, Off Season \$15
- \* Viera East CDD Residents receive 25% off Public Rate.

Viera East CDD FY 2022  
Attachment A, Chapter IV: Rates, Fees Charges

Green Fees	Viera East CDD Resident See Daily Rate Schedule	Non CDD Resident See Daily Rate Schedule
18 Holes		
Walking Rates (Mon-Thurs after 2:00 PM except Holidays) (No Walking Jan 1- April 30)	\$21	\$21
18 Holes (AM VEGC Sponsored League Rate)	25% off daily fee rate	25% off daily fee rate
9 Holes (AM VEGC Sponsored League Rate)	\$15 @ 2:30PM	\$15 @ 2:30PM
<b>Golf Cart Fees</b>		
18 Holes	Pre-Pay \$16.00 all others \$22.00	Pre-Pay \$16.00 all others \$22.00
9 Holes	\$12.00	\$13.00
Rider Fee	\$6.00	\$6.00
<b>Miscellaneous</b>		
Rental Clubs 18 Holes	\$15 - \$40.00	\$15 - \$40.00
<b>Range Balls*</b>		
Bulk 10 Warm Up Baskets	\$16.00 + tax	\$18.00 + tax
Bulk 10 Small Baskets	\$27.00 + tax	\$32.00 + tax
Warm Up Basket 15 Practice Balls	\$1.80 + tax	\$2.00 + tax
Small Basket 30 Practice Balls	\$3.60 + tax	\$4.00 + tax
Medium Basket 60 Practice Balls	\$6.30 + tax	\$7.00 + tax
Large Basket 90 Practice Balls	\$8.10 + tax	\$9.00 + tax
Platinum/Gold Member Annual Range Membership	\$375. per person + tax	\$412.50 per person + tax
<b>Junior Rates (16 years and under)</b>		
Riding		
Walking Rates (Mon-Thurs after 2:00 PM except Holidays) (No Walking Jan 1- April 30)	50% off the morning rate / after 12:00 cart fee of \$22	50% off the morning rate / after 12:00 cart fee of \$22
	25% off adult walking rates	25% off adult walking rates
<b>Associate Membership Membership</b>		
Single	N/A	\$79 (No Cash Discount)
<b>League after 4:00 PM (May 1 - September 30)</b>		
9 Holes	\$19.50	\$19.50

All deviations from rate schedule must come before the CDD Board on a case-by-case basis  
Viera East CDD residents receive 25% off the Public rate (does not apply to special/promotional or twilight rates)  
Viera East CDD resident Golf Green Fee Card applies to the Posted Public Rate schedule  
Advanced 12 and 6 month plans for non-residents of the CDD require an up charge of \$125 for a single or \$175 for a family (CASH PRICE and excludes summer 6 month plans and 4 month plans)  
Non-Resident Prepaid Customers (having previously paid the \$750 recreation fee) pay an additional up charge not to exceed the current year's assessment for the golf course  
All rates are PLUS Florida state sales tax of 7.0%; Purchasers who initiate a 4 or 6 month plan can upgrade at plan end to an annual plan with the payment of a \$99 administrative fee



Viera East CDD FY 2022  
Attachment A, Chapter IV: Rates, Fees Charges

**Platinum Membership (Annual Plan) + sales tax - 7-Days**

Green Fees Only - Single	
Green Fees Only - Family	
Green Fees with Trail Fee - Single	
Green Fees with Trail Fee - Family	
Green Fees with use of Viera East Golf Club Cart - Single	
Green Fees with use of Viera East Golf Club Cart - Family	

**Viera East CDD Resident**

CASH DISCOUNT	CURRENT RATE
2%	\$2,125.00
2%	\$3,100.00
2%	\$3,425.00
2%	\$5,000.00
2%	\$3,925.00
2%	\$5,800.00

**Non CDD Resident**

w/CASH DISCOUNT	CURRENT RATE
Add \$125.00	Add \$132.50
Add \$175.00	Add \$185.50
Add \$125.00	Add \$132.50
Add \$175.00	Add \$185.50
Add \$125.00	Add \$132.50
Add \$175.00	Add \$185.50

**Gold Membership (Annual Plan) + sales tax - Mon.-Fri.**

Green Fees Only - Single	
Green Fees Only - Family	
Green Fees with Trail Fee - Single	
Green Fees with Trail Fee - Family	
Green Fees with use of Viera East Golf Club Cart - Single	
Green Fees with use of Viera East Golf Club Cart - Family	

**CASH DISCOUNT**

CASH DISCOUNT	CURRENT RATE
2%	\$1,900.00
2%	\$2,850.00
2%	\$3,100.00
2%	\$4,650.00
2%	\$3,600.00
2%	\$5,450.00

**w/CASH DISCOUNT**

w/CASH DISCOUNT	CURRENT RATE
Add \$125.00	Add \$132.50
Add \$175.00	Add \$185.50
Add \$125.00	Add \$132.50
Add \$175.00	Add \$185.50
Add \$125.00	Add \$132.50
Add \$175.00	Add \$185.50

**Platinum Membership (6-Month Plan) + sales tax - 7-Days**

Green Fees Only - Single	70% of Annual
Green Fees Only - Family	70% of Annual
Green Fees with Trail Fee - Single	70% of Annual
Green Fees with Trail Fee - Family	70% of Annual
Green Fees with use of Viera East Golf Club Cart - Single	70% of Annual
Green Fees with use of Viera East Golf Club Cart - Family	70% of Annual

**CASH DISCOUNT**

CASH DISCOUNT	CURRENT RATE
2%	\$1,487.50
2%	\$2,170.00
2%	\$2,397.50
2%	\$3,500.00
2%	\$2,747.50
2%	\$4,060.00

**w/CASH DISCOUNT**

w/CASH DISCOUNT	CURRENT RATE
Add \$125.00	Add \$132.50
Add \$175.00	Add \$185.50
Add \$125.00	Add \$132.50
Add \$175.00	Add \$185.50
Add \$125.00	Add \$132.50
Add \$175.00	Add \$185.50

**Gold Membership (6-Month Plan) + sales tax - Mon.-Fri.**

Green Fees Only - Single	70% of Annual
Green Fees Only - Family	70% of Annual
Green Fees with Trail Fee - Single	70% of Annual
Green Fees with Trail Fee - Family	70% of Annual
Green Fees with use of Viera East Golf Club Cart - Single	70% of Annual
Green Fees with use of Viera East Golf Club Cart - Family	70% of Annual

**CASH DISCOUNT**

CASH DISCOUNT	CURRENT RATE
2%	\$1,330.00
2%	\$1,995.00
2%	\$2,170.00
2%	\$3,255.00
2%	\$2,520.00
2%	\$3,815.00

**w/CASH DISCOUNT**

w/CASH DISCOUNT	CURRENT RATE
Add \$125.00	Add \$132.50
Add \$175.00	Add \$185.50
Add \$125.00	Add \$132.50
Add \$175.00	Add \$185.50
Add \$125.00	Add \$132.50
Add \$175.00	Add \$185.50

**Platinum Membership (4-Month Plan) + sales tax - 7-Days**

Green Fees Only - Single	50% of Annual
Green Fees Only - Family	50% of Annual
Green Fees with Trail Fee - Single	50% of Annual
Green Fees with Trail Fee - Family	50% of Annual
Green Fees with use of Viera East Golf Club Cart - Single	50% of Annual
Green Fees with use of Viera East Golf Club Cart - Family	50% of Annual

**CASH DISCOUNT**

CASH DISCOUNT	CURRENT RATE
2%	\$1,062.50
2%	\$1,550.00
2%	\$1,712.50
2%	\$2,500.00
2%	\$1,962.50
2%	\$2,900.00

**w/CASH DISCOUNT**

w/CASH DISCOUNT	CURRENT RATE
Add \$125.00	Add \$132.50
Add \$175.00	Add \$185.50
Add \$125.00	Add \$132.50
Add \$175.00	Add \$185.50
Add \$125.00	Add \$132.50
Add \$175.00	Add \$185.50

**Gold Membership (4-Month Plan) + sales tax - Mon.-Fri.**

Green Fees Only - Single	50% of Annual
Green Fees Only - Family	50% of Annual
Green Fees with Trail Fee - Single	50% of Annual
Green Fees with Trail Fee - Family	50% of Annual
Green Fees with use of Viera East Golf Club Cart - Single	50% of Annual
Green Fees with use of Viera East Golf Club Cart - Family	50% of Annual

**CASH DISCOUNT**

CASH DISCOUNT	CURRENT RATE
2%	\$950.00
2%	\$1,425.00
2%	\$1,550.00
2%	\$2,325.00
2%	\$1,800.00
2%	\$2,725.00

**w/CASH DISCOUNT**

w/CASH DISCOUNT	CURRENT RATE
Add \$125.00	Add \$132.50
Add \$175.00	Add \$185.50
Add \$125.00	Add \$132.50
Add \$175.00	Add \$185.50
Add \$125.00	Add \$132.50
Add \$175.00	Add \$185.50

All deviations from rate schedule must come before the CDD Board on a case-by-case basis

Viera East CDD residents receive 25% off the Public rate (does not apply to special/promotional or twilight rates)

Viera East CDD resident Golf Green Fee Card applies to the Posted Public Rate schedule

Advanced 12 and 6 month plans for non-residents of the CDD require an up charge of \$125 for a single or \$175 for a family (CASH PRICE and excludes summer 6 month plans and 4 month plans)

Non-Resident Prepaid Customers (having previously paid the \$750 recreation fee) pay an additional up charge not to exceed the current year's assessment for the golf course

All rates are PLUS Florida state sales tax of 7.0%; Purchasers who initiate a 4 or 6 month plan can upgrade at plan end to an annual plan with the payment of a \$99 administrative fee

## SECTION 2

## SECTION A)

## **RESOLUTION 2021-05**

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE VIERA EAST COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2021, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Viera East Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

**WHEREAS**, the Board set August 26, 2021, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF VIERA EAST COMMUNITY DEVELOPMENT DISTRICT;**

#### **Section 1. Budget**

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager’s Proposed Budget, attached hereto as Exhibit “A,” as amended by the Board, is hereby adopted in accordance with the provisions of

Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2021 and/or revised projections for Fiscal Year 2022.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for Viera East Community Development District for the Fiscal Year Ending September 30, 2022," as adopted by the Board of Supervisors on August 26, 2021.

## **Section 2. Appropriations**

There is hereby appropriated out of the revenues of the Viera East Community Development District, for the fiscal year beginning October 1, 2021, and ending September 30, 2022, the sum of \$ \_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND(S) – SERIES 2006	\$ _____
DEBT SERVICE FUND(S) – SERIES 2012	\$ _____
TOTAL ALL FUNDS	\$ _____

## **Section 3. Supplemental Appropriations**

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpended balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more

than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 26<sup>th</sup> day of August, 2021.

ATTEST:

**VIERA EAST COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By:\_\_\_\_\_

Its:\_\_\_\_\_

# **Viera East**

***Community Development District***

## **Approved Budget**

***FY2022***



**Viera East  
Community Development District**

Table of Contents

	<u>Pages</u>
General Fund	1-2
General Fund Narrative	3-10
Capital Reserve	11
Debt Service- Series 2006	12
Debt Service Fund - Series 2006 Amortization	13
Debt Service- Series 2020	14
Debt Service Fund - Series 2020 Amortization	15
Golf Course	16-19
Golf Course Narrative	20-31
Recreation Fund Debt Service -Series 2012 Amortization	32



**Viera East**  
**Community Development District**  
General Fund  
Approved Operating Budget  
Fiscal Year 2022

	<b>Actual FY 2020</b>	<b>Adopted Budget FY 2021</b>	<b>Actual Thru 7/31/21</b>	<b>Projected Next 2 Months</b>	<b>Total Projected @ 9/30/21</b>	<b>Approved Budget FY 2022</b>
<i>Revenues</i>						
Maintenance Assessments	\$808,157	\$808,157	\$808,157	(\$0)	\$808,157	\$808,157
Golf Course Administrative Services	\$56,280	\$56,280	\$46,900	\$9,380	\$56,280	\$56,280
Donations for Park Materials	\$0	\$0	\$2,000	\$0	\$2,000	\$0
Interest Income	\$5	\$100	\$4	\$5	\$9	\$100
Carryforward Surplus	\$0	\$0	\$0	\$0	\$0	\$42,948
<b>Total Revenues</b>	<b>\$864,442</b>	<b>\$864,536</b>	<b>\$857,061</b>	<b>\$9,384</b>	<b>\$866,445</b>	<b>\$907,484</b>
<i>Administrative Expenditures</i>						
Supervisors Fees	\$25,249	\$30,496	\$25,367	\$4,000	\$29,367	\$30,496
Engineering Fees	\$5,905	\$5,000	\$1,815	\$500	\$2,315	\$5,000
Attorney's Fees	\$10,454	\$5,000	\$11,698	\$2,500	\$14,198	\$5,000
Dissemination	\$1,167	\$1,000	\$833	\$167	\$1,000	\$1,000
Trustee Fees	\$6,700	\$5,600	\$5,836	\$933	\$6,769	\$5,600
Annual Audit	\$6,508	\$6,500	\$2,750	\$250	\$3,000	\$6,500
Collection Agent	\$2,500	\$2,500	\$2,084	\$417	\$2,500	\$2,500
Management Fees	\$100,440	\$100,440	\$83,700	\$16,740	\$100,440	\$103,454
Postage	\$2,625	\$1,500	\$2,090	\$300	\$2,390	\$1,500
Printing & Binding	\$1,448	\$2,500	\$1,102	\$500	\$1,602	\$2,500
Insurance- Liability	\$6,230	\$7,475	\$7,300	\$1,217	\$8,517	\$8,040
Legal Advertising	\$2,496	\$1,500	\$2,037	\$400	\$2,437	\$1,500
Other Current Charges	\$1,371	\$1,500	\$358	\$70	\$428	\$1,500
Office Supplies	\$551	\$1,500	\$132	\$50	\$182	\$1,500
Dues & Licenses	\$175	\$175	\$146	\$29	\$175	\$175
Information Technology	\$3,400	\$3,400	\$2,833	\$567	\$3,400	\$4,250
<b>Total Administrative</b>	<b>\$177,219</b>	<b>\$176,086</b>	<b>\$150,081</b>	<b>\$28,639</b>	<b>\$178,720</b>	<b>\$180,515</b>
<i>Operating Expenditures</i>						
Salaries	\$143,792	\$149,299	\$121,281	\$23,842	\$145,123	\$147,487
Administration Fee	\$1,624	\$1,659	\$1,730	\$399	\$2,130	\$1,388
FICA Expense	\$10,037	\$11,421	\$7,756	\$1,473	\$9,229	\$11,283
Health Insurance	\$15,236	\$16,914	\$13,144	\$2,617	\$15,761	\$17,410
Workers Compensation	\$3,928	\$2,926	\$3,099	\$674	\$3,773	\$2,891
Unemployment	\$840	\$853	\$992	\$120	\$1,112	\$842
Other Contractual	\$8,561	\$7,500	\$7,239	\$1,000	\$8,239	\$7,500
Marketing- Lifestyle/Amenities	\$0	\$0	\$0	\$0	\$0	\$18,000
Training	\$0	\$500	\$0	\$250	\$250	\$500
Uniforms	\$0	\$500	\$0	\$250	\$250	\$500
<b>Total Operating</b>	<b>\$184,018</b>	<b>\$191,572</b>	<b>\$155,242</b>	<b>\$30,626</b>	<b>\$185,868</b>	<b>\$207,801</b>
<i>Maintenance Expenditures</i>						
Canal Maintenance	\$10,485	\$14,000	\$0	\$8,000	\$8,000	\$14,000
Lake Bank Restoration	\$55,950	\$60,000	\$57,000	\$0	\$57,000	\$30,000
Environmental Services	\$16,938	\$20,000	\$2,996	\$1,000	\$3,996	\$20,000
Water Management System	\$100,938	\$99,000	\$89,577	\$15,774	\$105,351	\$99,000
Midge Control	\$0	\$0	\$0	\$0	\$0	\$15,000
Control Burns	\$4,076	\$15,000	\$2,790	\$1,000	\$3,790	\$0
Contingencies	\$985	\$2,000	\$0	\$1,000	\$1,000	\$2,000
Fire Line Management	\$1,275	\$3,000	\$800	\$500	\$1,300	\$2,000
Basin Repair	\$1,585	\$4,000	\$0	\$750	\$750	\$3,000
<b>Total Maintenance</b>	<b>\$192,232</b>	<b>\$217,000</b>	<b>\$153,163</b>	<b>\$28,024</b>	<b>\$181,187</b>	<b>\$185,000</b>

**Viera East**  
**Community Development District**  
General Fund  
Approved Operating Budget  
Fiscal Year 2022

	<b>Actual FY 2020</b>	<b>Adopted Budget FY 2021</b>	<b>Actual Thru 7/31/21</b>	<b>Projected Next 2 Months</b>	<b>Total Projected @ 9/30/21</b>	<b>Approved Budget FY 2022</b>
<i>Grounds Maintenance Expenditures</i>						
Salaries	\$140,301	\$140,787	\$108,822	\$21,534	\$130,356	\$166,108
Administrative Fees	\$3,605	\$3,684	\$2,702	\$520	\$3,222	\$3,446
FICA	\$10,408	\$10,770	\$8,013	\$1,590	\$9,603	\$12,707
Health Insurance	\$16,694	\$18,818	\$13,442	\$2,752	\$16,194	\$28,182
Workers Compensation	\$3,831	\$2,759	\$2,753	\$588	\$3,341	\$3,256
Unemployment	\$1,951	\$2,120	\$1,745	\$300	\$2,045	\$2,506
Telephone	\$5,829	\$6,250	\$5,125	\$588	\$5,713	\$6,250
Utilities	\$6,662	\$5,500	\$5,797	\$1,198	\$6,995	\$7,200
Property Appraiser	\$1,988	\$1,990	\$1,989	\$0	\$1,989	\$1,990
Insurance- Property	\$1,512	\$1,663	\$1,249	\$250	\$1,499	\$2,197
Repairs	\$27,566	\$15,000	\$16,206	\$3,500	\$19,706	\$15,000
Fuel	\$13,191	\$10,000	\$11,661	\$1,500	\$13,161	\$10,000
Park Maintenance	\$3,235	\$2,500	\$4,101	\$300	\$4,401	\$7,500
Sidewalk Repair	\$11,118	\$5,000	\$0	\$2,500	\$2,500	\$10,000
Chemicals	\$3,421	\$4,000	\$1,924	\$750	\$2,674	\$4,000
Contingencies	\$1,954	\$4,000	\$6,244	\$500	\$6,744	\$4,000
Refuse	\$5,826	\$6,000	\$3,840	\$480	\$4,320	\$6,000
Office Supplies	\$176	\$750	\$765	\$200	\$965	\$750
Uniforms	\$2,575	\$3,000	\$2,064	\$490	\$2,554	\$3,000
Fire Alarm System	\$3,069	\$6,500	\$6,292	\$1,022	\$7,314	\$7,500
Rain Bird Pump System	\$27,582	\$27,576	\$23,444	\$4,596	\$28,040	\$27,576
Park Materials	\$0	\$0	\$2,347	\$0	\$2,347	\$0
Maintenance Reserve- Transfer Out	\$3,719	\$1,211	\$750	\$461	\$1,211	\$5,000
Maintenance Reserve- Transfer Out (Excess)	\$0	\$0	\$0	\$829	\$829	\$0
<b>Total Grounds Expenditures</b>	<b>\$296,214</b>	<b>\$279,878</b>	<b>\$231,274</b>	<b>\$46,448</b>	<b>\$277,722</b>	<b>\$334,168</b>
<b>Total Expenses</b>	<b>\$849,683</b>	<b>\$864,536</b>	<b>\$689,760</b>	<b>\$133,737</b>	<b>\$823,497</b>	<b>\$907,484</b>
<b>Excess Revenue/(Expenditures)</b>	<b>\$14,759</b>	<b>\$0</b>	<b>\$167,300</b>	<b>(\$124,353)</b>	<b>\$42,948</b>	<b>\$0</b>

	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Net Assessment- General	\$ 779,212	\$ 779,212	\$ 779,212	\$ 779,212	\$ 779,212
Net Assessment- Recreation	\$ 28,945	\$ 28,945	\$ 28,945	\$ 28,945	\$ 28,945
Total Net Assessments	\$ 808,157	\$ 808,157	\$ 808,157	\$ 808,157	\$ 808,157
Discounts @ 4%	\$ 51,584	\$ 51,584	\$ 51,584	\$ 51,584	\$ 51,584
Gross Assessment	\$ 859,741	\$ 859,741	\$ 859,741	\$ 859,741	\$ 859,741
Assessable Units - Residential	4,222	4,222	4,222	4,222	4,222
Assessable Units - Non-Residential	1,869	1,869	1,869	1,869	1,869
Total Units	6,091	6,091	6,091	6,091	6,091
Assessment per Unit - General Fund	\$ 136	\$ 136	\$ 136	\$ 136	\$ 136
Assessment per Unit - Debt Service	\$ 414	\$ 414	\$ 414	\$ 414	\$ 364
Assessment per Unit - Recreation	\$ 129	\$ 129	\$ 129	\$ 129	\$ 129
	\$ 678	\$ 678	\$ 678	\$ 678	\$ 628

# Viera East

## Community Development District

### General Fund Budget

#### **Revenues:**

##### Maintenance Assessments

The District will levy a Non-Ad Valorem Assessment on all the assessable property within the District in order to pay for its operating and maintenance expenditures incurred during the Fiscal Year.

##### Golf Course Administrative Services

Represents Golf Course Fund portion of salary and benefits for employees paid from the General Fund

<b>Description</b>	<b>Annual Amount</b>
Base	\$ 75,000
10% of Maintenance Supervisor	\$ (7,280)
50% of Labor Position	\$ (11,440)
<b>Total</b>	<b>\$ 56,280</b>

##### Interest Income

The District will earn interest on balances invested during the year

#### **Administrative Expenditures:**

##### Supervisors Fees

The amount paid to each supervisor for the time devoted to District business and meetings is determined by Chapter 190, Florida Statutes, at \$200 per meeting. Amount is based on five supervisors receiving fees for two meetings per month.

##### Engineering Fees

The District's engineer, Robb & Taylor Engineering Solutions Inc, will be providing general engineering services to the District, which includes preparation and attendance of monthly board meetings.

##### Attorney Fees

#### **Legal Counsel:**

##### ***Shutts and Bowen LLP***

300 South Orange Avenue  
Suite 300  
Orlando, FL 32801  
Telephone: (407) 835-6759  
Fax: (407) 849-7288

The District's legal counsel, Shutts and Bowen, will be providing general services, which include attendance and preparation for monthly board meetings. Also, services include reviewing contracts, agreements, resolutions, rule amendments, etc.

# Viera East

## Community Development District

### General Fund Budget

#### Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

- Series 2006 Water Management \$1,000

#### Trustee Fees

The District will pay annual trustee fees for Water Management Refunding Bonds, Series 2006.

#### Annual Audit

The District is required to annually have its financial records audited by an independent Certified Public Accounting Firm. The estimated cost of the audit is based on the prior fiscal year and will be shared with the Recreational Fund.

#### Collection Agent

Fees incurred by GMS-Central Florida, LLC for calculating, levying and certification of the District's Non-Ad valorem Maintenance Assessments with the Brevard County Tax Collector.

Contractor	Services	Monthly	Annual
GMS- Central Florida, LLC	Assessments	\$ 208	\$ 2,500

#### Management Fees

The District has contracted with GMS-Central Florida, LLC to provide Accounting and Administrative Services for the District. The services include, but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, financial reporting, annual audits, etc.

#### Postage

Mailing of Board Meeting agendas, checks for vendors, overnight deliveries and any other required correspondence. Amount is based on prior years cost.

#### Printing & Binding

Printing and binding agenda packages for board meetings, printing of computerized checks, District Brochures, correspondence, stationary, envelopes etc.

#### Insurance- Liability

The District's general liability, public official's liability, and automobile insurance coverage is provided by EGIS Insurance and Risk Advisors.

Description	Admin Amount	Field Amount	Annual Amount
General Liability	\$ 4,687	\$ -	\$ 4,687
POL/EPLI	\$ 3,353	\$ -	\$ 3,353
Property	\$ -	\$ 2,197	\$ 2,197
<b>Total</b>	<b>\$ 8,040</b>	<b>\$ 2,197</b>	<b>\$ 10,237</b>

# Viera East

## Community Development District

### General Fund Budget

#### Legal Advertising

Advertising of monthly board meetings, public hearings, and any other legal advertising that may be required.

#### Other Current Charges

Any miscellaneous expenses incurred by the District that were not previously budgeted.

#### Office Supplies

Any supplies that may need to be purchased during the Fiscal Year, e.g., paper, minute books, file folders, labels, paper clips, etc.

#### Dues & Licenses

The District is required to pay an annual fee to the Department of Community Affairs for \$175. This is the only anticipated expenditure for this category.

#### Information Technology

Costs related to District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

#### **Operating Expenditures:**

#### Salaries & Wages

The District currently has a General Manager and 1 full time employee to handle the operations of the District. The proposed amount includes a 1.75% cost of living increase for qualifying full-time employees.

#### Administration Fee

Represents fee to Applied Business Solutions for administration of pay and benefits. Applied Business Solutions charges an administration fee of \$26.23 per full time employee per pay period and \$21.23 per part-time employee per pay period.

#### FICA

Represents the estimated amount due for Social Security (6.2%) and Medicare (1.45%) based upon the proposed salaries and wages.

#### Health Insurance

Full time District Employee's are eligible for the following health benefits.

Provider	Policy Number	Insurance Description
United Healthcare	591637	Accidental Death, Dental, Vision, Life, and Long Term Disability
Health First	114619	Health
Colonial Life	E3682663	Life, Accident, Short Term Disability
Combined	007394312	Accident and Disability

# Viera East

## Community Development District

### General Fund Budget

#### Workers Compensation

The District provides Workers Compensation Insurance for each of its employee's based upon statutory requirements and rates determined by Applied Business Solutions.

#### Unemployment

The District pays State and Federal unemployment for each employee based upon current rate structures.

#### Other Contractual

Miscellaneous fees and contracts incurred for the District.

Description	Annual Amount
ADT Security	\$ 2,352
Ecolab Pest Elimination	\$ 3,937
Xelar Copier	\$ 1,117
Additional Contract Funds	\$ 94
<b>Total Annual Budget</b>	<b>\$ 7,500</b>

#### Marketing- Lifestyle/Amenities

The District is in contract with Unique Webb Consulting to provide Lifestyle and Marketing services which include, but are not limited to social media publications, strategy planning, blogging, videography, photography, event planning, and marketing.

#### Training

Expense involved in providing training for staff.

#### Uniforms

Expense involved in providing uniforms for the administration staff.

#### Maintenance Expenditures:

##### Canal Maintenance

Represents cost associated with the maintenance of the canals located east and west of I-95. The canals east of I-95 are maintained by various contractors paid by the District on an "as needed" basis. The canals west of I-95 are maintained by A. Duda & Sons and billed to the District

##### Lake Bank Restoration

Allocation of funds dedicated for lake bank restoration throughout the District.

# Viera East

## Community Development District

### General Fund Budget

#### Environmental Services

The District will incur the following costs related to maintaining and managing the various conservation areas (wetlands and uplands), which are the responsibility of the District. The amount is based upon the current contract with Kevin L. Erwin, plus an allowance for additional services from other providers that may be required. Services provided under this budget item may include the following:

Wetland Monitoring Reports as required by SJRWMD and USACOE.  
Wetland Maintenance, removal of exotic species as required to conform to permit requirements.

Habitat Management, including burns of preserved areas as required within the approved Habitat Management Plan(s).  
Permit Compliance and General Services as required.

#### Water Management System

The District currently has a contract with ECOR Industries, Inc. to provide Aquatic Maintenance Service for the District's Lakes.

Description	Monthly Amount	Annual Amount
Natural Areas Management	\$ 3,296	\$ 39,551
Wingate & Auburn Lake Aquatic Weed Control	\$ 664	\$ 7,971
Bayhill Wetland Maintenance (Bi-Monthly)	\$ 200	\$ 1,200
Aquatic Weed Control	\$ 3,407	\$ 40,881
Header Canal Maintenance (Quarterly)	\$ 1,100	\$ 4,440
Unanticipated Repairs/Improvements		\$ 4,957
<b>Total</b>	<b>\$ 8,667</b>	<b>\$ 99,000</b>

#### Midge Control

Lake spraying for midge control throughout the CDD.

#### Contingencies

Any miscellaneous expenses incurred by the District that were not previously budgeted.

#### Fire Line Maintenance

Expenses related to the maintenance of the various Fire Lines throughout the District. This mainly includes the mechanical removal of vegetation between homeowners' property and conservation areas in order to slow or stop the spread of wildfire.

#### Basin Repair

Expenses related to the repair and maintenance of the drainage structures at District Basins III, IV, and V. The drainage structures that get repaired are the outfalls (connect lakes) and the flowways (connect lakes to St Johns River).

# Viera East

## Community Development District

### General Fund Budget

#### Grounds Maintenance Expenditures:

##### Salaries & Wages

The District currently has a 5 full time and 1 part time employee's to handle the grounds maintenance of the District. The proposed amount includes a 1.75% cost of living increase for qualifying full-time employees.

##### Administration Fee

Represents fee to Applied Business Solutions for administration of pay and benefits. Applied Business Solutions charges an administration fee of \$26.23 per full time employee per pay period and \$21.23 per part-time employee per pay period.

##### FICA

Represents the estimated amount due for Social Security (6.2%) and Medicare (1.45%) based upon the proposed salaries and wages.

##### Health Insurance

Full time District Employee's are eligible for the following health benefits.

Provider	Policy Number	Insurance Description
United Healthcare	591637	Accidental Death, Dental, Vision, Life, and Long Term Disability
Health First	114619	Health
Colonial Life	E3682663	Life, Accident, Short Term Disability
Combined	007394312	Accident and Disability

##### Workers Compensation

The District provides Workers Compensation Insurance for each of its employee's based upon statutory requirements and rates determined by Applied Business Solutions.

##### Unemployment

The District pays State and Federal unemployment for each employee based upon current rate structures.

##### Telephone

Expenses incurred for the telephone and fax machine.

Vendor	Monthly Amount	Annual Amount
Blueline Telecom Group	\$ 517	\$ 6,204
Contingency		\$ 46
<b>Total</b>		<b>\$ 6,250</b>



# Viera East

## Community Development District

### General Fund Budget

#### Utilities

The District has the following utility account with Florida Power and Light to provide electricity for the maintenance building.

<b>Vendor</b>	<b>Account</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
FPL	83490-45156	\$ 590	\$ 7,080
Contingency			\$ 120
<b>Total</b>			<b>\$ 7,200</b>

#### Property Appraiser

Fees incurred for the Brevard County Property Appraiser performing work in support of processing and distributing non-ad valorem assessment information. The cost for the FY2022 year will be \$1,990.

#### Insurance- Property

Represents the amount paid for the property portion of the insurance premium with EGIS Insurance and Risk Advisors. The property includes vehicles, equipment, etc.

<b>Description</b>	<b>Admin Amount</b>	<b>Field Amount</b>	<b>Annual Amount</b>
General Liability	\$ 4,687	\$ -	\$ 4,687
POL/EPLI	\$ 3,353	\$ -	\$ 3,353
Property	\$ -	\$ 2,197	\$ 2,197
<b>Total</b>	<b>\$ 8,040</b>	<b>\$ 2,197</b>	<b>\$ 10,237</b>

#### Repairs

Any costs related to miscellaneous repairs and maintenance that occur during the fiscal year.

#### Fuel

Costs related to fuel purchased for grounds maintenance machinery that occur during the fiscal year.

#### Park Maintenance

Represents cost associated with the maintenance of the parks and trails located within the district.

#### Sidewalk Repair

Represents cost associated with the repair of the sidewalks located within the district.

#### Chemicals

Includes fungicide applications, herbicide applications, insecticide applications needed to maintain the grounds.

#### Contingencies

Represents any miscellaneous expenses incurred by the District that were not previously budgeted.

# Viera East

## Community Development District

### General Fund Budget

#### Refuse

Estimated costs for refuse services to empty dumpster(s) twice monthly by Danny's Recycling & HAU is:

Contractor	Services	Monthly	Annual
Danny's Recycling & HAU	Empty Dumpster	\$ 430	\$ 5,160
	Contingency		\$ 840
<b>Total</b>			<b>\$ 6,000</b>

#### Office Supplies

Costs for items used in office.

#### Uniforms

The District is in contract with Unifirst to supply uniforms for the Maintenance staff. Unifirst comes to the District weekly to deliver clean uniforms to the staff.

Vendor	Monthly Amount	Annual Amount
Unifirst	\$ 219	\$ 2,624
Contingency		\$ 376
<b>Total</b>		<b>\$ 3,000</b>

#### Fire and Burglary Alarm System

The District is in contract with ADT to provide monthly fire and burglary alarm system monitoring and maintenance. The services will be split between the Golf Course and Operations.

Description	Monthly Amount	Annual Amount
System Monitoring	\$ 98	\$ 1,176
Equipment Lease	\$ 511	\$ 6,135
Contingency		\$ 189
<b>Total Annual Budget</b>		<b>\$ 7,500</b>

#### Rain Bird Pump System

The District will be financing a new pump system for irrigation through Rain Bird.

Vendor	Monthly Amount	Annual Amount
Rain Bird	\$ 2,298	\$ 27,576
<b>Total Annual Budget</b>		<b>\$ 27,576</b>

#### Maintenance Reserves – Transfer Out

Funds allocated annually to insure available cash for ongoing operations of the District and for major repair or replacement of capital items.

#### Maintenance Reserves – Transfer Out (PY Excess)

Represents projected excess funds above operating capital requirements in the General Fund.

Viera East  
Community Development District  
Capital Reserve Fund  
Approved Budget  
Fiscal Year 2021

Adopted Budget FY 2021	Actual Thru 7/31/21	Projected Next 2 Months	Total Projected @ 9/30/21	Approved Budget FY 2022
------------------------------	---------------------------	-------------------------------	---------------------------------	-------------------------------

*Revenues*

Beginning Fund Balance	\$229,102	\$298,978	\$0	\$298,978	\$315,696
Interest Income	\$2,500	\$127	\$40	\$167	\$1,000
Reserve Funding - Transfer In (General)	\$1,211	\$750	\$461	\$1,211	\$5,000
Reserve Funding - Transfer In (Golf)	\$31,219	\$19,326	\$11,893	\$31,219	\$6,694
Reserve Funding - Transfer In (General Excess)	\$0	\$0	\$829	\$829	\$0
Reserve Funding - Transfer In (Golf Excess)	\$0	\$0	\$56,114	\$56,114	\$0

<b>Total Revenues</b>	<b>\$264,032</b>	<b>\$319,181</b>	<b>\$69,337</b>	<b>\$388,518</b>	<b>\$328,390</b>
-----------------------	------------------	------------------	-----------------	------------------	------------------

*Expenditures*

Capital Outlay	\$100,000	\$72,821	\$0	\$72,821	\$100,000
Truck Maintenance	\$25,000	\$0	\$0	\$0	\$25,000
Transfer Out	\$0	\$0	\$0	\$0	\$0

<b>Total Expenditures</b>	<b>\$125,000</b>	<b>\$72,821</b>	<b>\$0</b>	<b>\$72,821</b>	<b>\$125,000</b>
---------------------------	------------------	-----------------	------------	-----------------	------------------

<b>Excess Revenues (Expenditures)</b>	<b>\$139,032</b>	<b>\$246,359</b>	<b>\$69,337</b>	<b>\$315,696</b>	<b>\$203,390</b>
---------------------------------------	------------------	------------------	-----------------	------------------	------------------

**Viera East**  
**Community Development District**  
Debt Service Fund  
Series 2006  
Approved Budget FY2022

<b>Adopted Budget FY 2021</b>	<b>Actual Thru 7/31/21</b>	<b>Projected Next 2 Months</b>	<b>Total Projected @ 9/30/21</b>	<b>Approved Budget FY 2022</b>
---------------------------------------	------------------------------------	--	--	--

**Revenues**

Special Assessments	\$ 2,376,297	\$ 2,376,297	\$ -	\$ 2,376,297	\$ 2,089,942
Interest Income	\$ 1,500	\$ 49	\$ 30	\$ 79	\$ 100
Beginning Fund Balance	\$ 466,966	\$ 475,238	\$ -	\$ 475,238	\$ 458,327

<b>Total Revenues</b>	<b>\$ 2,844,763</b>	<b>\$ 2,851,584</b>	<b>\$ 30</b>	<b>\$ 2,851,614</b>	<b>\$ 2,548,369</b>
-----------------------	---------------------	---------------------	--------------	---------------------	---------------------

**Expenditures**

**Series 2006**

Interest-11/1	\$ 126,644	\$ 126,644	\$ -	\$ 126,644	\$ 65,119
Interest-5/1	\$ 126,644	\$ 126,644	\$ -	\$ 126,644	\$ 65,119
Principal-5/1	\$ 2,140,000	\$ 2,140,000	\$ -	\$ 2,140,000	\$ 2,265,000

<b>Total Expenditures</b>	<b>\$ 2,393,288</b>	<b>\$ 2,393,288</b>	<b>\$ -</b>	<b>\$ 2,393,288</b>	<b>\$ 2,395,238</b>
---------------------------	---------------------	---------------------	-------------	---------------------	---------------------

**Excess Revenues  
(Expenditures)**

<b>\$ 451,476</b>	<b>\$ 458,297</b>	<b>\$ 30</b>	<b>\$ 458,327</b>	<b>\$ 153,131</b>
-------------------	-------------------	--------------	-------------------	-------------------

	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Net Assessments	\$ 2,376,297	\$ 2,376,297	\$ 2,376,297	\$ 2,089,942
Discounts	\$ 143,800	\$ 143,800	\$ 143,800	\$ 126,471
Gross Assessment	\$ 2,520,097	\$ 2,520,097	\$ 2,520,097	\$ 2,216,413
Gross Assessments	\$ 2,520,097	\$ 2,520,097	\$ 2,520,097	\$ 2,216,413
Assessable Units	6,091	6,091	6,091	6,091
Per Unit Assessments	\$ 414	\$ 414	\$ 414	\$ 364

**Viera East**  
**Community Development District**  
**Debt Service Fund - Series 2006**  
**Amortization Schedule**

Date	Series 2006		Fiscal
	Principal	Interest	Total
11/1/21		\$65,119	\$2,331,763
5/1/22	\$ 2,165,000	\$65,119	\$65,119
	\$ 2,165,000	\$130,238	\$4,912,963

**Viera East**  
**Community Development District**  
Debt Service Fund  
Series 2020  
Approved Budget FY2022

<b>Adopted Budget FY 2021</b>	<b>Actual Thru 7/31/21</b>	<b>Projected Next 2 Months</b>	<b>Total Projected @ 9/30/21</b>	<b>Approved Budget FY 2022</b>
---------------------------------------	------------------------------------	--	--	--

**Revenues**

Interest Income	\$ 1,000	\$ 24	\$ 10	\$ 34	\$ 500
Beginning Fund Balance	\$ -	\$ 413,905	\$ -	\$ 413,905	\$ 270,953
<b>Total Revenues</b>	<b>\$ 1,000</b>	<b>\$ 413,929</b>	<b>\$ 10</b>	<b>\$ 413,939</b>	<b>\$ 271,453</b>

**Expenditures**

**Series 2020**

Interest-11/1	\$ 52,679	\$ 52,679	\$ -	\$ 52,679	\$ 90,308
Interest-5/1	\$ 90,308	\$ 90,308	\$ -	\$ 90,308	\$ 90,308
<b>Total Expenditures</b>	<b>\$ 142,987</b>	<b>\$ 142,987</b>	<b>\$ -</b>	<b>\$ 142,987</b>	<b>\$ 180,615</b>

**Excess Revenues  
(Expenditures)**

<b>\$ (141,987)</b>	<b>\$ 270,943</b>	<b>\$ 10</b>	<b>\$ 270,953</b>	<b>\$ 90,838</b>
---------------------	-------------------	--------------	-------------------	------------------

\* Excess Revenues needed to pay the 11/1/22 Interest Payment \$ 90,308

**Viera East**  
**Community Development District**  
Debt Service - Series 2020  
Amortization Schedule

Date	Bond Balance	Interest	Principal	Interest	Fiscal Year Total
11/01/20				\$ 52,497.38	\$ 52,497.38
05/01/21	7,685,000			\$ 90,307.50	
11/01/21				\$ 90,307.50	\$ 180,615.00
05/01/22	7,685,000			\$ 90,307.50	
11/01/22				\$ 90,307.50	\$ 180,615.00
05/01/23	7,685,000	2.000%	\$475,000	\$ 90,307.50	
11/01/23				\$ 85,557.50	\$ 650,865.00
05/01/24	7,210,000	2.000%	\$490,000	\$ 85,557.50	
11/01/24				\$ 80,657.50	\$ 656,215.00
05/01/25	6,720,000	2.000%	\$500,000	\$ 80,657.50	
11/01/25				\$ 75,657.50	\$ 656,315.00
05/01/26	6,220,000	2.000%	\$795,000	\$ 75,657.50	
11/01/26				\$ 67,707.50	\$ 938,365.00
05/01/27	5,425,000	2.000%	\$380,000	\$ 67,707.50	
11/01/27				\$ 63,907.50	\$ 511,615.00
05/01/28	5,045,000	2.000%	\$385,000	\$ 63,907.50	
11/01/28				\$ 60,057.50	\$ 508,965.00
05/01/29	4,660,000	2.000%	\$395,000	\$ 60,057.50	
11/01/29				\$ 56,107.50	\$ 511,165.00
05/01/30	4,265,000	2.125%	\$400,000	\$ 56,107.50	
11/01/30				\$ 51,857.50	\$ 507,965.00
05/01/31	3,865,000	2.600%	\$410,000	\$ 51,857.50	
11/01/31				\$ 46,527.50	\$ 508,385.00
05/01/32	3,455,000	2.600%	\$425,000	\$ 46,527.50	
11/01/32				\$ 41,002.50	\$ 512,530.00
05/01/33	3,030,000	2.600%	\$435,000	\$ 41,002.50	
11/01/33				\$ 35,347.50	\$ 511,350.00
05/01/34	2,595,000	2.600%	\$445,000	\$ 35,347.50	
11/01/34				\$ 29,562.50	\$ 509,910.00
05/01/35	2,150,000	2.750%	\$455,000	\$ 29,562.50	
11/01/35				\$ 23,306.25	\$ 507,868.75
05/01/36	1,695,000	2.750%	\$470,000	\$ 23,306.25	
11/01/36				\$ 16,843.75	\$ 510,150.00
05/01/37	1,225,000	2.750%	\$485,000	\$ 16,843.75	
11/01/37				\$ 10,175.00	\$ 512,018.75
05/01/38	740,000	2.750%	\$740,000	\$ 10,175.00	
			\$7,685,000	\$ 1,992,584.88	\$ 8,927,409.88

**Viera East**  
**Community Development District**  
 Golf Course  
 Approved Operating Budget  
 Fiscal Year 2022

<b>Actual FY 2020</b>	<b>Adopted Budget FY 2021</b>	<b>Actual Thru 7/31/21</b>	<b>Projected Next 2 Months</b>	<b>Total Projected @ 9/30/21</b>	<b>Approved Budget FY 2022</b>
---------------------------	---------------------------------------	------------------------------------	--	--	--

**Revenues**

Greens Fees	\$1,298,367	\$1,426,357	\$1,400,964	\$280,193	\$1,681,157	\$1,426,357
Gift Cards- Sales	\$7,555	\$25,000	\$9,711	\$1,942	\$11,653	\$25,000
Gift Cards- Usage	(\$12,531)	(\$25,000)	(\$17,191)	(\$3,438)	(\$20,629)	(\$25,000)
Season Advance/Trail Fees	\$213,683	\$210,000	\$198,038	\$32,000	\$230,038	\$210,000
Associate Memberships	\$37,130	\$42,000	\$37,367	\$7,500	\$44,867	\$42,000
Driving Range	\$74,807	\$80,000	\$77,922	\$15,584	\$93,507	\$80,000
Golf Lessons	\$2,040	\$2,100	\$1,750	\$350	\$2,100	\$2,100
Merchandise Sales	\$111,694	\$115,000	\$104,505	\$20,901	\$125,406	\$115,000
Restaurant	\$25,671	\$20,000	\$31,237	\$6,247	\$37,484	\$20,000
Assessments -Recreation Operating	\$22,527	\$18,239	\$15,193	\$3,046	\$18,239	\$18,239
Miscellaneous Income	\$23,945	\$15,000	\$4,964	\$1,500	\$6,464	\$15,000

**Total Revenues**

<b>\$1,804,888</b>	<b>\$1,928,696</b>	<b>\$1,864,459</b>	<b>\$365,825</b>	<b>\$2,230,285</b>	<b>\$1,928,696</b>
--------------------	--------------------	--------------------	------------------	--------------------	--------------------

**General Expenditures**

Other Contractual Services	\$14,646	\$15,000	\$13,291	\$5,000	\$18,291	\$15,000
Telephone	\$2,721	\$5,500	\$1,182	\$212	\$1,394	\$2,500
Postage	\$6,517	\$2,000	\$1,623	\$300	\$1,923	\$2,000
Printing & Binding	\$401	\$1,000	\$0	\$300	\$300	\$1,000
Utilities	\$14,491	\$15,900	\$12,789	\$2,400	\$15,189	\$15,900
Repairs & Maintenance	\$3,733	\$8,000	\$11,299	\$1,500	\$12,799	\$8,000
Marketing- Golf Marketing	\$29,219	\$45,000	\$14,749	\$2,400	\$17,149	\$39,000
Bank Charges	\$37,576	\$35,000	\$40,000	\$7,500	\$47,500	\$35,000
Office Supplies	\$3,598	\$4,000	\$2,590	\$750	\$3,340	\$4,000
Operating Supplies	\$3,288	\$5,000	\$3,559	\$1,000	\$4,559	\$5,000
Dues, Licenses & Subscriptions	\$7,371	\$8,000	\$8,194	\$2,000	\$10,194	\$8,000
Drug Testing- All departments	\$190	\$500	\$681	\$200	\$881	\$500
Training, Education & Employee Relations	\$4,452	\$3,000	\$1,655	\$500	\$2,155	\$3,000
Contractual Security	\$3,098	\$3,000	\$3,594	\$764	\$4,358	\$3,000
IT Services	\$1,227	\$3,000	\$2,367	\$190	\$2,557	\$3,000

**Total Golf Course Expenditures**

<b>\$132,529</b>	<b>\$153,900</b>	<b>\$117,572</b>	<b>\$25,016</b>	<b>\$142,588</b>	<b>\$144,900</b>
------------------	------------------	------------------	-----------------	------------------	------------------



**Viera East**  
**Community Development District**  
 Golf Course  
 Approved Operating Budget  
 Fiscal Year 2022

<b>Actual FY 2020</b>	<b>Adopted Budget FY 2021</b>	<b>Actual Thru 7/31/21</b>	<b>Projected Next 2 Months</b>	<b>Total Projected @ 9/30/21</b>	<b>Approved Budget FY 2022</b>
---------------------------	---------------------------------------	------------------------------------	--	--	--

**Restaurant Expenditures**

Pest Control	\$1,236	\$1,200	\$1,046	\$190	\$1,236	\$1,200
Equipment Lease	\$1,176	\$1,100	\$1,067	\$198	\$1,265	\$1,100

<b>Total Restaurant Expenditures</b>	<b>\$2,412</b>	<b>\$2,300</b>	<b>\$2,113</b>	<b>\$388</b>	<b>\$2,501</b>	<b>\$2,300</b>
--------------------------------------	----------------	----------------	----------------	--------------	----------------	----------------

**Golf Operations:**

Salaries	\$220,151	\$210,900	\$169,291	\$37,620	\$206,911	\$239,595
Administrative Fee	\$20,391	\$19,957	\$14,038	\$3,119	\$17,157	\$19,039
FICA Expense	\$16,830	\$16,547	\$12,951	\$2,878	\$15,829	\$18,329
Health Insurance	\$434	\$707	\$312	\$69	\$382	\$739
Workers Compensation	\$6,052	\$4,239	\$4,294	\$800	\$5,094	\$4,696
Unemployment	\$10,188	\$12,786	\$7,153	\$1,590	\$8,742	\$12,835
Golf Printing	\$1,206	\$2,200	\$2,414	\$537	\$2,951	\$2,200
Utilities	\$20,054	\$22,500	\$16,958	\$3,768	\$20,726	\$22,500
Repairs	\$145	\$250	\$387	\$86	\$474	\$250
Pest Control	\$1,236	\$1,200	\$1,046	\$232	\$1,279	\$1,200
Supplies	\$17,573	\$10,000	\$11,400	\$2,533	\$13,934	\$10,000
Uniforms	\$2,007	\$1,500	\$0	\$500	\$500	\$1,500
Training, Education & Employee Relations	\$260	\$2,000	\$0	\$500	\$500	\$2,000
Fuel	\$0	\$500	\$0	\$250	\$250	\$500
Cart Lease	\$81,913	\$99,000	\$75,288	\$16,731	\$92,019	\$87,763
Cart Maintenance	\$4,077	\$4,000	\$5,094	\$1,132	\$6,226	\$4,000
Driving Range	\$4,833	\$10,000	\$2,640	\$587	\$3,227	\$10,000

<b>Total Golf Operation Expenditures</b>	<b>\$407,350</b>	<b>\$418,286</b>	<b>\$323,266</b>	<b>\$72,933</b>	<b>\$396,198</b>	<b>\$437,146</b>
--	------------------	------------------	------------------	-----------------	------------------	------------------

**Merchandise Sales:**

Cost of Goods Sold	\$90,995	\$77,000	\$68,299	\$10,000	\$78,299	\$77,000
--------------------	----------	----------	----------	----------	----------	----------

<b>Total Merchandise Sales</b>	<b>\$90,995</b>	<b>\$77,000</b>	<b>\$68,299</b>	<b>\$10,000</b>	<b>\$78,299</b>	<b>\$77,000</b>
--------------------------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------

**Golf Course Maintenance:**

Salaries	\$422,814	\$452,632	\$332,989	\$66,598	\$399,587	\$420,047
Administrative Fees	\$10,891	\$11,919	\$8,641	\$1,728	\$10,369	\$9,595
FICA Expense	\$30,990	\$3,756	\$24,505	\$4,901	\$29,405	\$32,134
Employee Insurance	\$45,857	\$49,336	\$31,813	\$6,363	\$38,175	\$43,225
Workers Compensation	\$11,446	\$11,023	\$8,395	\$1,679	\$10,074	\$9,341
Unemployment	\$6,279	\$8,170	\$6,019	\$1,204	\$7,223	\$7,165
Consulting Fees	\$6,000	\$6,000	\$2,000	\$400	\$2,400	\$0
Fire Alarm System	\$3,114	\$4,000	\$557	\$111	\$668	\$4,000
Utilities/Water	\$26,832	\$26,200	\$23,014	\$4,603	\$27,616	\$26,200

**Viera East**  
**Community Development District**  
Golf Course  
Approved Operating Budget  
Fiscal Year 2022

	<b>Actual FY 2020</b>	<b>Adopted Budget FY 2021</b>	<b>Actual Thru 7/31/21</b>	<b>Projected Next 2 Months</b>	<b>Total Projected @ 9/30/21</b>	<b>Approved Budget FY 2022</b>
Repairs	\$37,755	\$48,000	\$31,848	\$6,370	\$38,217	\$48,000
Fuel & Oil	\$26,787	\$40,000	\$24,257	\$4,851	\$29,108	\$40,000
Pest Control	\$1,261	\$1,000	\$964	\$193	\$1,157	\$1,000
Irrigation/Drainage	\$18,711	\$30,000	\$12,396	\$2,479	\$14,875	\$30,000
Sand and Topsoil	\$10,470	\$26,500	\$7,155	\$1,431	\$8,586	\$26,500
Flower/Mulch	\$8,900	\$7,000	\$3,222	\$644	\$3,867	\$7,000
Fertilizer	\$131,490	\$139,000	\$59,606	\$11,921	\$71,528	\$139,000
Seed/Sod	\$9,363	\$16,500	\$1,681	\$336	\$2,017	\$16,500
Trash Removal	\$2,371	\$2,000	\$2,248	\$450	\$2,697	\$2,000
Contingency	\$5,250	\$6,000	\$2,209	\$442	\$2,651	\$6,000
First Aid	\$1,287	\$800	\$432	\$86	\$519	\$800
Office Supplies	\$158	\$1,000	\$0	\$0	\$0	\$1,000
Operating Supplies	\$6,153	\$15,000	\$5,256	\$1,051	\$6,307	\$15,000
Training	\$2,023	\$1,000	\$1,506	\$301	\$1,807	\$1,000
Janitorial Supplies	\$30	\$1,000	\$473	\$95	\$567	\$1,000
Janitorial Services	\$0	\$0	\$0	\$0	\$0	\$20,000
Soil & Water Testing	\$0	\$1,000	\$0	\$0	\$0	\$1,000
Uniforms	\$8,136	\$8,500	\$6,530	\$1,306	\$7,836	\$8,500
Equipment Rental	\$0	\$2,000	\$162	\$32	\$195	\$2,000
Equipment Lease	\$171,266	\$165,000	\$129,182	\$25,836	\$155,019	\$177,975
Small Tools	\$0	\$500	\$0	\$0	\$0	\$500
<b>Total Golf Course Maintenance</b>	<b>\$1,005,634</b>	<b>\$1,084,836</b>	<b>\$727,059</b>	<b>\$145,412</b>	<b>\$872,471</b>	<b>\$1,096,482</b>
<b><u>Administrative Expenditures:</u></b>						
Legal Fees	\$1,436	\$1,500	\$0	\$1,000	\$1,000	\$1,500
Arbitrage	\$450	\$600	\$316	\$134	\$450	\$600
Dissemination	\$1,000	\$1,000	\$833	\$167	\$1,000	\$1,000
Trustee Fees	\$4,089	\$4,100	\$3,752	\$683	\$4,435	\$4,100
Annual Audit	\$542	\$1,500	\$1,250	\$250	\$1,500	\$1,500
Golf Course Administrative Services	\$56,280	\$56,280	\$46,900	\$9,380	\$56,280	\$56,280
Insurance	\$66,995	\$77,000	\$67,510	\$14,400	\$81,910	\$85,019
Property Taxes	\$16,346	\$15,000	\$16,921	\$1,159	\$18,080	\$10,000
<b>Total Administrative Expenditures</b>	<b>\$147,138</b>	<b>\$156,980</b>	<b>\$137,483</b>	<b>\$27,173</b>	<b>\$164,656</b>	<b>\$159,999</b>
<b><u>Reserves:</u></b>						
Renewal & Replacement	\$13,129	\$31,219	\$19,326	\$11,893	\$31,219	\$6,694
<b>Total Reserves</b>	<b>\$13,129</b>	<b>\$31,219</b>	<b>\$19,326</b>	<b>\$11,893</b>	<b>\$31,219</b>	<b>\$6,694</b>
<b>Total Revenues</b>	<b>\$1,804,888</b>	<b>\$1,928,696</b>	<b>\$1,864,459</b>	<b>\$365,825</b>	<b>\$2,230,285</b>	<b>\$1,928,696</b>
<b>Total Expenditures</b>	<b>\$1,799,187</b>	<b>\$1,924,521</b>	<b>\$1,395,117</b>	<b>\$292,815</b>	<b>\$1,687,932</b>	<b>\$1,924,521</b>
<b>Operating Income (Loss)</b>	<b>\$5,702</b>	<b>\$4,175</b>	<b>\$469,342</b>	<b>\$73,010</b>	<b>\$542,353</b>	<b>\$4,175</b>

**Viera East**  
**Community Development District**  
 Golf Course  
 Approved Operating Budget  
 Fiscal Year 2022

	Actual FY 2020	Adopted Budget FY 2021	Actual Thru 7/31/21	Projected Next 2 Months	Total Projected @ 9/30/21	Approved Budget FY 2022
<b><u>Non Operating Revenues/(Expenditures):</u></b>						
Assessments -Recreation Debt Service	\$571,457	\$560,250	\$466,875	\$93,375	\$560,250	\$560,250
Interest Income	\$249	\$1,000	\$14	\$8	\$22	\$1,000
Gain on Sale of Asset	\$0	\$0	\$45	\$0	\$45	\$0
Maintenance Reserve (Excess)	\$0	\$0	\$0	(\$56,114)	(\$56,114)	\$0
Interest Expense	(\$156,825)	(\$140,425)	(\$117,021)	(\$23,404)	(\$140,425)	(\$140,425)
Principal Expense	(\$410,000)	(\$425,000)	(\$354,167)	(\$70,833)	(\$425,000)	(\$425,000)
<b>Total Non Operating Revenues/(Expenditures)</b>	<b>\$4,881</b>	<b>(\$4,175)</b>	<b>(\$4,253)</b>	<b>(\$56,969)</b>	<b>(\$61,222)</b>	<b>(\$4,175)</b>
<b>Net Non Operating Income / (Loss)</b>	<b>\$10,583</b>	<b>\$0</b>	<b>\$465,089</b>	<b>\$16,042</b>	<b>\$481,130</b>	<b>\$0</b>

# Viera East

## Community Development District

### Recreational Operating Budget

#### Revenues:

##### Greens Fees

Estimated revenue for public paid rounds of golf.

##### Gift Card- Sales

Estimated amount of gift cards sold that can be used for discounted rounds of golf, merchandise or restaurant purchases. The full amount of the sale is recorded as revenue at the time of purchase.

##### Gift Card- Usage

Estimated usage of gift cards once purchased. Once the gift cards have been used at the District, the amount used is recorded against the revenue.

##### Season Advance/Trail Fees

Estimated revenue of customers who purchase memberships to the District golf course in advance for the year.

##### Associate Memberships

Estimated costs of all associate memberships sold. The associate membership costs \$79 and lasts for one year. The membership gets the member a 20% discount on golf rounds and other discounts on range balls, apparel, and USGA handicap service.

##### Driving Range

Estimated revenue from the District's driving range.

##### Golf Lessons

Estimated revenue from golfing lessons given at the golf course. The District leases the golf instruction program to the Mike Hogan Golf Academy.

##### Merchandise Sales

Estimated revenue of clothing, equipment, and supplies sold in the District's Pro Shop.

##### Restaurant

The District's restaurant is leased to Divots Grille, LLC per an agreement with the District and Divots Grille, LLC. The agreement states that Divots Grille, LLC will pay the District six (10-11%) of gross sales not excluding sales tax through the lease term ending on September 30, 2023.

Description	Annual Amount
Rental Income	\$ 12,000
Other Restaurant Revenue	\$ 8,000
<b>Total</b>	<b>\$ 20,000</b>

# Viera East

## Community Development District

### Recreational Operating Budget

#### Assessments- Recreation Operations

The District will levy Non-Ad Valorem assessments in all the assessable property within the District to help fund all of the General Operating Expenditures for the fiscal year.

#### Miscellaneous Income

Estimated annual revenue for various miscellaneous charges billed and collected by the District.

#### General Expenditures:

##### Other Contractual Services

Contractual Services include the following contracts:

<b>Vendor</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
Spectrum (Cable & Internet)	\$ 350	\$ 4,200
Waste Management (Dumpster Removal)	\$ 338	\$ 4,057
Great America Financial	\$ 93	\$ 1,117
American Safety and First Aide		\$ 500
Crystal High Rise, Inc		\$ 250
Slug A Bug (Termite Renewal)		\$ 325
Contingency		\$ 4,551
<b>Total Annual Budget</b>		<b>\$15,000</b>

##### Telephone

Represents regular telephone lines, credit card, and Internet access. A portion of expenses related to the District are transferred to General Fund.

<b>Vendor</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
Greybar Financial Services	\$ 289	\$ 3,469
Cricket	\$ 104	\$ 1,248
Contingency		\$ 783
<b>Total</b>		<b>\$ 5,500</b>

##### Postage

Mailing payroll checks, checks for vendors, overnight deliveries and any other required correspondence that is directly related to the golf course. A portion of expenses related to the District are transferred to General Fund.

##### Printing & Binding

Printing of computerized checks, brochures, correspondence, promotional cards, stationary, rack cards, envelopes, etc. A portion of expenses related to the District are transferred to General Fund.

# Viera East

## Community Development District

### Recreational Operating Budget

#### Utilities

The District has the following utility accounts related to the operations:

<b>Vendor</b>	<b>Account</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
FPL	10579-42334	\$ 180	\$ 2,160
FPL	91273-57086	\$ 30	\$ 360
City of Cocoa	313093-70192	\$ 125	\$ 1,500
City of Cocoa	150351-141774	\$ 75	\$ 900
Contingency			\$ 480
<b>Total</b>			<b>\$ 5,400</b>

#### Repairs & Maintenance

Any miscellaneous repairs and maintenance, including electrical, plumbing, hardware, locksmiths, painting and HVAC. A portion of expenses related to the District are transferred to General Fund.

#### Marketing- Golf Marketing

Represents advertising for the golf course in the Yellow Pages, newspapers, periodicals, brochures and magazines, rack cards and holders, and promotional organizations. A portion of expenses related to the District are transferred to General Fund.

#### Bank Charges

Bank charges related to credit card usage, as well as account service charges for the operating checking account fund

#### Office Supplies

Any office supplies that may need to be purchased during the fiscal year, i.e., paper, minute books, file folders, labels, paper clips, etc.

#### Operating Supplies

Represents various operating supplies purchased

# Viera East

## Community Development District

### Recreational Operating Budget

#### Dues, Licenses & Subscriptions

The following represents the estimated cost for license, membership subscriptions and permit renewals for the fiscal year:

<b>Vendor</b>	<b>Description</b>	<b>Annual Amount</b>
City of Rockledge	Business License	\$ 200
Florida State Golf Association	Membership	\$ 150
Florida State Golf Association	Handicap fees	5000
Brevard County	Business Tax License	\$ 82
FL Space	Membership	\$ 805
Cocoa Beach Regional Chapter	Membership	\$ 535
US Golf Association	Membership	\$ 150
Amazon Prime	Membership	\$ 156
GCSAA	Gold Membership	\$ 435
Contingency		\$ 487
<b>Total</b>		<b>\$ 8,000</b>

#### Training, Education & Employee Relations

Costs incurred in sending District personnel to any training seminars or having personnel trained on site for different aspects to more efficiently and effectively operate the golf course. Also, any expense incurred for staff meetings and help wanted ads.

#### Contractual Security

Security system costs for the maintenance and clubhouse alarm systems.

#### IT Services

Costs related to District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

#### Restaurant Expenditures:

#### Pest Control

The estimated costs for Ecolab Pest Elimination to provide monthly pest control services.

<b>Vendor</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
Ecolab Pest Elimination	\$ 95	\$ 1,141
Contingency		\$ 59
<b>Total</b>		<b>\$ 1,200</b>

# Viera East

## Community Development District

### Recreational Operating Budget

#### Equipment Lease

The expense related to leasing of a dishwasher in the restaurant.

Vendor	Monthly Amount	Annual Amount
Ecolab	\$ 88	\$ 1,054
Contingency		\$ 46
<b>Total</b>		<b>\$ 1,100</b>

#### Golf Operations Expenditures:

##### Salaries & Wages

The District currently has a 1 full time and 30 part time employees to handle the Golf operations of the District. The proposed amount includes a 1.75% cost of living increase for qualifying full time employees.

##### Administration Fee

Represents fee to Applied Business Solutions for administration of pay and benefits. Applied Business Solutions charges an administration fee of \$26.23 per full time employee per pay period and \$21.23 per part-time employee per pay period.

##### FICA

Represents the estimated amount due for Social Security (6.2%) and Medicare (1.45%) based upon the proposed salaries and wages.

##### Health Insurance

Full time District Employee's are eligible for the following health benefits.

Provider	Policy Number	Insurance Description
United Healthcare	591637	Accidental Death, Dental, Vision, Life, and Long Term Disability
Health First	114619	Health
Colonial Life	E3682663	Life, Accident, Short Term Disability
Combined	007394312	Accident and Disability

##### Workers Compensation

The District provides Workers Compensation Insurance for each of its employee's based upon statutory requirements and rates determined by Applied Business Solutions.

##### Unemployment

The District pays State and Federal unemployment for each employee based upon current rate structures.

##### Golf Printing

Printing for materials needed for the course.



# Viera East

## Community Development District

### Recreational Operating Budget

#### Utilities

Estimated cost of basic utilities for Golf operations:

Vendor	Account	Monthly Amount	Annual Amount
FPL	03449-33189	\$ 585	\$ 7,020
FPL	07938-52104	\$ 925	\$ 11,100
City of Cocoa	150351-112664	\$ 100	\$ 1,200
Banleaco		\$ 202	\$ 2,421
Contingency			\$ 759
<b>Total</b>			<b>\$ 22,500</b>

#### Repairs

Any costs related to miscellaneous repairs and maintenance that occur during the fiscal year.

#### Pest Control

The estimated costs for Ecolab Pest Elimination to provide monthly pest control services.

Vendor	Monthly Amount	Annual Amount
Ecolab Pest Elimination	\$ 95	\$ 1,141
Contingency		\$ 59
<b>Total</b>		<b>\$ 1,200</b>

#### Supplies

Estimated costs of miscellaneous supplies that the District may need to purchase for golf operations.

#### Uniforms

The estimated costs of uniforms for pro shop personnel. Once hired, all employees get a District golf shirt to wear during work hours.

#### Training, Education & Employee Relations

The District will incur the cost of the Assistant Pro Program and any training deemed necessary for the Pro Shop staff or cart facility personnel, for example, cart mechanics training and any help wanted ads.

#### Fuel

Costs for gasoline for all golf carts from Glover Oil Company.

**Viera East**  
**Community Development District**  
**Recreational Operating Budget**

**Cart Lease**

The expense related to leasing of carts for golf course.

<b>Vendor</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
TCF Equipment Finance	\$ 6,553	\$ 78,635
TCF Equipment Finance	\$ 242	\$ 2,909
Marlin Business Bank	\$ 236	\$ 2,829
GPS System	\$ 936	\$ 11,232
Yamaha Lease	\$ 164	\$ 1,968
Golf Cart	\$ 97	\$ 1,164
Contingency		\$ 263
<b>Total</b>		<b>\$ 99,000</b>

**Cart Maintenance**

The expense related to any repairs and maintenance of the golf carts that are incurred during the year.

**Driving Range Supplies**

Any expenses incurred related to the driving range operation, for example range balls, tokens, buckets, bag stands, clock rope and sand/water buckets.

**Merchandise Sales**

**Cost of Goods Sold**

Represents cost of clothing, equipment, and supplies sold in the Pro Shop.

**Golf Course Maintenance:**

**Salaries & Wages**

The District currently has 10 full-time and 4 part-time employee's to handle the golf course maintenance. The proposed amount includes a 1.75% cost of living increase for qualifying full time employees.

**Administration Fee**

Represents fee to Applied Business Solutions for administration of pay and benefits. Applied Business Solutions charges an administration fee of \$26.23 per full time employee per pay period and \$21.23 per part-time employee per pay period.

**FICA**

Represents the estimated amount due for Social Security (6.2%) and Medicare (1.45%) based upon the proposed salaries and wages.

# Viera East

## Community Development District

### Recreational Operating Budget

#### Health Insurance

Full time District Employee's are eligible for the following health benefits.

Provider	Policy Number	Insurance Description
United Healthcare	591637	Accidental Death, Dental, Vision, Life, and Long Term Disability
Health First	114619	Health
Colonial Life	E3682663	Life, Accident, Short Term Disability
Combined	007394312	Accident and Disability

#### Workers Compensation

The District provides Workers Compensation Insurance for each of its employee's based upon statutory requirements and rates determined by Applied Business Solutions.

#### Unemployment

The District pays State and Federal unemployment for each employee based upon current rate structures.

#### Fire and Burglary Alarm System

The District is in contract with ADT to provide monthly fire and burglary alarm system monitoring and maintenance. The services will be split between the Golf Course and Operations.

Description	Monthly Amount	Annual Amount
System Monitoring	\$ 98	\$ 1,176
Equipment Lease	\$ 233	\$ 2,797
Contingency		\$ 27
<b>Total Annual Budget</b>		<b>\$ 4,000</b>

#### Utilities /Water

Estimated costs of basic utilities for the maintenance staff:

Vendor	Account	Monthly Amount	Annual Amount
FPL	83490-45156	\$ 1,750	\$ 21,000
City of Cocoa	313093-70192	\$ 350	\$ 4,200
Contingency			\$ 1,000
<b>Total</b>			<b>\$ 26,200</b>

#### Fuel & Oil

Costs related to fuel purchased for maintenance machinery that occur during the fiscal year.

# Viera East

## Community Development District

### Recreational Operating Budget

#### Pest Control

The estimated costs for Ecolab Pest Elimination to provide monthly pest control services.

<b>Vendor</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
Ecolab Pest Elimination	\$ 77	\$ 924
Contingency		\$ 76
<b>Total</b>		<b>\$ 1,000</b>

#### Irrigation/Drainage

Estimated irrigation and drainage maintenance expenditures that may occur during the fiscal year.

#### Sand/Topsoil

Cost related to sand and topsoil expenditures that may occur during the fiscal year. The District buys all supplies from Golf Specialties, Inc. Some supplies may include top-dress sand, divot sand, and shell rock for the golf course.

#### Flowers/Mulch

Estimated cost of flowers and mulch for the golf course and clubhouse.

#### Chemicals/Fertilizer

Estimated costs of fertilizer, herbicide, insecticide, fungicide and other chemicals needed for the golf course.

#### Seed/Sod

Cost of seed and sod expenditures for the golf course that may occur during the fiscal year.

#### Trash Removal

Estimated costs for trash removal services to empty dumpster(s) once a month by Waste Management at the golf course:

<b>Vendor</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
Waste Management, Inc.	\$ 131	\$ 1,575
Contingency		\$ 425
<b>Total</b>		<b>\$ 2,000</b>

#### Contingencies

Funding of unanticipated costs.

#### First Aid

Cost of work gloves, ear plugs, support belts, and other first aid supplies needed during the fiscal year.

# Viera East

## Community Development District

### Recreational Operating Budget

#### Office Supplies

Any office supplies that may need to be purchased during the fiscal year, i.e., paper, minute books, file folders, labels, paper clips, etc.

#### Operating Supplies

Represents various operating supplies purchased

#### Training

Training seminars for golf course maintenance staff.

#### Janitorial Supplies

Costs of janitorial supplies that may occur during the fiscal year.

#### Soil & Water Testing

Costs for soil and water testing that may occur during the fiscal year.

#### Uniforms

The District is in contract with Unifirst to supply uniforms for the Golf Course Maintenance staff. Unifirst comes to the District weekly to deliver clean uniforms to the staff.

<b>Vendor</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
Unifirst	\$ 700	\$ 8,400
Contingency		\$ 100
<b>Total</b>		<b>\$ 8,500</b>

# Viera East

## Community Development District

### Recreational Operating Budget

#### Equipment Rental

Rental of larger capital items required for Course Maintenance.

#### Equipment Lease

The District currently has the following equipment leases for the golf course:

<b>Vendor</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
DLL Finance LLC	\$ 6,249	\$ 74,988
TCF Equipment Finance	\$ 1,066	\$ 12,792
TCF Equipment Finance	\$ 5,116	\$ 61,392
TCF Equipment Finance	\$ 420	\$ 5,036
TCF Equipment Finance	\$ 372	\$ 4,470
TCF Equipment Finance	\$ 652	\$ 7,828
TCF Equipment Finance	\$ 431	\$ 5,168
TCF Equipment Finance	\$ 248	\$ 2,976
Dex Imaging	\$ 115	\$ 1,380
Contingency		\$ 1,947
<b>Total</b>		<b>\$ 177,975</b>

#### Small Tools

Represents small tools purchased for golf course maintenance.

#### **Administrative Expenditures:**

##### Legal Fees

The District's attorney will be providing general legal services to the District that are directly related to operations of the golf course, i.e., reviewing contracts, agreements, resolutions, rule amendments, etc.

##### Arbitrage

The District will contract with an Independent certified public accounting firm to annually calculate the District's Arbitrage Rebate Liability on Special Assessments Revenue Bonds.

##### Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c212(b)(5), which relates to additional reporting requirements for un-rated bond issues.

##### Trustee Fees

The District issued Special Revenue Assessment Refunding Bonds, Series 2012 bonds that are deposited with a Trustee at U.S. Bank.

##### Annual Audit

The District is required to annually have its financial records audited by an independent Certified Public Accounting Firm.

# Viera East

## Community Development District

### Recreational Operating Budget

#### Golf Course Administrative Services

Cost of Administrative services provided for the CDD.

<b>Description</b>	<b>Annual Amount</b>
Base	\$ 75,000
10% of Maintenance Supervisor	\$ (7,280)
50% of Labor Position	\$ (11,440)
<b>Total</b>	<b>\$ 56,280</b>

#### Insurance

EGIS Insurance and Risk Advisors provide the District's general liability, property, and crime insurance coverage. EGIS Insurance and Risk Advisors also provide a three year pollution policy.

<b>Description</b>	<b>Annual Amount</b>
General Liability	\$ 22,773
Property	\$ 49,803
Crime	\$ 1,122
Pollution Policy	\$ 2,400
Equipment Insurance	\$ 486
Contingency	\$ 416
<b>Total</b>	<b>\$ 77,000</b>

#### Property Taxes

This amount is an estimate of property taxes that will need to be paid throughout this fiscal year.

#### Reserves

##### Renewal & Replacement

The golf course transfers 2% of its monthly revenues to the Capital Reserve Fund to help fund for equipment replacement and other capital expenditures estimated for the fiscal year.

**Viera East**  
**Community Development District**  
**Recreation Fund Debt Service - Series 2012**  
**Amortization Schedule**

Date	Bond Balance	Interest	Principal	Interest	Fiscal Year Total
11/01/19	3,305,000			\$ 78,412.50	\$ 559,231.25
05/01/20	3,305,000	4.375%	\$410,000	\$ 78,412.50	
11/01/20	2,895,000			\$ 70,212.50	\$ 558,625.00
05/01/21	2,895,000	4.625%	\$425,000	\$ 70,212.50	
11/01/21	2,470,000			\$ 60,915.63	\$ 556,128.13
05/01/22	2,470,000	5.000%	\$445,000	\$ 60,915.63	
11/01/22	2,025,000			\$ 50,625.00	\$ 556,540.63
05/01/23	2,025,000	5.000%	\$470,000	\$ 50,625.00	
11/01/23	1,555,000			\$ 38,875.00	\$ 559,500.00
05/01/24	1,555,000	5.000%	\$490,000	\$ 38,875.00	
11/01/24	1,065,000			\$ 26,625.00	\$ 555,500.00
05/01/25	1,065,000	5.000%	\$520,000	\$ 26,625.00	
11/01/25	545,000			\$ 13,625.00	\$ 560,250.00
05/01/26	545,000	5.000%	\$545,000	\$ 13,625.00	\$ 558,625.00
			\$3,305,000	\$ 678,581.26	\$ 4,464,400.01



## SECTION B)

## **RESOLUTION 2021-06**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VIERA EAST COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Viera East Community Development District (“the District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Brevard County, Florida (the “County”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2021-2022 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2021-2022; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, The District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots pursuant to the Uniform Method and which is also indicated on Exhibit “A”; and

**WHEREAS**, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

**WHEREAS**, the District has previously evidenced its intention to utilize this Uniform Method; and

**WHEREAS**, the District has approved an Agreement with the Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments; and

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the Viera East Community Development District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll on platted property to the County Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VIERA EAST COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. BENEFIT.** The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B."

**SECTION 2. ASSESSMENT IMPOSITION.** A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibits "A" and "B." The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**SECTION 3. COLLECTION.** The collection of the operation and maintenance special assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. The District shall also collect its previously levied debt service assessment pursuant to the Uniform method, as indicated on Exhibits "A" and "B."

**SECTION 4. ASSESSMENT ROLL.** The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Viera East Community Development District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep appraised of all updates made to the County property roll by Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any

amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Viera East Community Development District.

**PASSED AND ADOPTED** this 26<sup>th</sup> day of August, 2021.

ATTEST:

**VIERA EAST COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/ Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

## SECTION B

## **Viera East Community Development District**

### **BONUS PROGRAM**

The bonus paid each year will be calculated based on the Net Operating Income (NOI) as of September 30<sup>th</sup>, which is the end of the fiscal year. Bonuses will be given based on the following criteria:

\$250,000 NOI = 4% bonus (of gross VECDD Income)

\$350,000 NOI = 5% bonus (of gross VECDD Income)

\$450,000 NOI = 6% bonus (of gross VECDD Income)

\$550,000 NOI = 7% bonus (of gross VECDD Income)

\*From this point – bonuses will increase 1% for every \$100,000 of NOI

\*\* No bonus will be paid if the \$250,000 NOI is not achieved

#### **Eligibility:**

- All employees (Full & Part Time) are eligible for the program.
- Must achieve a satisfactory evaluation from supervisor.

## SECTION C

**PARKING LICENSE AGREEMENT**

THIS PARKING LICENSE AGREEMENT ("**Agreement**") made this \_\_\_\_ day of \_\_\_\_\_, 2021 by and between PRINCE OF PEACE ANGLICAN CHURCH, INC., a Florida Non-Profit corporation (the "**Church**") located at 6895 Murrell Rd, Melbourne, FL 32940 and VIERA EAST COMMUNITY DEVELOPMENT DISTRICT, a special political subdivision of the State of Florida (the "**VECDD**") located at 219 E. Livingston St., Orlando, FL 32801.

**RECITALS:**

(1) The Church owns certain vacant real property more particularly described in **Exhibit "A"** (the "**Parking Area**");

(2) The VECDD desires to utilize the Parking Area for its customers, clients, guests, employees, and invitees' motor vehicle parking during certain regularly occurring monthly events ("**Parking License**");

(3) The Church desires to grant to the VECDD a non-exclusive, term parking license, pursuant to the terms, provisions and conditions of this Agreement.

NOW THEREFORE, for the sum of Ten (\$10.00) Dollars and other and good consideration, the receipt of and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. **Recitals.** The above Recitals are true and correct and expressly incorporated herein.

2. **Term.** The term ("**Term**") of this Parking License shall be for a period of twelve (12) months from the date of this Agreement, and thereafter shall automatically renew for successive two successive twelve (12) month terms, unless either party gives written notice of non-renewal to the non-terminating party at least thirty (30) days prior to the last day of the then current term or this Agreement is earlier terminated pursuant to the terms hereof.

3. **Parking License.** The Church hereby grants and conveys to the VECDD a non-exclusive license over and across the Parking Area for the VECDD, its customers, clients, guests, employees, and invitees' motor vehicle parking during its monthly Saturday events, with tentative parking lot use from 7 AM to 4 PM, in conjunction and concurrent with the Church's use of the Parking Area. Utilization of the Parking Area by the VECDD shall be on a first come, first served basis and no parking spaces shall be reserved for any purpose other than as required for handicapped parking pursuant to State, County, or Municipal laws and ordinances. Church reserves the right to reserve their own spaces as needed, with advance written notice to the VECDD.

4. **Covenants of the VECDD.** The VECDD, for itself, its successors, assigns, the VECDDs and invitees, covenants and agrees that it shall make all commercially reasonable efforts to:



- (a) remove all trash and debris generated by the VECDD's customers, clients, guests, employees, and invitees' use of the Parking Area after each such use;
- (b) restrict its customers, clients, guests, employees, or invitees to parking only within designated parking areas, as marked by the VECDD, with approval Church;
- (c) not interfere with any existing license, easement, reservation or right-of-way upon, above, over, through, under or across the Parking Area;
- (d) prohibit the posting of any flyers, signs, or marketing materials on the motor vehicles located within the Parking Area;
- (e) restrict the ingress and egress to the parking areas to those access points expressly permitted or marked by the Church, including, without limitation, the Murrell Road dirt road entrance, all pedestrian traffic will be coordinated by the VECDD;
- (f) not cause or give permission for any hazardous waste, toxic substances or related materials as defined by any Laws (collectively, "**Hazardous Materials**") to be used, placed, misused or disposed of upon, above or under, or transported to or from the Parking Area ("**Hazardous Materials Activities**");
- (g) not use the Parking Area for any commercial purpose other than the parking and temporary storage of motor vehicles;
- (h) in connection with use of the Parking Area, comply at all times and in all respects with all present and future local, municipal, county, state and federal environmental and all other applicable laws, statutes, governmental constitutions, ordinances, codes, rules, regulations, resolutions, requirements, standards, applications and directives, as well as all decisions, judgments, writs, injunctions, orders, decrees or demands of courts, administrative bodies and other authorities construing any of the foregoing (collectively, the "**Laws**").

5. **Contamination.** The VECDD shall not utilize the Parking Area, nor authorized another, to treat, deposit, store, dispose of or place on the Parking Area any hazardous or harmful substance, as defined by applicable law. If a release or threatened release of a hazardous or harmful substance occurs on the Parking Area as a result of the VECDD use of the Parking Area without fault of the Church, which subjects the Church to actual or potential liability or claims under the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C.A. Section 9607, under the Florida Resource Recovery and Management Act, Florida Statutes Section 403.727 (1983), or under any other statutory or common law, the VECDD agrees to indemnify, hold harmless and defend the Church from and against any such liability or claims.

RADON IS A NATURALLY OCCURRING RADIOACTIVE GAS THAT, WHEN IT HAS ACCUMULATED IN A BUILDING IN SUFFICIENT QUANTITIES, MAY PRESENT HEALTH RISKS TO PERSONS WHO ARE EXPOSED TO IT OVER TIME. LEVELS OF RADON THAT EXCEED FEDERAL AND STATE GUIDELINES HAVE BEEN FOUND IN

BUILDINGS IN FLORIDA. Additional information regarding radon and radon testing may be obtained from the public health unit of the county where the Parking Area is located.

6. **Brokerage.** The VECDD and the Church each represents and warrants to the other that, no broker or finder has been engaged by it in connection with this transaction. If a claim for broker's or finder's fee or commission is asserted in connection with the negotiation, execution or consummation of this Agreement in violation of this representation, warranty and agreement, the party at fault shall indemnify, save harmless and defend the other party from and against such claim (including reasonable attorney, paralegal and expert fees and disbursements in all proceedings and at all levels of proceedings).

7. **Relationship.** Nothing contained in this Agreement shall be construed to be or to create a partnership, joint venture, or relationship between the VECDD and the Church other than as Licensee and Licensor of the Parking License pursuant to this Agreement. This Agreement shall bind, inure to the benefit of, and be enforceable by the parties hereto and their respective heirs, personal representatives, successors and assigns.

8. **Condition of License Area; Indemnity.** The VECDD acknowledges that it (i) has physically inspected the Parking Area, and (ii) accepts the Parking Area "as is" and "where is", with full knowledge of the condition thereof and subject to all the terms, conditions, restrictions and limitations applicable thereto. The VECDD (for and on behalf of itself and its successors, assigns, employees, Contractors, agents, the VECDDs and invitees) assumes sole and entire responsibility for any and all loss of life, injury to persons or damage to property (wherever such property may be located) sustained from the activities, operations or use of the Parking Area by the VECDD, pedestrian traffic related to Parking Area use, its successors, assigns, the VECDDs, invitees, employees, Contractors and agents, except to the extent arising from the negligent or intentional acts of any of the Indemnities. The VECDD (for itself, its successors, assigns, the VECDDs, invitees, Contractors and agents and for those claiming by, through or under any of them) shall hereby release, indemnify, defend and hold harmless the Church, its successors, assigns, the VECDDs, invitees, and the officers, directors, supervisors, employees, representatives and agents of the Church (collectively, the "**Indemnities**") from and against all claims, liabilities, suits, judgments, liens, damages, penalties, fines, interest, costs and expenses (including, those relating to injuries to persons or loss of life) or for damage, destruction or theft of property), including reasonable attorneys' fees and litigation costs incurred by or asserted against the Indemnities in connection therewith, that arise from or relate, directly or indirectly, to (i) operations on, or the use of, the Parking Area by the VECDD (its successors, assigns, the VECDDs, invitees, employees, contractors and agents, and all of their officers, directors, employees, representatives and agents); (ii) Hazardous Materials Activities, spills or fire caused by the VECDD, its successors, assigns, employees, agents, Contractors or invitees, on, under, through or across the Parking Area; (iii) the activity, work or act committed, omitted, permitted or suffered by the VECDD (its successors, assigns, the VECDDs, invitees, employees, representatives and agents) or caused, in whole or in part, on or about the Parking Area; (iv) the negligent or willful acts or omissions of the VECDD (its successors, assigns, v the VECDDs, invitees, agents, employees, representatives or Contractors) in connection with use of the Parking Area; (v) the VECDD's failure to perform any obligations imposed hereunder; (vi) the VECDD's use, operation, maintenance or repair of the Parking Area; (vii) liens by third parties against the Parking Area in connection with the VECDD's use of the Parking Area; or (viii) the



14. **Interpretation.** This Agreement shall be governed, construed, and enforced in accordance with the law of the State of Florida (excluding its conflicts of laws provisions). This Agreement embodies the entire agreement between the parties and supersedes all prior and contemporaneous written, oral, implied, and express agreements and understandings relating to the Parking License. No covenant, agreement, representation or warranty, whether written or oral, made or executed by any party hereto or its agent shall bind any party hereto unless specifically set forth in this Agreement. The provisions of this Agreement may be waived or amended only by written instrument executed by the party against whom enforcement of the waiver or amendment is sought. All of the parties to this Agreement have participated freely in the negotiation and preparation of this Agreement and this Agreement shall not be more strictly construed against any one of the parties hereto. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

**IN WITNESS WHEREOF,** The VECDD and the Church have caused this Agreement to be executed in their respective corporate names by their undersigned authorized officers the day and year first written above.

VIERA EAST COMMUNITY  
DEVELOPMENT DISTRICT, a special  
political subdivision of the State of  
Florida

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

PRINCE OF PEACE ANGLICAN  
CHURCH, INC., a Florida Non-Profit  
corporation

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Its: \_\_\_\_\_

**EXHIBIT A**

**Parking Area**



## SECTION D

**AGREEMENT BETWEEN THE VIERA EAST COMMUNITY  
DEVELOPMENT DISTRICT AND ROBB & TAYLOR ENGINEERING SOLUTIONS,  
INC. FOR PROFESSIONAL ENGINEERING SERVICES**

**THIS AGREEMENT** ("Agreement") is made and entered into as of this 12<sup>th</sup> day of August, 2021, by and between:

**VIERA EAST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located within Brevard County, Florida, and with a mailing address of 219 East Livingston Street, Orlando, Florida 32801 ("District"); and

**ROBB & TAYLOR ENGINEERING SOLUTIONS, INC.**, a Florida corporation, with a mailing address of 4685 Hidden Lakes Place, Melbourne, Florida 32934 ("Engineer").

**RECITALS**

**WHEREAS**, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("Uniform Act"), by ordinance of the Board of County Commissioners in and for Brevard County, Florida; and

**WHEREAS**, the District is authorized to plan, finance, construct, install, acquire and/or maintain improvements, facilities and services in conjunction with the development of the lands within the District; and

**WHEREAS**, pursuant to Sections 190.033 and 287.055, *Florida Statutes*, the District had solicited statements of qualification from qualified firms to provide professional engineering services on a continuing basis; and

**WHEREAS**, Engineer submitted a statement of qualification to serve in this capacity; and

**WHEREAS**, the District's Board of Supervisors ranked Engineer as the most qualified firm to provide professional engineering services for the District on a continuing basis and authorized the negotiation of a contract pursuant to Section 287.055, *Florida Statutes*; and

**WHEREAS**, the District intends to employ Engineer to perform engineering, construction administration, environmental management and permitting, financial and economic studies, as defined by a separate work authorization or work authorizations; and

**WHEREAS**, the Engineer shall serve as the District's professional representative in each service or project to which this Agreement applies and will give consultation and advice to the District during performance of these services.

**NOW, THEREFORE,** for and in consideration of the mutual covenants herein contained, the acts and deeds to be performed by the parties and the payments by the District to the Engineer of the sums of money herein specified, it is mutually covenanted and agreed as follows:

**Article 1. Recitals.** The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Agreement.

**Article 2. Scope of Services**

**A.** The Engineer will provide general engineering services, including:

1. Preparation of any necessary reports and attendance at meetings of the District's Board of Supervisors.
2. Providing professional engineering services including but not limited to review and execution of documents under the District's Trust Indentures and monitoring of District projects. Performance of any other duties related to the provision of infrastructure and services as requested by the Board, District Manager, or District Counsel.
3. Any other items requested by the Board of Supervisors.

**B.** Engineer shall, when authorized by the Board, provide general services related to construction of any District projects including, but not limited to:

1. Periodic visits to the site, or full-time construction management of District projects, as directed by the District.
2. Processing of contractor's pay estimates.
3. Preparation of, and/or assistance with the preparation of, work authorizations, requisitions, change orders and acquisitions for review by the District Manager, District Counsel and the Board.
4. Final inspection and requested certificates for construction including the final certificate of construction.
5. Consultation and advice during construction, including performing all roles and actions required of any construction contract between District and any contractor(s) in which Engineer is named as owner's representative or "Engineer."
6. Any other activity related to construction as authorized by the Board.

**C.** With respect to maintenance of the facilities, Engineer shall render such services as authorized by the Board.

**Article 3. Method of Authorization.** Each service or project shall be authorized in writing by the District. The written authorization shall be incorporated in a work authorization which shall include the scope of work, compensation, project schedule, and special provisions or conditions specific to the service or project being authorized ("Work Authorization"). Authorization of services or projects under the contract shall be at the sole option of the District.



**Article 4. Compensation.** It is understood and agreed that the payment of compensation for services under this Agreement shall be stipulated in each Work Authorization. One of the following methods will be utilized:

**A. Lump Sum Amount** - The District and Engineer shall mutually agree to a lump sum amount for the services to be rendered payable monthly in direct proportion to the work accomplished. For any lump-sum or cost-plus-a-fixed-fee professional service contract over the threshold amount provided in Section 287.017, *Florida Statutes*, for CATEGORY FOUR, the District shall require the Engineer to execute a truth-in-negotiation certificate stating that wage rates and other factual unit costs supporting the compensation are accurate, complete, and current at the time of contracting. The price for any lump sum Work Authorization, and any additions thereto, will be adjusted to exclude any significant sums by which the District determines the Work Authorization was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs. All such adjustments must be made within one (1) year following the completion of the work contemplated by the lump sum Work Authorization.

**B. Hourly Personnel Rates** - For services or projects where scope of services is not clearly defined, or recurring services or other projects where the District desires to use the hourly compensation rates outlined in **Schedule A** attached hereto. The District and Engineer may agree to a "not to exceed" amount when utilizing hourly personnel rates for a specific work authorization.

**Article 5. Reimbursable Expenses.** Reimbursable expenses consist of actual expenditures made by Engineer, its employees, or its consultants in the interest of the project for the incidental expenses as listed as follows:

**A.** Expenses of transportation and living when traveling in connection with a project, for long distance phone calls and telegrams, and fees paid for securing approval of authorities having jurisdiction over the project. All expenditures shall be made in accordance with Chapter 112, *Florida Statutes*, and with the District's travel policy.

**B.** Expense of reproduction, postage and handling of drawings and specifications.

**Article 6. Term of Contract.** It is understood and agreed that this Agreement is for engineering services. It is further understood and agreed that the term of this Agreement will be from the time of execution of this Agreement until terminated pursuant to Article 22.

**Article 7. Special Consultants.** When authorized in writing by the District, additional special consulting services may be utilized by Engineer and paid for on a cost basis.

**Article 8. Books and Records.** Engineer shall maintain comprehensive books and records relating to any services performed under this Agreement, which shall be retained by Engineer for a period of at least four (4) years from and after completion of any services hereunder, or such further time as required under Florida's public records law. The District, or its authorized representative, shall have the right to audit such books and records at all reasonable times upon prior notice to Engineer.

**Article 9. Ownership of Documents.**

**A.** All rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creation, inventions, reports, or other tangible work product originally developed by Engineer pursuant to this Agreement (the "Work Product") shall be and remain the sole and exclusive property of the District when developed and shall be considered work for hire.

**B.** The Engineer shall deliver all Work Product to the District upon completion thereof unless it is necessary for Engineer in the District's sole discretion, to retain possession for a longer period of time. Upon early termination of Engineer's services hereunder, Engineer shall deliver all such Work Product whether complete or not. The District shall have all rights to use any and all Work Product. Engineer shall retain copies of the Work Product for its permanent records, provided the Work Product is not used without the District's prior express written consent. Engineer agrees not to recreate any Work Product contemplated by this Agreement, or portions thereof, which if constructed or otherwise materialized, would be reasonably identifiable with the Project. If said Work Product is used by the District for any purpose other than that purpose which is intended by this Agreement, the District shall indemnify Engineer from any and all claims and liabilities which may result from such re-use, in the event Engineer does not consent to such use.

**C.** The District exclusively retains all manufacturing rights to all materials or designs developed under this Agreement. To the extent the services performed under this Agreement produce or include copyrightable or patentable materials or designs, such materials or designs are work made for hire for the District as the author, creator, or inventor thereof upon creation, and the District shall have all rights therein including, without limitation, the right of reproduction, with respect to such work. Engineer hereby assigns to the District any and all rights Engineer may have including, without limitation, the copyright, with respect to such work. The Engineer acknowledges that the District is the motivating factor for, and for the purpose of copyright or patent, has the right to direct and supervise the preparation of such copyrightable or patentable materials or designs.

**Article 10. Accounting Records.** Records of Engineer pertaining to the services provided hereunder shall be kept on a basis of generally accepted accounting principles and shall be available to the District or its authorized representative for observation or audit at mutually agreeable times.

**Article 11. Independent Contractor.** Engineer and District agree that Engineer is and shall remain at all times an independent contractor and shall not in any way claim or be considered an employee of the District. Engineer shall not have authority to hire persons as employees of the District.

**Article 12. Reuse of Documents.** All documents including drawings and specifications furnished by Engineer pursuant to this Agreement are instruments of service. They are not intended or represented to be suitable for reuse by District or others on extensions of the

work for which they were provided or on any other project. Any reuse without specific written consent by Engineer will be at the District's sole risk and without liability or legal exposure to Engineer. All documents including drawings, plans and specifications furnished by Engineer to the District are subject to reuse in accordance with Section 287.055(10), *Florida Statutes*.

**Article 13. Estimate of Cost.** Since Engineer has no control over the cost of labor, materials or equipment or over a contractor's(s') methods of determining prices, or over competitive bidding or market conditions, his opinions of probable cost provided as a service hereunder are to be made on the basis of his experience and qualifications and represent his best judgment as a design professional familiar with the construction industry, but Engineer cannot and does not guarantee that proposals, bids, or the construction costs will not vary from opinions of probable cost prepared by him. If the District wishes greater assurance as to the construction costs, it shall employ an independent cost estimator at its own expense. Services to modify approved documents to bring the construction cost within any limitation established by the District will be considered additional services and justify additional fees.

**Article 14. Insurance.** Engineer shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

Workers' Compensation	Statutory
General Liability	
Bodily Injury (including Contractual)	\$500,000/\$1,000,000
Property Damage (including Contractual)	\$500,000/\$1,000,000
Professional Liability for Errors and Omissions	\$1,000,000

The District, its officers, supervisors, agents, staff, and representatives shall be named as additional insured parties (except on Professional Liability for Errors and Omissions). The Engineer shall furnish the District with the Certificate of Insurance evidencing compliance with the requirements of this Article. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice of cancellation to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the state of Florida.

**Article 15. Contingent Fee.** Engineer warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Engineer, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the Engineer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement.

**Article 16. Audit.** Engineer agrees that the District or any of its duly authorized representatives shall, until the expiration of three years after expenditure of funds under this Agreement, have access to and the right to examine any books, documents, papers, and records of the Engineer involving transactions related to the Agreement. The Engineer agrees that payment made under the Agreement shall be subject to reduction for amounts charged thereto that are found on the basis of audit examination not to constitute allowable costs. All required records shall be maintained until an audit is completed and all questions arising therefrom are resolved, or three years after completion of all work under the Agreement.

**Article 17. Indemnification.** Engineer shall indemnify, defend, and hold harmless the District, and the District's officers, employees and staff, wholly from liabilities, damages, losses, and costs of any kind, including, but not limited to, reasonable attorneys' fees, which may come against the District and the District's officers, employees, and staff to the extent caused by negligent, reckless, or intentionally wrongful acts or omissions by the Engineer or persons employed or utilized by Engineer in the course of any work done in connection with any of the matters set out in this Agreement. Engineer agrees and covenants that nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity pursuant to Section 768.28, *Florida Statutes*, or any other statute or law.

**Article 18. Compliance with Public Records Laws.** Engineer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Engineer agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Engineer acknowledges that the designated public records custodian for the District is **George Flint** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Engineer shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Engineer does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Engineer's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Engineer, the Engineer shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF ENGINEER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ENGINEER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT 1-407-841-5524,**

**JSHOWE@GMSCFL.COM, OR 219 EAST LIVINGTON STREET, ORLANDO, FLORIDA 32801.**

**Article 19. Employment Verification.** Engineer agrees that it shall bear the responsibility for verifying the employment status, under the Immigration Reform and Control Act of 1986, of all persons it employs in the performance of this Agreement.

**Article 20. Controlling Law; Jurisdiction and Venue.** Engineer and the District agree that this Agreement shall be controlled and governed by the laws of the State of Florida. Jurisdiction and venue for any proceeding with respect to this Agreement shall be in Brevard County, Florida.

**Article 21. Assignment.** Neither the District nor the Engineer shall assign, sublet, or transfer any rights under or interest in this Agreement without the express written consent of the other. Nothing in this paragraph shall prevent the Engineer from employing such independent professional associates and consultants as Engineer deems appropriate, pursuant to the terms of this Agreement.

**Article 22. Termination.** The District may terminate this Agreement for cause immediately upon notice to Engineer. The District or the Engineer may terminate this Agreement without cause upon thirty (30) days written notice. At such time as the Engineer receives notification of the intent of the District to terminate the contract, the Engineer shall not perform any further services unless directed to do so in writing by the District. In the event of any termination or breach of any kind, the Engineer shall not be entitled to consequential or other damages of any kind (including but not limited to lost profits), but instead the Engineer's sole remedy will be to recover payment for services rendered to the date of the notice of termination, subject to any offsets.

**Article 23. Notices.** All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, transmitted by electronic mail (e-mail) and mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

**If to the District:**

Viera East  
Community Development District  
c/o Governmental Management Services –  
Central Florida, LLC  
219 East Livingston Street  
Orlando, Florida 32801  
Attn: District Manager

**With a copy to:**

Shutts & Bowen LLP  
300 South Orange Ave  
Suite 1600  
Orlando, Florida 32801  
Attn: Brian Jones

**If to Engineer:**

Robb & Taylor Engineering Solutions, Inc.  
4685 Hidden Lakes Place  
Melbourne, Florida 32934  
Attn: Robert Robb

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Engineer may deliver Notice on behalf of District and Engineer, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

**Article 24. E-Verify.** The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, Florida Statutes. If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

**Article 25. Recovery of Costs and Fees.** In the event either party is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorneys' fees.

**Article 26. Compliance with Professional Standards.** In performing its obligations under this Agreement, the Engineer and each of its agents, servants, employees or anyone directly or indirectly employed by Engineer, shall maintain the highest standard of care, skill, diligence and professional competency for such work and/or services. Any designs, drawings, reports or specifications prepared or furnished by the Engineer that contain errors, conflicts or omissions will be promptly corrected by Engineer at no cost to the District.

**Article 27. Acceptance.** Acceptance of this Agreement is indicated by the signature of the authorized representative of the District and the Engineer in the spaces provided below.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed the day and year first above written.

ATTEST:

**VIERA EAST COMMUNITY  
DEVELOPMENT DISTRICT**



Secretary Assistant Secretary



Chairperson, Board of Supervisors

WITNESS:

**ROBB & TAYLOR ENGINEERING  
SOLUTIONS, INC., a Florida corporation**



Witness



By: Robert Robb

**Exhibit A – Rate Schedule**



**ROBB & TAYLOR**  
**Engineering Solutions, Inc.**

---

## **SCHEDULE A**

<b><u>Personnel / Position</u></b>	<b><u>Hourly Rate</u></b>
Engineering Project Manager/Project Engineer	\$105.00 / hour

### **Reimbursable Expenses**

The client agrees to reimburse the Engineer for expenses incurred during the project.

Blackline prints (24"x36")	\$2.00
Color Prints (24"x36")	\$9.00
Blackline prints (30"x42")	\$2.50
8.5"x11" paper copies/reports	\$0.12 / sheet
Reproduction vellum prints	\$8.00
CD-Rom	\$5.00
Shipping Cost	\$ cost plus 12%



# SECTION E

*This item will be provided under  
separate cover*

## SECTION VI

## SECTION D

Item #	Action Item	Assigned To:	Status	Date Added	Estimated Start	Estimated Completion	Comments/Estimated Completion
1	Dog Park	Showe/Dale	Ongoing	12/17/20	First Quarter 2021	Summer 2021	Planning for Park and Playground Ongoing
2	Farmers Market/Food Truck	Showe/Dale	Ongoing	12/17/20	On Hold Until September 2021		On Hold Until September 2021 - Pending Planning from Lifestyle/Marketing, Coordinate with Church for Sept, and Insurance requirements
3	Survey Monkey	Colasinski/Melloh	Ongoing	12/17/20	First Quarter 2021		Awaiting Input from Board
4	Fire Breaks	Melloh/Dale	Complete for FY 21	12/17/20			Next Schedule Would Be FY 2022
5	Fountains	Showe/Melloh	ON HOLD	1/28/21			On Hold Pending Sign Process
6	Cart Path Extensions	Showe/Melloh	ON HOLD	3/25/21			Staff attempting to get bids - holding to after irrigation project/Dog Park

## SECTION VII

## SECTION B

# SECTION 1



## Viera East CDD

### Series 2020 Acquisition and Construction Requisition Summary

Date	Req #	Payee	Description	Amount
7/22/21	46	Viera East CDD	Dog Park Framing & Engineering	\$ 5,047.00
7/22/21	47	Viera East CDD	Engraved Signs	\$ 4,497.00

**TOTAL REQUISITIONS TO BE PAID**

**\$ 9,544.00**

**REQUISITION NO. 46**

**\$7,685,000**

**Viera East Community Development District  
(Brevard County, Florida)  
Special Revenue Assessment Bonds, Series 2020**

The undersigned, an Authorized Officer of Viera East Community Development District (the "District") hereby submits the following requisition for disbursement, under and pursuant to the terms of the Amended and Restated General Special Revenue Assessment Bond Resolution of the District adopted by the District on January 25, 2012, as amended and supplemented from time to time, and particularly as supplemented by the Second Supplemental Resolution (collectively, the "Resolution") adopted by the District's Board of Supervisors on November 21, 2019 (all capitalized terms used herein shall have the meaning ascribed to such term in the Resolution):

- (A) Requisition Number: 46
- (B) Name of Payee: Viera East CDD
- (C) Address of Payee: 2300 Clubhouse Drive, Viera, FL 32955
- (D) Amount Payable: \$5,047

The Undersigned hereby certifies that this requisition is for reimbursement for framing and engineering at the Dog Park from the Construction and Acquisition Fund that have not previously been paid.

Attached hereto are originals of the invoice(s) from the vendor of the services rendered with respect to which disbursement is hereby requested.

**VIERA EAST COMMUNITY  
DEVELOPMENT  
DISTRICT**

By: \_\_\_\_\_  
Authorized Officer

**REQUISITION NO. 46**

**\$7,685,000**

**Viera East Community Development District  
(Brevard County, Florida)  
Special Revenue Assessment Bonds, Series  
2020**

**CONSULTING ENGINEER'S APPROVAL OF 2020 PROJECT COSTS**

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2020 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the 2020 Project with respect to which such disbursement is being made; and, (iii) the report of the Consulting Engineer for the 2020 Project, as such report shall have been amended or modified on the date hereof. The undersigned further certifies that (a) the 2020 Project improvements to be acquired have been completed in accordance with the plans and specifications therefore; (b) the 2020 Project improvements are constructed in a sound workmanlike manner and in accordance with industry standards; (c) the purchase price to be paid by the District for the 2020 Project improvements is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements; (d) the plans and specifications for such portion of the 2020 Project improvements have been approved by all regulatory bodies required to approve them; (e) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and/or equipping of the portion of the 2020 Project for which disbursement is made have been obtained from all applicable regulatory bodies; and (f) for that portion of the 2020 Project being acquired, the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portion of the 2020 Project for which disbursement is made hereby.

[CONSULTING ENGINEER]

\_\_\_\_\_

Title: \_\_\_\_\_

# INVOICE



**Viera East CDD**  
1705 Crane Creek Blvd  
Melbourne, FL

## D. Bell General Contracting, LLC

1670 Harlock Rd.  
Melbourne, FL 32934

Phone: (321) 288-3764

Email: dbellcontractor1@bellsouth.net

Payment Terms

Due upon receipt

Invoice #

000196

Date

06/22/2021

Description	Quantity	Rate	Total
Framing	1.0	\$3,847.00	\$3,847.00
Posts for dog bridges and framing material for bridges. Deck board material, screws and PT material for bridges and ramps in dog park. PT 6 x 6 for playground agility (9).			
Engineering	1.0	\$1,200.00	\$1,200.00
Engineering for playground bridge to be submitted with permit package.			

**Subtotal** \$5,047.00

**Total** \$5,047.00

DOG PARK/PLAYGROUND EXPENSE

GL# 002-320-53800-60000 \$5,047.00  
GL# \_\_\_\_\_ \$  
GL# \_\_\_\_\_ \$  
GL# \_\_\_\_\_ \$  
Dept Head \_\_\_\_\_ GM

**REQUISITION NO. 47**

**\$7,685,000**

**Viera East Community Development District  
(Brevard County, Florida)  
Special Revenue Assessment Bonds, Series 2020**

The undersigned, an Authorized Officer of Viera East Community Development District (the "District") hereby submits the following requisition for disbursement, under and pursuant to the terms of the Amended and Restated General Special Revenue Assessment Bond Resolution of the District adopted by the District on January 25, 2012, as amended and supplemented from time to time, and particularly as supplemented by the Second Supplemental Resolution (collectively, the "Resolution") adopted by the District's Board of Supervisors on November 21, 2019 (all capitalized terms used herein shall have the meaning ascribed to such term in the Resolution):

- (A) Requisition Number: 47
- (B) Name of Payee: Viera East CDD
- (C) Address of Payee: 2300 Clubhouse Drive, Viera, FL 32955
- (D) Amount Payable: \$4,497

The Undersigned hereby certifies that this requisition is for reimbursement for signage from the Construction and Acquisition Fund that have not previously been paid.

Attached hereto are originals of the invoice(s) from the vendor of the services rendered with respect to which disbursement is hereby requested.

**VIERA EAST COMMUNITY  
DEVELOPMENT  
DISTRICT**

By: \_\_\_\_\_  
Authorized Officer

**REQUISITION NO. 47**

**\$7,685,000**

**Viera East Community Development District  
(Brevard County, Florida)  
Special Revenue Assessment Bonds, Series  
2020**

**C O N S U L T I N G E N G I N E E R S P P R O V A O F 2 0 2 0 P R O J E C T C O S T S**

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2020 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the 2020 Project with respect to which such disbursement is being made; and, (ii) the report of the Consulting Engineer for the 2020 Project, as such report shall have been amended or modified on the date hereof. The undersigned further certifies that (a) the 2020 Project improvements to be acquired have been completed in accordance with the plans and specifications therefore; (b) the 2020 Project improvements are constructed in a sound workmanlike manner and in accordance with industry standards; (c) the purchase price to be paid by the District for the 2020 Project improvements is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements; (d) the plans and specifications for such portion of the 2020 Project improvements have been approved by all regulatory bodies required to approve them; (e) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and/or equipping of the portion of the 2020 Project for which disbursement is made have been obtained from all applicable regulatory bodies; and (f) for that portion of the 2020 Project being acquired, the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portion of the 2020 Project for which disbursement is made hereby.

[CONSULTING ENGINEER]

\_\_\_\_\_

Title: \_\_\_\_\_



# American Recycled Plastic

A Family Owned & Operated Business Since 1989

773 N. Union Grove Rd / Friendsville TN 37737

Phone: 865.738.3439

[www.itsrecycled.com](http://www.itsrecycled.com)

## Invoice

DATE	6/25/2021
------	-----------

INVOICE #	062511
-----------	--------

BILL TO:
----------

Viera East CDD 2300 Clubhouse Dr Viera FL 32955 Attn: Rob Dale 321-243-7337
---

SHIP TO:
----------

Same
------

P.O. NUMBER:
--------------

REP
-----

FOB
-----

SHIP VIA
----------

PAYMENT TERMS
---------------

TAX ID #
----------

N/A
-----

MJH
-----

origin
--------

Best Way
----------

Check
-------

out of state
--------------

QTY	ITEM #	ITEM DESCRIPTION	PRICE	TOTAL
3	Custom	Engraved Signs per client specifications, 4'H x 3'W, Green/White/Green	1,599.00	4,797.00
3	Other	Less: Budget Discount	-100.00	-300.00
1	DEL FEE	Free Freight/Delivery Charge	0.00	0.00

PLEASE REMIT BY:
------------------

6/25/2021
-----------

Invoice Total:	\$4,497.00
----------------	------------

## Viera East CDD

### Series 2020 Acquisition and Construction Requisition Summary

Date	Req #	Payee	Description	Amount
8/26/21	48	Viera East CDD	Sidewalk Repair	\$ 7,718.00
8/26/21	49	Viera East CDD	Playground Supplies	\$ 1,047.74
8/26/21	50	Viera East CDD	Playground Supplies	\$ 1,074.00

**TOTAL REQUISITIONS TO BE PAID**

**\$ 9,839.74**



**REQUISITION NO. 48**

**\$7,685,000**

**Viera East Community Development District  
(Brevard County, Florida)  
Special Revenue Assessment Bonds, Series 2020**

The undersigned, an Authorized Officer of Viera East Community Development District (the "District") hereby submits the following requisition for disbursement, under and pursuant to the terms of the Amended and Restated General Special Revenue Assessment Bond Resolution of the District adopted by the District on January 25, 2012, as amended and supplemented from time to time, and particularly as supplemented by the Second Supplemental Resolution (collectively, the "Resolution") adopted by the District's Board of Supervisors on November 21, 2019 (all capitalized terms used herein shall have the meaning ascribed to such term in the Resolution):

- (A) Requisition Number: 48
- (B) Name of Payee: Viera East CDD
- (C) Address of Payee: 2300 Clubhouse Drive, Viera, FL 32955
- (D) Amount Payable: \$7,718

The Undersigned hereby certifies that this requisition is for reimbursement for sidewalk repair from the Construction and Acquisition Fund that have not previously been paid.

Attached hereto are originals of the invoice(s) from the vendor of the services rendered with respect to which disbursement is hereby requested.

**VIERA EAST COMMUNITY  
DEVELOPMENT  
DISTRICT**

By: \_\_\_\_\_  
Authorized Officer

**REQUISITION NO. 48**

**\$7,685,000**

**Viera East Community Development District  
(Brevard County, Florida)  
Special Revenue Assessment Bonds, Series  
2020**

**CONSULTING ENGINEER'S APPROVAL OF 2020 PROJECT COSTS**

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2020 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the 2020 Project with respect to which such disbursement is being made; and, (ii) the report of the Consulting Engineer for the 2020 Project, as such report shall have been amended or modified on the date hereof. The undersigned further certifies that (a) the 2020 Project improvements to be acquired have been completed in accordance with the plans and specifications therefore; (b) the 2020 Project improvements are constructed in a sound workmanlike manner and in accordance with industry standards; (c) the purchase price to be paid by the District for the 2020 Project improvements is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements; (d) the plans and specifications for such portion of the 2020 Project improvements have been approved by all regulatory bodies required to approve them; (e) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and/or equipping of the portion of the 2020 Project for which disbursement is made have been obtained from all applicable regulatory bodies; and (f) for that portion of the 2020 Project being acquired, the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portion of the 2020 Project for which disbursement is made hereby.

[CONSULTING ENGINEER]

\_\_\_\_\_

Title: \_\_\_\_\_

# INVOICE



**Viera East CDD**  
1705 Crane Creek Blvd  
Melbourne, FL

## D. Bell General Contracting, LLC

1670 Harlock Rd.  
Melbourne, FL 32934

Phone: (321) 288-3764

Email: dbellcontractor1@bellsouth.net

Payment Terms

Due upon receipt

Invoice #

000202

Date

08/15/2021

Description	Quantity	Rate	Total
Concrete	908.0	\$8.50	\$7,718.00
Remove and replace concrete along Murrell due to tree roots lifting sidewalk sections. Approximately 908 sq ft.			
1. 50 lf of 8' sidewalk removed and replaced at Irongate and Murrell.			
2. 32 lf of 8' sidewalk removed and replaced between Clubhouse Dr and Solitary Dr on Murrell.			
3. 30 lf of 8' sidewalk removed and replaced by the Viera clubhouse.			
4. 12 sq ft of sidewalk removed and replaced off of Clubhouse Dr by walkway railing.			

**Subtotal** \$7,718.00

**Total** \$7,718.00

*Bond Project*  
*Sidewalk Repair*

### Notes:

Sidewalk repairs

GL# 002-320-53800.6000 \$ 7,718.00

GL# \_\_\_\_\_ \$ \_\_\_\_\_

GL# \_\_\_\_\_ \$ \_\_\_\_\_

GL# \_\_\_\_\_ \$ \_\_\_\_\_

Dept Head \_\_\_\_\_ GM \_\_\_\_\_

**REQUISITION NO. 49**

**\$7,685,000**

**Viera East Community Development District  
(Brevard County, Florida)  
Special Revenue Assessment Bonds, Series 2020**

The undersigned, an Authorized Officer of Viera East Community Development District (the "District") hereby submits the following requisition for disbursement, under and pursuant to the terms of the Amended and Restated General Special Revenue Assessment Bond Resolution of the District adopted by the District on January 25, 2012, as amended and supplemented from time to time, and particularly as supplemented by the Second Supplemental Resolution (collectively, the "Resolution") adopted by the District's Board of Supervisors on November 21, 2019 (all capitalized terms used herein shall have the meaning ascribed to such term in the Resolution):

- (A) Requisition Number: 49
- (B) Name of Payee: Viera East CDD
- (C) Address of Payee: 2300 Clubhouse Drive, Viera, FL 32955
- (D) Amount Payable: \$1,047.74

The Undersigned hereby certifies that this requisition is for reimbursement for playground supplies from the Construction and Acquisition Fund that have not previously been paid.

Attached hereto are originals of the invoice(s) from the vendor of the services rendered with respect to which disbursement is hereby requested.

**VIERA EAST COMMUNITY  
DEVELOPMENT  
DISTRICT**

By: \_\_\_\_\_  
Authorized Officer



40 Merrimack St 4  
Concord, NH 03301  
888-290-8405  
<https://naturalplaygroundsstore.com>

Invoice Number 6162  
Sale Date 2/12/21

**Billing Info:** Customer # WHC9053

Rob Dale  
Viera East Community Development  
1703 Crane Creek Blvd

Melbourne FL 32940

**Shipping Info:**

Rob Dale  
Viera East Community Development  
5250 Murrell Rd.

Rockledge FL 32955

Qty	Description	Option	Opt Price	Item Price	Line Price
2	Embankment Slides (3 foot drop to 35 foot drop)	Embankment Slide 7'	\$3,037.95		\$6,075.90
1	Embankment Slide Platform w options	Slide Entrance Platform, Double Slide	\$1,204.95		\$1,204.95
1	Retainer Kits for slides	Slide Retainer kit for double slides 8' high and	\$1,127.95		\$1,127.95
1	Embankment Slide Platform w options	Slide Crib Stair for 7' slide	\$762.95		\$762.95
1	Spiderweb Climbing Net	Spiderweb Horizontal Net 12'x12' (3/4 inch rope)	\$3,553.95		\$3,553.95
2	Embankment Slide Platform w options	Slide sit down bar	\$0.00		\$0.00
3	Retainer Kits for freeform Sand Play and other areas, and for Embankment Climbing Walls	Upright stump retainers, 10 -12" dia x 48" long. Set of	\$280.95		\$842.85

PAID P-CARD

GL# 002. 320-5380-6000 1,047.74

GL# \$

GL# \$

GL# \$

Dept Head GM

PLAYGROUND

To Be Reimbursed from Bond \$

Pymt. Type	Details	Amt. Applied	Sub Total
Check	84	\$14,053.41	\$13,568.55
			Discount
			Tax
			Shipping & Handling
			Rush Fee

All Sales final, NO RETURNS, refunds or exchanges.  
\*\*Payment Due Upon Receipt\*\*  
One time 5% late fee can incur and Compounding Interest of 18% Apr.  
for non payment of invoices.

Order Total \$15,101.15

Payments \$14,053.41

Amount Due \$1,047.74



I Campos &lt;icampos@vieraeastcdd.com&gt;

---

**Confirmation Order # 6162 from Naturalplaygroundsstore.com**

2 messages

---

Info <info@naturalplaygrounds.com>

Mon, May 24, 2021 at 9:17 PM

To: robcdd@cfl.rr.com, lcampos@vieraeastcdd.com

Cc: Ron King &lt;ron@naturalplaygrounds.com&gt;

Hello Rob,

Thank you for choosing Natural Playgrounds for your recent order.

Please remember to reference your order number in all correspondence. Without it, we can neither quickly reference the order nor can we provide any information about it.

Login at [www.naturalplaygroundsstore.com](http://www.naturalplaygroundsstore.com) to Check Order # 6162 status online.

Installation instructions are located at [www.naturalplaygroundsstore.com](http://www.naturalplaygroundsstore.com). Use the sales order below to keyword search for the item. Once on the item page, select view installation instructions. Instructions download in PDF format.

To pay for your order online, please visit:

<https://naturalplaygroundsstore.com/payinvoice.php?ordernumber=6162>

We accept checks and all major credit cards except American Express.

Let me know when you have paid for it so I can be sure get it into the queue as quickly as possible.

Thank you for your business!

Remember to spend a lot more time outside as soon as you possibly can. It's a much safer place to be in addition to being a much better way to enhance the overall cognitive and physical development of children.

By the way, our porous wood products are known to combat virus and bacteria naturally by absorbing the pathogens and not releasing them, so unlike traditional material such as plastic and metal, they are less likely to transmit diseases! Make sure to visit [www.naturalplaygroundsstore.com](http://www.naturalplaygroundsstore.com) often.

Help us and help your children by spreading the word!

Thank you for your time,

5/25/2021

Viera East Comm Dev Dist Mail - Confirmation Order # 6162 from Naturalplaygroundsstore.com

Ethan King  
info@naturalplaygrounds.com  
Natural Playgrounds Specialist  
Natural Playgrounds Shop  
40 Merrimack St 4  
Concord NH 03301

www.naturalplaygroundsstore.com

www.naturalplaygrounds.com

---

2 attachments



 New Sale Confirmation of Invoice 6162.pdf  
169K

---

Rob Dale <robddd@cfl.rr.com>

Mon, May 24, 2021 at 9:46 PM

Reply-To: Rob Dale <robddd@cfl.rr.com>

To: "tmelloh@vieraeastcdd.com" <tmelloh@vieraeastcdd.com>, "jshowe@gmscfl.com" <jshowe@gmscfl.com>

Cc: "icampos@vieraeastcdd.com" <icampos@vieraeastcdd.com>, Ron King <ron@naturalplaygrounds.com>

Tim,

Per our conversation, can we get Ron paid right away as they are close to shipping to the Murrell Road address. The extra amount is for treated, shaved tree stumps that will be used as a border and an attraction for the spider web pit. Thanks!

Rob

Rob Dale  
Chairman, Board of Supervisors  
Viera East Community Development District

---

[Quoted text hidden]

**REQUISITION NO. 49**

**\$7,685,000**

**Viera East Community Development District  
(Brevard County, Florida)  
Special Revenue Assessment Bonds, Series  
2020**

**CONSULTING ENGINEER'S APPROVAL OF 2020 PROJECT COSTS**

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2020 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the 2020 Project with respect to which such disbursement is being made; and, (ii) the report of the Consulting Engineer for the 2020 Project, as such report shall have been amended or modified on the date hereof. The undersigned further certifies that (a) the 2020 Project improvements to be acquired have been completed in accordance with the plans and specifications therefore; (b) the 2020 Project improvements are constructed in a sound workmanlike manner and in accordance with industry standards; (c) the purchase price to be paid by the District for the 2020 Project improvements is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements; (d) the plans and specifications for such portion of the 2020 Project improvements have been approved by all regulatory bodies required to approve them; (e) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and/or equipping of the portion of the 2020 Project for which disbursement is made have been obtained from all applicable regulatory bodies; and (f) for that portion of the 2020 Project being acquired, the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portion of the 2020 Project for which disbursement is made hereby.

[CONSULTING ENGINEER]

\_\_\_\_\_

Title: \_\_\_\_\_



**REQUISITION NO. 50**

**\$7,685,000**

**Viera East Community Development District  
(Brevard County, Florida)  
Special Revenue Assessment Bonds, Series 2020**

The undersigned, an Authorized Officer of Viera East Community Development District (the "District") hereby submits the following requisition for disbursement, under and pursuant to the terms of the Amended and Restated General Special Revenue Assessment Bond Resolution of the District adopted by the District on January 25, 2012, as amended and supplemented from time to time, and particularly as supplemented by the Second Supplemental Resolution (collectively, the "Resolution") adopted by the District's Board of Supervisors on November 21, 2019 (all capitalized terms used herein shall have the meaning ascribed to such term in the Resolution):

- (A) Requisition Number: 50
- (B) Name of Payee: Viera East CDD
- (C) Address of Payee: 2300 Clubhouse Drive, Viera, FL 32955
- (D) Amount Payable: \$1,074

The Undersigned hereby certifies that this requisition is for reimbursement for playground supplies from the Construction and Acquisition Fund that have not previously been paid.

Attached hereto are originals of the invoice(s) from the vendor of the services rendered with respect to which disbursement is hereby requested.

**VIERA EAST COMMUNITY  
DEVELOPMENT  
DISTRICT**

By: \_\_\_\_\_  
Authorized Officer

**REQUISITION NO. 50**

**\$7,685,000**

**Viera East Community Development District  
(Brevard County, Florida)  
Special Revenue Assessment Bonds, Series  
2020**

**CONSULTING ENGINEER'S APPROVAL OF 2020 PROJECT COSTS**

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2020 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the 2020 Project with respect to which such disbursement is being made; and, (ii) the report of the Consulting Engineer for the 2020 Project, as such report shall have been amended or modified on the date hereof. The undersigned further certifies that (a) the 2020 Project improvements to be acquired have been completed in accordance with the plans and specifications therefore; (b) the 2020 Project improvements are constructed in a sound workmanlike manner and in accordance with industry standards; (c) the purchase price to be paid by the District for the 2020 Project improvements is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements; (d) the plans and specifications for such portion of the 2020 Project improvements have been approved by all regulatory bodies required to approve them; (e) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and/or equipping of the portion of the 2020 Project for which disbursement is made have been obtained from all applicable regulatory bodies; and (f) for that portion of the 2020 Project being acquired, the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portion of the 2020 Project for which disbursement is made hereby.

[CONSULTING ENGINEER]

\_\_\_\_\_

Title: \_\_\_\_\_

# PLAYMORE

## Recreational Products & Services

10271 Deer Run Farms Road, Suite 1  
Fort Myers, FL 33966  
(239) 791-2400 (239) 791-2401 fax  
(888) 886-3757 toll free  
www.playmoreonline.com

## QUOTATION

04/08/21

Job Number: 16204

### Revision:

Woodside Park ADA Seat  
2300 Clubhouse Drive  
Rockledge FL 32955

Bill to / Ship to

Client: Viera East Comm. Develop. Dist Job:  
219 E. Livingston Street  
Orlando FL 32801

Contact: Tim Melloh

Phone: 321-639-2355

Fax:

Email: tmelloh@vieraeastcdd.com

Sales Rep: Bruce Krieger

Terms: Due With Order

Item	Description	Quantity	Cost	Subtotal
<b>1 EQUIPMENT</b>				
ZZXX0224	ACCESSIBLE SWING SEAT (8' RAIL)	1	\$918.00	\$918.00
			<b>Subtotal:</b>	<b>\$918.00</b>
<b>2 FREIGHT</b>				
Freight	PLAYWORLD FREIGHT	1	\$156.00	\$156.00
			<b>Subtotal:</b>	<b>\$156.00</b>
			<b>Grand Totals:</b>	<b>\$1,074.00</b>

P-ORD

GL# 202-320-53800 - 6mm \$1,074.00

GL# \_\_\_\_\_ \$ \_\_\_\_\_

GL# \_\_\_\_\_ \$ \_\_\_\_\_

GL# \_\_\_\_\_ \$ \_\_\_\_\_

Dept Head \_\_\_\_\_ GM \_\_\_\_\_

Read PERMUSE

PLAY GROUND

Notes: DOES NOT INCLUDE ANY OTHER PRODUCTS AND SERVICES.

# PLAYMORE

## Recreational Products & Services

10271 Deer Run Farms Road, Suite 1  
Fort Myers, FL 33966  
(239) 791-2400 (239) 791-2401 fax  
(888) 886-3757 toll free  
www.playmoreonline.com

## QUOTATION

04/08/21

Job Number: 16204  
Revision:

Client: Viera East Comm. Develop. Dist  
219 E. Livingston Street  
Orlando FL 32801

Job: Woodside Park ADA Seat  
2300 Clubhouse Drive  
Rockledge FL 32955

### General Terms:

Acceptance by a signature, purchase order, or contract based on this proposal indicates that you are in full agreement with all terms and conditions of this proposal, including the following:

- Prices are valid for 30 days, unless otherwise noted. After 30 days, prices are subject to change without notice.
- Sales Tax will be charged unless a valid Sales Tax Exemption Certificate is presented with order.
- Specify all colors and options in writing. Any discrepancies that arise due to oral selections will be the responsibility of the customer.
- If the customer is installing equipment, all equipment is to be installed per manufacturer's instructions and applicable guidelines.
- Installation, site work, permits, engineering, etc. are not included unless noted.

### Building Permits:

Building permits are the responsibility of the owner. If a building permit is required for your project, the following options are available.

- Add 5% (minimum \$2,000) to the quotation/contract price. Playmore Recreational Products and Services will cover the costs of all the building permit fees and expeditor fees.
- Playmore Recreational Products and Services can assist the customer in obtaining their own permit. Customer is responsible for all fees directly to the permitting agency and/or the expediting company.

NOTE – All zoning, planning, health, environmental, etc. permits and approvals are the responsibility of others as well as any required site plans. If signed and sealed engineered drawings are needed for the installation of equipment, this will be included on the proposal. If it is omitted and later discovered necessary, the cost will be the responsibility of the customer.

### Standard Services Include:

- Shipping Notification/Receiving Instructions
- Pre-Installation On-Site Meeting
- Public Utility Check (Sunshine State One Call)
- Accept Delivery and Unload Equipment (if site is ready.)
- Moving New Equipment at Job Site
- Layout of Equipment
- Installation of Equipment and Materials per Manufacturer's Instructions
- Trash Clean Up (Leave on site.)
- Post-Installation Walk Through
- Maintenance Explanation

### Customer Responsibilities (unless otherwise noted in the applicable quotation/contract):

- Trash Disposal – Dumpsters or Off Site Disposal.
- Accept Delivery and Unload Equipment (If site is not ready.). \$500.00 Charge will apply if Customer wants Installers to Unload.
- Provide Area for Storage and Staging.
- Secure Site and Equipment.



## Recreational Products & Services

10271 Deer Run Farms Road, Suite 1  
Fort Myers, FL 33966  
(239) 791-2400 (239) 791-2401 fax  
(888) 886-3757 toll free  
www.playmoreonline.com

## QUOTATION

04/08/21

Job Number: 16204  
Revision:

Client: Viera East Comm. Develop. Dist  
219 E. Livingston Street  
Orlando FL 32801

Job: Woodside Park ADA Seat  
2300 Clubhouse Drive  
Rockledge FL 32955

**Some Optional Responsibilities (Must be clearly outlined in the applicable quotation/contract):**

- Removal of Existing Equipment.
- Site Preparation, Grading, Drainage Systems, etc.
- Private Utility Locates
- Engineered Drawings for Purchased Equipment.
- Other Permits or Engineered Drawings (i.e. zoning permits, environmental permits, site surveys, etc.)

**\*Any other responsibilities must be clearly outlined in the applicable quotation/contract.**

**General Notes (All apply unless changes noted in quotation, purchase order, or contract)**

**Warranties.** All equipment, surfacing, and installation is warranted by Playmore for a period of one year from substantial completion date. After one year, any additional manufacturer's warranties will remain in effect. Manufacturer's warranty claims to be processed by manufacturer. Playmore assumes no responsibility for these additional warranties.

**Access/Utilities.** Access must be provided to the installation area for heavy trucks and equipment. Access of equipment and personnel is the obligation of the customer to provide until the project is fully completed. We will take every precaution to avoid damage, however any damage caused by the normal installation of our product, such as to sod, concrete sidewalks, private underground utilities, etc., will be the responsibility of the customer, as will any additional costs associated with limiting damage, such as providing plywood over sod for access. If access is not reasonably close to the jobsite, any additional costs incurred due to having to transport materials and/or supplies will be the responsibility of the customer.

**Rock/Foreign Object Clause.** Most installations require digging of holes and footing equipment in concrete below finished grade. Removal of existing ground covers such as asphalt, concrete, tan bark, sand, pea gravel, wood fiber, rubber matting, poured-in-place rubber surfacing, or any other material that interferes or delays the digging of holes, is the responsibility of others, unless otherwise noted. If excessive underground obstructions such as rocks, coral, asphalt, concrete, pipes, drainage systems, root systems, water, or any other unknown obstructions are discovered, charges will be added to the original proposal.

**Playground Surfacing.** All playground equipment is to be installed over safety surfacing per CPSC guidelines and ASTM standards. If the customer contracts for something contrary to the guidelines, they are accepting all responsibility for any liability and future litigation that may arise.

Acceptance Signature: X

Date: 4/9/2021 P.O.#: N/A

# PLAYMORE

## Recreational Products & Services

10271 Deer Run Farms Road, Suite 1  
Fort Myers, FL 33966  
(239) 791-2400 (239) 791-2401 fax  
(888) 886-3757 toll free  
[www.playmoreonline.com](http://www.playmoreonline.com)

## QUOTATION

04/08/21

Job Number: 16204  
Revision:

Client: Viera East Comm. Develop. Dist  
219 E. Livingston Street  
Orlando FL 32801

Job: Woodside Park ADA Seat  
2300 Clubhouse Drive  
Rockledge FL 32955

This quote is provided by a Licensed and Insured Company, a protection for you, our customer. Playmore Recreational Products and Services holds a Certified Building Contractor's license.

## CBC1252224

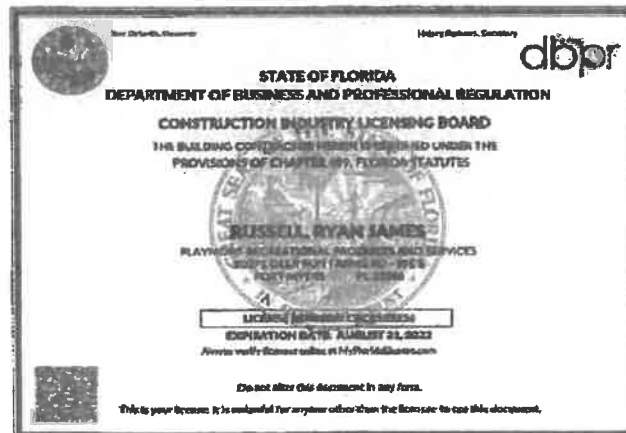
Did you know it's actually against the law for a playground company to accept a contract for installation of playground equipment unless they are licensed? It's true.

Many of our competitors are not licensed contractors, and by law are only allowed to supply materials and equipment. However, they accept contracts for installation services, and then hire third-party licensed contractors. This is unlicensed contracting.

Florida Statute 489.105 (5) is very clear on the matter.

*"The attempted sale of contracting services and the negotiation or bid for a contract on these services also constitutes contracting. If the services offered require licensure or agent qualification, the offering, negotiation for a bid, or attempted sale of these services requires the corresponding licensure."*

We encourage you to use licensed contractors on all you upcoming installation projects. Ask for a copy of the license from the company you are contracting with. Make sure they are listed by name on the license, not a third-party contractor.



## SECTION 2

**NOTICE OF MEETINGS  
VIERA EAST  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Viera East Community Development District will hold their meetings for **Fiscal Year 2022** in the Multi-Purpose Building of the Faith Lutheran Church, 5550 Faith Drive, Viera, Florida at 7:00 p.m. on the **fourth Thursday** of each month as follows:

**October 28, 2021**  
**Exception: Thursday, November 18, 2021**  
**Exception: Thursday, December 16, 2021**  
**January 27, 2022**  
**February 24, 2022**  
**March 24, 2022**  
**April 28, 2022**  
**May 26, 2022**  
**June 23, 2022**  
**July 28, 2022**  
**August 25, 2022**  
**September 23, 2022**

In addition, the Board of Supervisors will conduct a workshop to discuss future agenda items on the second Thursday of each month at 7:00 p.m. at the above referenced address on the following dates:

**October 14, 2021**  
**Exception: November 4, 2021**  
**Exception: December 2, 2021**  
**January 13, 2022**  
**February 10, 2022**  
**March 10, 2022**  
**April 14, 2022**  
**May 12, 2022**  
**June 9, 2022**  
**July 14, 2022**  
**August 11, 2022**  
**September 8, 2022**

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager, at 219 East Livingston Street, Orlando, FL 32801.



## SECTION VIII

## SECTION A

**Viera East**  
**Community Development District**  
Check Register Summary  
July 16, 2021 through August 19, 2021

<b>Fund</b>	<b>Date</b>	<b>Check #'s</b>	<b>Amount</b>
<i>General Fund</i>			
	7/29/21	4239-4245	\$ 6,509.94
	8/5/21	4246-4248	\$ 656.94
	8/12/21	4249-4252	\$ 15,418.64
	8/19/21	4253-4258	\$ 12,854.70
		<u>Sub-Total</u>	<u>\$ 35,440.22</u>
<i>Capital Reserve</i>			
	6/24/21	98	\$ 7,718.00
		<u>Sub-Total</u>	<u>\$ 7,718.00</u>
<i>Golf Course</i>			
	7/29/21	28757-28786	\$ 46,425.58
	8/5/21	28787-28807	\$ 20,717.51
	8/12/21	28808-28817	\$ 3,390.87
	8/19/21	28818-28841	\$ 16,173.00
		<u>Sub-Total</u>	<u>\$ 86,706.96</u>
<b>Total</b>			<b>\$ 129,865.18</b>

\*\*\* CHECK DATES 07/16/2021 - 08/19/2021 \*\*\*  
 VIERA EAST-GENERAL FUND  
 BANK A VIERA EAST-GF

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	EXPENSED TO DPT	SUB ACCT#	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT
7/29/21	00222	7/15/21	173086	202107	330-53800-47100		WELCOME BANNER	*	184.00	184.00 004239
7/29/21	00034	7/12/21	112086	J 202106	340-53800-47300		ALLEGRA-ROCKLEDGE	*	272.52	272.52 004240
7/29/21	00210	6/12/21	75454	JU 202107	340-53800-47300		CITY OF COCOA	*	23.77	23.77 004241
7/29/21	00626	6/16/21	155544	202104	310-51300-31500		FPL	*	1,046.50	1,046.50 004242
7/13/21	1560227	202105	310-51300-31500		PROFESSIONAL SVCS			*	2,205.50	2,205.50 004243
7/29/21	00176	7/21/21	11133939	202107	340-53800-47500		SHUTTS & BOWEN LLP	*	283.09	283.09 004244
7/29/21	00212	7/15/21	8296851	202107	340-53800-47400		LESCO PROSECUTOR	*	2,298.44	2,298.44 004245
7/29/21	00188	7/06/21	924 0043	202107	340-53800-54100		RAINBIRD SYSTEM	*	49.03	49.03 004246
7/13/21	924 0044	202107	340-53800-54100		UNIFORMS 7/6/21			*	49.03	49.03 004247
7/20/21	924 0045	202107	340-53800-54100		UNIFORMS 7/13/21			*	49.03	49.03 004248
7/27/21	924 0046	202107	340-53800-54100		UNIFORMS 7/20/21			*	49.03	49.03 004249
8/05/21	00169	8/02/21	10060T	202108	340-53800-46000		UNIFORMS 7/27/21	*	57.35	57.35 004250
8/05/21	00246	7/29/21	19184294	202107	340-53800-54500		SWITCH SAF	*	511.54	511.54 004251
8/05/21	00190	8/03/21	206242	202108	340-53800-46000		FLORIDA COAST EQUIPMENT INC	*	25.71	25.71 004252
							FIRE AND BURGLARY ALARM	*		
							MARLIN BUSINESS BANK	*		
							FUSE	*		

VIER --VIERA EAST-- HSMITH

\*\*\* CHECK DATES 07/16/2021 - 08/19/2021 \*\*\*  
 VIERA EAST-GENERAL FUND  
 BANK A VIERA EAST-GF

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	....EXPENSED TO.... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
8/03/21	206242	202108	340-53800-46100		FUSE	*	62.34	
8/12/21	00056	8/02/21	40183643	202108	300-15500-10000			
			SECURITY		NAPA AUTO PARTS	*	1,146.44	88.05 004248
8/12/21	00222	8/06/21	173107	202108	330-53800-47100	*	432.00	1,146.44 004249
			EMAIL CLUB LABELS		ADT SECURITY SERVICES	*		
8/12/21	00040	7/01/21	400930	202107	330-53800-47200	*	693.12	432.00 004250
			AWC		ALLEGRA-ROCKLEDGE	*		
7/01/21	401034	202107	330-53800-47200			*	345.00	
7/01/21	401210	202107	330-53800-47200			*	200.00	
7/23/21	400928	202107	330-53800-47200			*	3,554.88	
7/23/21	400929	202107	330-53800-47200			*	3,439.20	
7/27/21	404757	202107	330-53800-47200			*	150.00	
7/30/21	400931	202107	330-53800-47200			*	200.00	
			NVM EOM		ECOR INDUSTRIES, INC.			8,582.20 004251
8/05/21	1565076	202108	310-51300-31500		ATTORNEY FEES	*	5,258.00	
8/10/21	112086 A	202107	340-53800-47300		SHUTTS & BOWEN LLP	*	211.34	5,258.00 004252
			1705 CRANE CREEK BLVD		CITY OF COCOA			
8/10/21	00077951	202108	310-51300-54000		BUSINESS TAX RECEIPT	*	200.00	211.34 004253
7/15/21	4859886	202107	320-53800-34100		PEST CONTROL	*	277.87	200.00 004254
8/19/21	585242	202108	320-53800-34100		PEST CONTROL	*	341.20	
					ECOLAB PEST ELIMINATION DIV			619.07 004255

VIER --VIERA EAST-- HSMITH

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/19/21 PAGE 3  
 \*\*\* CHECK DATES 07/16/2021 - 08/19/2021 \*\*\* VIERA EAST-GENERAL FUND  
 BANK A VIERA EAST-GF

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	....EXPENSED TO.... YRMO DPT ACCT# SUB	VENDOR NAME SUBCLASS	STATUS	AMOUNT	.....CHECK..... AMOUNT #
---------------	-------	-----------------------------------	---	-------------------------	--------	--------	-----------------------------

2210 MONROVILLE RD  
FPL  
23.26 004256

8/01/21	406	202108	310-51300-35100		*	283.33
PENNINGTON FIELD AUG21						
PENNINGTON FIELD AUG21						

8/01/21	406	202108 310-51300-31700	83.33	*
---------	-----	------------------------	-------	---

8/01/21	406	202108	320-53800-51000	*	.24
---------	-----	--------	-----------------	---	-----

8/01/21	406	202108	310-51300-42000	*	2.93
---------	-----	--------	-----------------	---	------

8/01/21 406 202108 310-51300-42500  
COPIES  
69.00 \*

GOVERNMENTAL MANAGEMENT SERVICES 8,808.83 004257

8/19/21	00196	8/05/21	17WR7032	202108	330-53800-49600	*	1,331.58
---------	-------	---------	----------	--------	-----------------	---	----------

8/05/21	17WR/032	202108	330-53800-49600	*
BEST ACB				*
FORMER				
SWITCH				
627.79				

VIER --VIERA EAST-- HSMITH

VIERA EAST-SBA FUND  
 BANK C CAPITAL RESERVES  
 CHECK VENDOR# .....INVOICE.....EXPENSED TO.....SUB SUBCLASS  
 DATE INVOICE YRMO DPT ACCT#  
 8/19/21 00047 8/15/21 000202 202108 300-13100-10200  
 REMOVE/REPLACE CONCRETE  
 D. BELL GENERAL CONTRACTING, LLC  
 STATUS \*  
 AMOUNT 7,718.00  
 ....CHECK.....  
 AMOUNT 7,718.00 000098

TOTAL FOR BANK C 7,718.00  
 TOTAL FOR REGISTER 7,718.00

VIERA EAST- GOLF COURSE  
 BANK B VIERA EAST-GOLF

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
7/29/21	00782	7/19/21	69602	202107	340	57200	51100			*	25.50	
			MATS									
7/29/21	00782	7/19/21	69602	202107	320	57200	51100			*	74.59	
			MATS									
A LINEN CONNECTION												
7/29/21	01485	7/14/21	91143119	202107	300	14200	10000			*	469.64	100.09 028757
			GOLF BALLS									
7/16/21		91145321	202107	300	14200	10000				*	59.16	
			GOLF SHOES									
7/18/21		91146256	202107	300	14200	10000				*	71.20	
			GOLF SHOES									
7/19/21		91146540	202107	300	14200	10000				*	65.18	
			GOLF SHOES									
7/19/21		91146542	202107	300	14200	10000				*	470.31	
			GOLF BALLS									
7/21/21		91148741	202107	300	14200	10000				*	125.36	
			GOLF SHOES									
7/23/21		91150363	202107	300	14200	10000				*	704.20	
			GOLF BALLS									
ACUSHNET COMPANY												
7/29/21	00024	7/14/21	112664 J	202107	330	57200	43000			*	139.60	1,965.05 028758
			2300 CLUBHOUSE DR									
7/14/21		112664 J	202107	340	57200	43000				*	139.60	
			2300 CLUBHOUSE DR									
7/14/21		70192 JU	202107	390	57200	43000				*	474.99	
			5600 MURRELL RD									
7/15/21		141774 J	202107	320	57200	43000				*	70.10	
			4563 BRAYWICK CT									
CITY OF COCOA UTILITIES												
7/29/21	01333	7/15/21	07152021	202107	300	34700	00714			*	337.11	824.29 028759
			GIFT CARDS JUL1-15									
7/15/21		07152021	202107	300	34700	00714				*	55.00	
			HOTDOG SPECIAL									
DIVOTS GRILLE												
7/29/21	01335	7/11/21	21874130	202107	390	57200	54600			*	5,167.72	392.11 028760
			TOR EQUIPMENT LEASE									
DLL FINANCE LLC												
7/29/21	01515	7/12/21	WO-05610	202107	320	57200	46000			*	750.00	5,167.72 028761
			REPLACED BLOWER MOTOR									
7/27/21		WO-05693	202107	320	57200	46000				*	224.00	
			CLASS PARTS									
DURON SMITH A/C & HEATING DIAL PLUM												
												974.00 028762



CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	EXPENSED TO... DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
7/29/21	00947	7/15/21	4859886	202107	390-57200-46500			PEST CONTROL	*	87.65	
7/15/21	4859886	202107	340-57200-46400					PEST CONTROL	*	95.11	
7/15/21	4859886	202107	330-57200-46400					PEST CONTROL	*	95.11	
ECOLAB PEST ELIMINATION											277.87 028763
7/29/21	00035	7/12/21	42334	JU	202107	320-57200-43000		2200 CLUBHOUSE DR #LGTS	*	54.65	
7/12/21	42334	JU	202107	300-11500-10000				2200 CLUBHOUSE DR #LGTS	*	31.27	
7/12/21	45156	JU	202107	390-57200-43000				5250 MURRELL DR #MAINT	*	1,718.77	
7/12/21	45156	JU	202107	300-13100-10000				5250 MURRELL DR #MAINT	*	429.69	
7/12/21	52104	JU	202107	340-57200-43000				2300 CLUBHOUSE DR #CART	*	696.65	
7/12/21	57086	JU	202107	320-57200-43000				4563 BRAYWICK CT #BATH	*	33.65	
7/21/21	33189	JU	202107	330-57200-43000				2300 CLUBHOUSE DR	*	799.41	
7/21/21	33189	JU	202107	340-57200-43000				2300 CLUBHOUSE DR	*	799.40	
FPL											4,563.49 028764
7/14/21	643876	202107	390-57200-46110					ULTRA LOW SULFER DIESEL	*	336.86	
7/14/21	643876	202107	300-13100-10000					ULTRA LOW SULFER DIESEL	*	165.92	
7/14/21	643877	202107	390-57200-46110					1 PREM 93	*	740.45	
7/14/21	643877	202107	300-13100-10000					1 PREM 93	*	364.70	
GLOVER OIL COMPANY INC											1,607.93 028765
7/14/21	PINV0112	202107	390-57200-47500					SULFENCORE	*	528.00	
7/19/21	PINV0113	202107	390-57200-47500					PATHFINDER II	*	296.67	
GOLF VENTURES INC											824.67 028766
7/12/21	49383	202107	390-57200-47300					TOPDNESS JULY	*	444.58	
7/12/21	49383	202107	300-15500-10000					TOPDNESS AUG-SEPT	*	889.18	
GOLF SPECIALTIES, INC.											1,333.76 028767

\*\*\* CHECK DATES 07/16/2021 - 08/19/2021 \*\*\* VIERA EAST- GOLF COURSE  
BANK B VIERA EAST-GOLF

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	EXPENSED TO DPT	SUB ACCT#	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
7/29/21	01372	29633936	202107	320-57200-34100				*	120.32	
7/29/21	29633936	29633936	202107	300-13100-10000				*	120.31	
7/29/21	01509	24287130	202107	390-57200-47500				*	411.00	240.63 028768
7/29/21	00180	202107	390-57200-46110					*	28.99	411.00 028769
7/29/21	20417	202107	390-57200-46000					*	76.78	
7/29/21	01358	08978580	202106	390-57200-54200				*	33.10	105.77 028770
7/29/21	01514	0224263-	202107	390-57200-47500				*	125.00	33.10 028771
7/29/21	0224265-	202107	390-57200-47500					*	588.33	
7/29/21	0224265-	202107	300-15500-10000					*	1,176.67	
7/29/21	0224600-	202107	390-57200-47500					*	430.00	
7/29/21	00504	7292	202107	390-57200-46000				*	101.84	2,320.00 028772
7/29/21	00776	108865	202107	350-57200-51300				*	550.00	101.84 028773
7/29/21	01324	07162021	202107	320-57200-34100				*	12.99	550.00 028774
7/29/21	07162021	07162021	202107	320-57200-41000				*	106.00	
7/29/21	07162021	202107	300-13100-10400					*	1,074.00	
7/29/21	07162021	202107	320-57200-51000					*	206.75	

VIER --VIERA EAST-- HSMITH

\*\*\* CHECK DATES 07/16/2021 - 08/19/2021 \*\*\*

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	....EXPENSED TO.... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... # AMOUNT
7/16/21	07162021	07162021	202107 300-13100-10400			*	1,047.74	
7/16/21	07162021	07162021	202107 320-57200-51000			*	28.35	
7/16/21	07162021	07162021	202107 320-57200-51100			*	114.57	
7/16/21	07162021	07162021	202107 320-57200-51000			*	23.23	
7/16/21	07162021	07162021	202107 320-57200-51000			*	97.95	
7/16/21	07162021	07162021	202107 300-13100-10000			*	189.16	
REGIONS BANK								2,900.74 028775
7/29/21	01210	6/29/21 73337927	202107 320-57200-51000			*	89.75	
7/17/21	80629321	202107 320-57200-51000				*	101.13	
STAPLES ADVANTAGE								190.88 028776
7/29/21	01440	7/03/21 07032021	202107 320-57200-22400			*	194.56	
STEWART ROCKLEDGE HOSPITAL INC								194.56 028777
7/29/21	00130	7/21/21 32287487	202107 340-57200-51100			*	1,293.68	
SYSCO								1,293.68 028778
7/29/21	01512	7/14/21 7171033	202107 390-57200-54600			*	248.00	
7/14/21	7171033	202107 350-57200-46100				*	6,552.90	
7/14/21	7171033	202107 350-57200-46100				*	355.00	
7/19/21	7176328	202107 390-57200-54600				*	5,115.96	
7/19/21	7179358	202107 390-57200-54600				*	861.26	
7/20/21	7179359	202107 390-57200-54600				*	372.48	
THE HUNTINGTON NATIONAL BANK								13,505.60 028779
7/29/21	01506	7/20/21 17009	202107 390-57200-47100			*	543.40	
TURF CONTROL, LLC								543.40 028780

VIER --VIERA EAST-- HSMITH

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
7/29/21	00807	7/20/21	924 0045	202107	390-57200-54100				UNIFORMS 7/20/21	*	143.56	
7/27/21	924 0046	202107	390-57200-54100						UNIFORMS 7/27/21	*	143.56	
7/29/21	01510	7/14/21	07142021	202107	320-57200-51200				UNIFIRST CORPORATION	*	300.00	287.12 028781
									SEMINAR			
7/29/21	00068	7/23/21	9152759-	202107	320-57200-34100				UNIVERSITY OF FLORIDA	*	501.64	300.00 028782
									6 YARD DUMPSTER			
7/23/21	9153134-	202107	390-57200-47900							*	200.79	
									6 YARD DUMPSTER			
7/29/21	00117	7/09/21	41025546	202107	390-57200-46000				WASTE MANAGEMENT	*	409.60	702.43 028783
									CREDIT			
7/20/21	41027760	202107	390-57200-46000							*	645.18	
									GOLF SUPPLIES JULY			
7/20/21	41027760	202107	300-15500-10000							*	1,290.38	
									GOLF SUPPLIES AUG-SEPT			
7/20/21	41027761	202107	390-57200-46000							*	332.27	
									GOLF SUPPLIES JULY			
7/20/21	41027761	202107	300-15500-10000							*	664.55	
									GOLF SUPPLIES AUG-SEPT			
7/29/21	01501	7/21/21	4520	202107	390-57200-49000				WESCOTURF INC.	*	975.54	2,522.78 028784
									SERVICE CALL ON TRUCK			
7/21/21	4520	202107	300-13100-10000							*	975.53	
									SERVICE CALL ON TRUCK			
7/19/21	01359	7/19/21	REIM MH	202107	300-36900-10000				JSR FUELING TECHNOLOGIES, LLC	*	240.00	1,951.07 028785
									BUSINESS SOL. SPONSORSHIP			
									MIKE HOGAN			
8/02/21	00782	8/02/21	70542	202107	340-57200-51100					*	25.50	240.00 028786
									MATS			
8/02/21	70542	202107	320-57200-51100							*	74.59	
									MATS			
7/27/21	91152468	202107	300-14200-10000						A LINEN CONNECTION	*	205.35	100.09 028787
									GOLF GLOVES			

VIER --VIERA EAST-- HSMITH

\*\*\* CHECK DATES 07/16/2021 - 08/19/2021 \*\*\* VIERA EAST- GOLF COURSE  
BANK B VIERA EAST-GOLF

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	EXPENSED TO DPT	SUB ACCT#	SUB CLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
7/27/21	91152647	202107	300-14200-10000				ACUSHNET COMPANY	*	215.64	420.99 028788
8/05/21	01516	7/26/21	25927	202107	320-57200-48000		VERTICAL COLOR ADD AUG21	*	330.00	-
7/26/21	25939	202107	320-57200-48000				VIERA VOICE	*	436.50	-
8/05/21	01370	7/23/21	837186	202108	390-57200-46000		BLUEWATER CREATIVE GROUP, INC	*	477.50	766.50 028789
7/23/21	837186	202108	300-15500-10000				FOLIAR PARK AUG	*	1,432.50	-
7/23/21	837186	202108	300-15500-10000				FOLIAR PARK SEPT-NOV	*	440.15	1,910.00 028790
8/05/21	01333	7/16/21	07162021	202107	300-34700-00714		BRONSONS TURF & HORTICULTURE	*	90.00	-
7/26/21	07262021	202107	320-57200-51100				DIVOTS GRILLE	*	118.00	440.15 028791
8/05/21	00107	7/26/21	49217	202107	340-57200-51100		FLORIDA FICTITIOUS NAME PUBLISHING	*	90.00	90.00 028792
8/05/21	00237	8/04/21	1052701	202107	320-57200-54000		FLORIDA STATE GOLF ASSOCIATION	*	400.00	118.00 028793
8/05/21	01005	7/27/21	164493	202107	300-14200-10000		GCSAA	*	266.00	400.00 028794
8/05/21	00587	7/26/21	645069	202107	390-57200-46100		GLOVE IT PURSE	*	301.59	266.00 028795
7/26/21	645069	202107	300-13100-10000				ULTRA LOW SULFER DIESEL	*	147.90	-
7/26/21	645070C	202107	390-57200-46100				ULTRA LOW SULFER DIESEL	*	708.55	-
7/26/21	645070C	202107	300-13100-10000				90 NON ETHANOL	*	348.98	-
7/26/21	645070C	202107	300-13100-10000				GLOVER OIL COMPANY INC	*	1,507.02	028796

VIER --VIERA EAST-- HSMITH

CHECK DATE	CHECK VENDOR#	INVOICE DATE	INVOICE YRMO	EXPENSED TO... DPT	SUB ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
8/05/21	00194	7/16/21	PINVO113	202107	390-57200-47500			ALOPT GC SC	*	651.55	
		7/22/21	PINVO113	202107	390-57200-47500			SULFENCORE	*	540.51	
8/05/21	00483	7/25/21	07252021	202107	300-13100-10000			GOLF VENTURES INC	*		1,192.06 028797
								GF MAINT SUPP		67.37	
		7/25/21	07252021	202107	390-57200-47100				*	205.37	
		7/25/21	07252021	202107	390-57200-47400			IRR/DRAINAGE SUPP	*	42.69	
								FLOWER/MULCH SUPP			
8/05/21	01517	8/01/21	08012021	202108	300-20300-10000			LOWE'S	*		315.43 028798
								MEMBERSHIP REFUND		2,001.01	
8/05/21	00127	7/29/21	629234	202107	390-57200-47100			PETER MCHUGH	*		2,001.01 028799
								DRAINBLASTER		545.71	
8/05/21	01512	7/24/21	7186188	202107	390-57200-54600			PRECISION	*		545.71 028800
								TORO WORKMAN HDX PRO		652.34	
		7/29/21	7194616	202107	390-57200-54600				*	1,065.98	
								TORO REELMASTER			
8/05/21	01506	5/11/21	15749	202105	390-57200-47100			THE HUNTINGTON NATIONAL BANK	*		1,718.32 028801
								RAINBIRD COMPLETE NPT		1,826.30	
		5/11/21	15749	202105	320-57200-49000				*	18.91	
		5/11/21	15749	202105	320-57200-49000			FINANCE CHARGE	*	28.82	
								FINANCE CHARGE			
8/05/21	01207	7/26/21	444039A	202108	390-57200-49300			TURF CONTROL, LLC	*		1,874.03 028802
								POGOT AUG		342.55	
		7/26/21	444039A	202108	300-15500-10000				*	1,027.63	
		8/01/21	2444681A	202108	390-57200-47500			POGOT SEPT-NOV	*	462.50	
								CHEMICALS AUG			
		8/01/21	2444681A	202108	300-15500-10000				*	1,387.50	
								CHEMICALS SEPT-NOV			
		8/01/21	244681B	202108	390-57200-47500				*	452.50	
								CHEMICALS AUG			

VIER --VIERA EAST-- HSMITH

\*\*\* CHECK DATES 07/16/2021 - 08/19/2021 \*\*\*  
 VIERA EAST- GOLF COURSE  
 BANK B VIERA EAST-GOLF

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	EXPENSED TO... DPT	ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
8/01/21	244681B	202108	300-15500-10000					*	1,357.50	
8/01/21	444039B	202108	390-57200-49300					*	342.55	
8/01/21	444039B	202108	300-15500-10000					*	1,027.63	
8/05/21	00807	8/03/21	924 0047	202108	390-57200-54100		TRIGON TURF SCIENCES	*	143.56	6,400.36 028803
							UNIFORMS 8/3/21			
8/05/21	00117	7/22/21	41028462	202107	390-57200-46000		UNIFIRST CORPORATION	*	61.13	143.56 028804
							FLYERS			
7/23/21	41028670	202107	390-57200-46000				STEERING	*	167.86	
8/05/21	01397	7/27/21	748974	202107	350-57200-46100		WESCO TURF INC.	*	97.00	228.99 028805
							1 YTLAR GOLF CAR			
7/27/21	749024	202107	350-57200-46100				1 YULAS GOLF CAR	*	164.00	
8/06/21	00776	7/20/21	108865 R	202108	350-57200-51300		YAMAHA MOTOR FINANCE CORP, USA	*	18.29	261.00 028806
							FREIGHT ON E RANGE KEYS			
8/12/21	01485	8/02/21	91156497	202108	300-14200-10000		RANGE SERVANT AMERICA, INC	*	641.56	18.29 028807
							GOLF BALLS			
8/12/21	01031	8/02/21	08022021	202108	320-57200-54000		ACUSHNET COMPANY	*	500.00	641.56 028808
							ANNUAL REUSE BILLING			
8/12/21	00390	7/31/21	93362931	202107	300-14200-10000		BREVARD COUNTY BOARD OF COUNTY COMM	*	516.00	500.00 028809
							GOLF BALLS			
8/12/21	01388	8/25/21	AR655908	202108	390-57200-54600		CALLAWAY	*	129.02	516.00 028810
							COPIER			
8/12/21	01394	8/02/21	70449488	202108	330-57200-54600		DEX IMAGING	*	101.29	129.02 028811
							DISH MACHINE RENTAL			
							ECOLAB			101.29 028812

VIER --VIERA EAST-- HSMITH

\*\*\* CHECK DATES 07/16/2021 - 08/19/2021 \*\*\*  
 VIERA EAST- GOLF COURSE  
 BANK B VIERA EAST-GOLF

CHECK DATE	VEND#	.....INVOICE.....	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT
8/12/21	00076	8/09/21	1128053	202107	300-13100-10500					FLORIDA CITY GAS	*	216.74	216.74 028813
				2300	CLUBHOUSE DR								
8/12/21	01427	7/28/21	353427	202107	300-14200-10000					GRIPS	*	315.88	
										GLOBAL GOLF SALES			315.88 028814
8/12/21	01372	8/02/21	29812301	202108	320-57200-34100					COPIER LEASE	*	240.63	
		8/02/21	29812301	202108	300-13100-10000					COPIER LEASE	*	240.63	
										GREAT AMERICA FINANCIAL SVCS			481.26 028815
8/12/21	01440	8/03/21	19	202108	320-57200-22400					DRUG TESTING	*	389.12	
										STEWART ROCKLEDGE HOSPITAL INC			389.12 028816
8/12/21	01421	7/31/21	0721-TR7	202107	300-13100-10000					COBRA GF ADMIN	*	8.33	
		7/31/21	0721-TR7	202107	300-13100-10000					COBRA GF MAINT	*	33.33	
		7/31/21	0721-TR7	202107	390-57200-22000					COBRA GC MAINT	*	58.34	
										WAGEWORKS, INC.			100.00 028817
8/19/21	00782	8/16/21	71480	202108	340-57200-51100					MATS	*	25.50	
		8/16/21	71480	202108	320-57200-51100					MATS	*	74.59	
										A LINEN CONNECTION			100.09 028818
8/19/21	00091	8/10/21	INV04903	202108	300-14200-10000					ACCESSORIES	*	510.88	
		8/10/21	INV04904	202108	300-14200-10000					ACCESSORIES	*	577.61	
										AHEAD LLC			1,088.49 028819
8/19/21	01445	8/10/21	57117	AU 202108	390-57200-43000					LED LIGHTING	*	201.80	
		8/10/21	57117	AU 202108	300-13100-10000					LED LIGHTING	*	201.80	
		8/10/21	57117	AU 202108	320-57200-43000					LED LIGHTING	*	201.80	
		8/10/21	57117	AU 202108	340-57200-43000					LED LIGHTING	*	201.79	
										BANLEACO			807.19 028820

VIER --VIERA EAST-- HSMITH



AP300R

PAGE 10

RUN 8/19/21

CHECK REGISTER

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER

07/16/2021 - 08/19/2021 \*\*\*

VIERA EAST- GOLF COURSE

BANK B VIERA EAST-GOLF

.....INVOICE.....  
DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS  
VENDOR NAME  
BRIDGESTONE GOLF, INC.  
CALLAWAY  
CHRYSTOPHER THOMAS GAME  
ECOLAB PEST ELIMINATION  
FPL  
GLOVER OIL COMPANY INC  
VIER --VIERA EAST-- HSMITHCHECK VEND#  
DATE

STATUS

AMOUNT

.....CHECK.....  
AMOUNT  
#

8/19/21 00324 8/10/21 10030243 202108 300-14200-10000 453.00 028821

8/19/21 00390 8/09/21 93365106 202108 300-14200-10000 258.00 028822

8/19/21 01481 8/09/21 08092021 202108 320-57200-51200 89.10 028823

8/19/21 00947 8/19/21 5052746 202108 390-57200-46500 87.65 028824

8/19/21 5052746 202108 340-57200-46400 95.11 028825

8/19/21 5052746 202108 330-57200-46400 95.11 028826

8/11/21 33180 AU 202108 330-57200-43000 820.56 028827

8/11/21 33180 AU 202108 340-57200-43000 820.56 028828

8/11/21 42334 AU 202108 320-57200-43000 51.73 028829

8/11/21 42334 AU 202108 300-11500-10000 29.61 028830

8/11/21 45156 AU 202108 390-57200-43000 1,857.97 028831

8/11/21 45156 AU 202108 300-13100-10000 464.49 028832

8/11/21 52104 AU 202108 340-57200-43000 577.82 028833

8/11/21 57086 AU 202108 320-57200-43000 29.48 028834

8/05/21 643271 202108 390-57200-46100 192.83 028835

8/05/21 643271 202108 300-13100-10000 94.98 028836

8/05/21 643272 202108 390-57200-46100 736.13 028837

8/05/21 643272 202108 300-13100-10000 362.57 028838

8/05/21 643272 202108 300-13100-10000 1,386.51 028839

AP300R  
 \*\*\* CHECK DATES 07/16/2021 - 08/19/2021 \*\*\*  
 YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
 VIERA EAST- GOLF COURSE  
 BANK B VIERA EAST-GOLF

PAGE 11

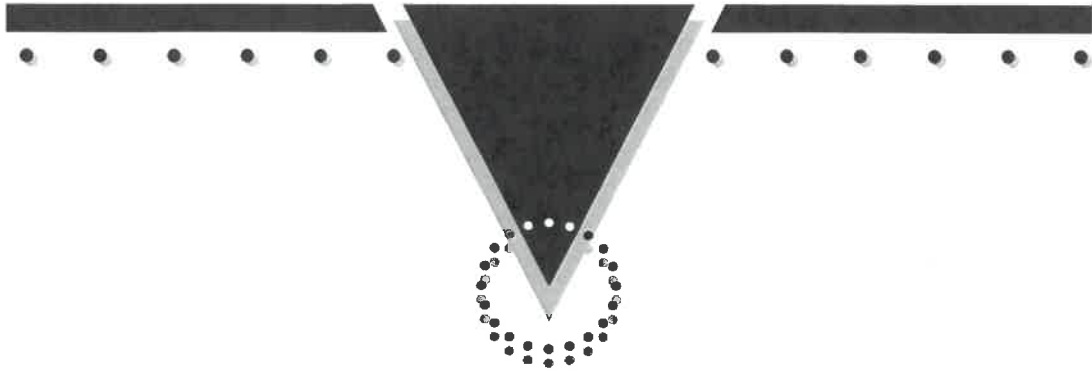
RUN 8/19/21

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO...	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
8/19/21	00194	8/05/21	PINVO113	PROHEX	202107	390-57200-47500				GOLF VENTURES INC	*	384.50	384.50 028827
8/19/21	01111	8/01/21	407	DISSEMINATION SVC AUG21	202108	310-57200-31700				GMS-CENTRAL FLORIDA, LLC	*	83.33	83.33 028828
8/19/21	00272	8/10/21	65185468	HYTREL	202108	390-57200-46000				GRAINGER INC	*	18.40	18.40 028829
8/19/21	01358	7/31/21	09063490	CYLINDER RENTAL	202107	390-57200-54200				NEXAIR, LLC	*	34.18	34.18 028830
8/19/21	00127	8/06/21	629573	SUNGAL	202108	390-57200-49800					*	227.85	227.85
8/19/21	629573	8/06/21	629573	SUNGAL	202108	390-57200-51100					*	165.80	165.80
8/19/21	00569	8/03/21	CD258758	ENGINE FOR SPOLLER AUG	202108	390-57200-46000				PRECISION	*	375.15	375.15
8/19/21	00603	8/03/21	CD258758	ENGINE FOR SPOLL SEPT-AUG	202108	300-15500-10000				R&R PRODUCTS, INC.	*	1,125.45	1,125.45
8/19/21	01334	8/05/21	149699	EDGER BLADE	202108	390-57200-46000					*	134.90	134.90
8/19/21	00399	9/01/21	TSTW	TERMITE WARRANTY RENEWAL	202109	320-57200-34100				ROCKLEDGE MOWER & SERVICE	*	572.11	572.11
8/19/21	01210	8/14/21	80632441	OFFICE SUPPLIES	202108	320-57200-51000				SITEONE LANDSCAPE SUPPLY, LLC	*	325.00	325.00
8/19/21	00130	8/18/21	32292779	CUPS	202108	340-57200-51100				SLUG-A-BUG	*	105.06	105.06
8/19/21	00130	8/18/21	32292779	CUPS	202108	340-57200-51100				STAPLES ADVANTAGE	*	735.71	735.71
8/19/21	00130	8/18/21	32292779	CUPS	202108	340-57200-51100				SYSCO	*	735.71	735.71

VIER --VIERA EAST-- HSMITH

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	EXPENSED TO... DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
8/19/21	01512	8/08/21	7210849	202108	390-57200-54600		CRUSHMAN HAULER	*	419.64	
8/08/21	7210849	202108	390-57200-54600				TORO SAND PRO	*	861.26	
THE HUNTINGTON NATIONAL BANK										1,280.90 028838
8/10/21	00807	8/10/21	924 0048	202108	390-57200-54100		UNIFORMS	*	158.15	
UNIFIRST CORPORATION										158.15 028839
8/11/21	01502	8/11/21	04-VECD	202108	320-57200-48000		AD REIMBURSEMENT	*	1,200.00	
8/11/21	04-VECD	202108	320-57200-48000				AD REIMBURSEMENT	*	67.84	
8/11/21	04-VECD	202108	320-57200-48000				AD REIMBURSEMENT	*	5.00	
UNIQUE WEBB CONSULTING										1,272.84 028840
7/30/21	00117	7/30/21	41029899	202107	390-57200-46000		WASHER HARDENED	*	61.20	
WESCOTURF INC.										61.20 028841
TOTAL FOR BANK B									86,706.96	
TOTAL FOR REGISTER									86,706.96	

## SECTION B



**Viera East  
Community Development  
District**

**Unaudited Financial Reporting**

**July 31, 2021**



# TABLE OF CONTENTS

1	<u>Balance Sheet</u>
2-4	<u>General Fund Income Statement</u>
5	<u>Capital Reserve Income Statement</u>
6	<u>Capital Reserve Check Register</u>
7	<u>Debt Service Series 2006 Income Statement</u>
8	<u>Debt Service Series 2020 Income Statement</u>
9	<u>Capital Projects Series 2020 Income Statement</u>
10-13	<u>Golf Course Income Statement</u>
14-15	<u>Month by Month- General Fund</u>
16-18	<u>Month by Month- Golf Course</u>
19	<u>Month by Month- Proshop</u>
20	<u>Long Term Debt Report</u>
21	<u>FY2021 Tax Receipt Schedule</u>

**Viera East**  
**Community Development District**  
 Combined Balance Sheet  
 July 31, 2021

**Governmental Fund Types**

	<b><u>General</u></b>	<b><u>Capital Reserve</u></b>	<b><u>Debt Service</u></b>	<b><u>Capital Projects</u></b>	<b><u>Golf Course/Recreation</u></b>	<b><u>Totals</u></b> <b><u>(memorandum only)</u></b>
<b><u>Assets</u></b>						
Operating Account	\$440,820	\$121,544	---	---	\$697,433	\$1,259,797
Accounts Receivable	---	---	---	---	(\$221)	(\$221)
Rent Receivable	---	---	---	---	\$2,187	\$2,187
Due From Golf Course	\$61,708	\$5,946	---	---	---	\$67,655
Due From General Fund	---	\$231	\$24,831	---	\$115,262	\$140,324
Due From Capital Reserve	\$209	---	---	---	\$9,674	\$9,883
Due from Debt Service	\$11,030	---	---	---	\$22,922	\$33,953
Due from Other	---	---	---	---	\$3,097	\$3,097
Due from Capital Projects	---	\$25,374	---	---	\$750	\$26,124
Inventory - Pro Shop	---	---	---	---	\$32,905	\$32,905
<b><u>Investments:</u></b>						
State Board	---	\$103,147	---	---	---	\$103,147
Benefit Assessment- Series 2012	---	---	---	---	\$4,118	\$4,118
Reserve - Series 2012	---	---	---	---	\$9	\$9
Bond Service- Series 2012	---	---	---	---	\$280,129	\$280,129
Bond Service- Series 2006	---	---	\$467,419	---	---	\$467,419
Reserve- Series 2020	---	---	\$234,602	---	---	\$234,602
Temporary Interest Series 2020	---	---	\$270,940	---	---	\$270,940
Project- Series 2020	---	---	---	\$4,376,674	---	\$4,376,674
Improvements (Net of Depreciation)	---	---	---	---	\$1,130,856	\$1,130,856
Prepaid Expenses- Debt	---	---	---	---	\$106,250	\$106,250
Prepaid Expenses- Operations	\$3,500	---	---	---	\$62,319	\$65,820
<b>Total Assets</b>	<b>\$517,268</b>	<b>\$256,243</b>	<b>\$997,792</b>	<b>\$4,376,674</b>	<b>\$2,467,690</b>	<b>\$8,615,667</b>
<b><u>Liabilities</u></b>						
Accounts Payable	\$9,606	---	---	---	\$11,220	\$20,826
Accrued Expenses	\$3,684	---	---	---	\$12,061	\$15,744
Deferred Revenue- Season Advance	---	---	---	---	\$68,994	\$68,994
Deferred Revenue- Special Assessments O&M	---	---	---	---	\$3,039	\$3,039
Deferred Revenue- Special Assessments Debt	---	---	---	---	\$117,012	\$117,012
Deposit-Divots Grill	---	---	---	---	\$2,000	\$2,000
Due to General Fund	---	\$209	\$11,030	---	\$61,708	\$72,948
Accrued Interest Payable	---	---	---	---	\$77,364	\$77,364
Sales Tax Payable	---	---	---	---	\$183	\$183
Event Deposits	---	---	---	---	\$910	\$910
Due to Golf Course	\$115,262	\$9,674	\$22,922	---	---	\$147,859
Due to Debt Service	\$24,831	---	---	---	---	\$24,831
Due to Capital Reserve	\$231	---	---	\$25,374	\$5,946	\$31,552
Accrued Payroll Payable	\$9,021	---	---	---	\$19,906	\$28,927
Bonds Payable - Series 2012	---	---	---	---	\$2,895,000	\$2,895,000
Bond Discount	---	---	---	---	(\$15,817)	(\$15,817)
Deferred Loss	---	---	---	---	(\$159,029)	(\$159,029)
<b><u>Fund Equity</u></b>						
Net Assets	---	---	---	---	(\$632,808)	(\$632,808)
<b><u>Fund Balances</u></b>						
Assigned - First Quarter	\$176,000	---	---	---	---	\$176,000
Nonspendable - Prepaid Expense	\$3,500	---	---	---	---	\$3,500
Unassigned	\$175,133	---	---	---	---	\$175,133
Assigned- Capital Reserve Fund	---	\$246,359	---	---	---	\$246,359
Restricted for Capital Projects	---	---	---	\$4,351,300	---	\$4,351,300
Restricted for Debt Service	---	---	\$963,839	---	---	\$963,839
<b>Total Liabilities, Fund Equity, Other</b>	<b>\$517,268</b>	<b>\$256,243</b>	<b>\$997,792</b>	<b>\$4,376,674</b>	<b>\$2,467,690</b>	<b>\$8,615,667</b>

# Viera East

## Community Development District

### General Fund Statement of Revenues & Expenditures For Period Ending July 31, 2021

	Adopted Budget	Prorated Budget 7/31/21	Actual 7/31/21	Variance
<b><u>Revenues</u></b>				
Maintenance Assessments	\$808,157	\$808,157	\$808,157	\$0
Golf Course Administrative Services	\$56,280	\$46,900	\$46,900	\$0
Donations for Park Material	\$0	\$0	\$2,000	\$2,000
Interest Income	\$100	\$83	\$4	(\$80)
<b>Total Revenues</b>	<b>\$864,536</b>	<b>\$855,139</b>	<b>\$857,061</b>	<b>\$1,921</b>
<b><u>Administrative Expenditures</u></b>				
Supervisors Fees	\$30,496	\$25,413	\$25,367	\$47
Engineering Fees	\$5,000	\$4,167	\$1,815	\$2,352
Attorney's Fees	\$5,000	\$4,167	\$11,698	(\$7,531)
Dissemination	\$1,000	\$833	\$833	\$0
Trustee Fees	\$5,600	\$4,667	\$5,836	(\$1,169)
Annual Audit	\$6,500	\$5,417	\$2,750	\$2,666
Collection Agent	\$2,500	\$2,083	\$2,084	(\$0)
Management Fees	\$100,440	\$83,700	\$83,700	\$0
Postage	\$1,500	\$1,250	\$2,090	(\$840)
Printing & Binding	\$2,500	\$2,083	\$1,102	\$982
Insurance- Liability	\$7,475	\$6,229	\$7,300	(\$1,071)
Legal Advertising	\$1,500	\$1,250	\$2,037	(\$787)
Other Current Charges	\$1,500	\$1,250	\$358	\$892
Office Supplies	\$1,500	\$1,250	\$132	\$1,118
Dues & Licenses	\$175	\$146	\$146	(\$0)
Information Technology	\$3,400	\$2,833	\$2,833	\$0
<b>Total Administrative</b>	<b>\$176,086</b>	<b>\$146,739</b>	<b>\$150,081</b>	<b>(\$3,342)</b>



# Viera East

## Community Development District

### General Fund

#### Statement of Revenues & Expenditures For Period Ending July 31, 2021

	Adopted Budget	Prorated Budget 7/31/21	Actual 7/31/21	Variance
<b><u>Operating Expenditures</u></b>				
Salaries	\$149,299	\$124,416	\$121,281	\$3,135
Administrative Fee	\$1,659	\$1,383	\$1,730	(\$348)
FICA Expense	\$11,421	\$9,518	\$7,756	\$1,762
Employee Insurance	\$16,914	\$14,095	\$13,144	\$951
Workers Compensation	\$2,926	\$2,438	\$3,099	(\$661)
Unemployment	\$853	\$711	\$992	(\$281)
Other Contractual	\$7,500	\$6,250	\$7,239	(\$989)
Training	\$500	\$417	\$0	\$417
Uniforms	\$500	\$417	\$0	\$417
<b>Total Operating</b>	<b>\$191,572</b>	<b>\$159,643</b>	<b>\$155,242</b>	<b>\$4,401</b>
<b><u>Maintenance Expenditures</u></b>				
Canal Maintenance	\$14,000	\$11,667	\$0	\$11,667
Lake Bank Restoration	\$60,000	\$60,000	\$57,000	\$3,000
Environmental Services	\$20,000	\$16,667	\$2,996	\$13,671
Water Management System	\$99,000	\$82,500	\$89,577	(\$7,077)
Control Burns	\$15,000	\$12,500	\$2,790	\$9,710
Contingencies	\$2,000	\$1,667	\$0	\$1,667
Fire Line Maintenance	\$3,000	\$2,500	\$800	\$1,700
Basin Repair	\$4,000	\$3,333	\$0	\$3,333
<b>Total Maintenance</b>	<b>\$217,000</b>	<b>\$190,833</b>	<b>\$153,163</b>	<b>\$37,670</b>

# Viera East

## Community Development District

### General Fund Statement of Revenues & Expenditures For Period Ending July 31, 2021

	Adopted Budget	Prorated Budget 7/31/21	Actual 7/31/21	Variance
<i><u>Grounds Maintenance Expenditures</u></i>				
Salaries	\$140,787	\$117,323	\$108,822	\$8,501
Administrative Fees	\$3,684	\$3,070	\$2,702	\$368
FICA	\$10,770	\$8,975	\$8,013	\$962
Health Insurance	\$18,818	\$15,682	\$13,442	\$2,240
Workers Compensation	\$2,759	\$2,299	\$2,753	(\$454)
Unemployment	\$2,120	\$1,767	\$1,745	\$22
Telephone	\$6,250	\$5,208	\$5,125	\$83
Utilities	\$5,500	\$4,583	\$5,797	(\$1,214)
Property Appraiser	\$1,990	\$1,990	\$1,989	\$2
Insurance	\$1,663	\$1,386	\$1,249	\$137
Repairs	\$15,000	\$12,500	\$16,206	(\$3,706)
Fuel	\$10,000	\$8,333	\$11,661	(\$3,327)
Park Maintenance	\$2,500	\$2,083	\$4,101	(\$2,017)
Sidewalk Maintenance	\$5,000	\$4,167	\$0	\$4,167
Chemicals	\$4,000	\$3,333	\$1,924	\$1,409
Contingencies	\$4,000	\$4,000	\$6,244	(\$2,244)
Refuse	\$6,000	\$5,000	\$3,840	\$1,160
Office Supplies	\$750	\$750	\$765	(\$15)
Uniforms	\$3,000	\$2,500	\$2,064	\$436
Fire Alarm System	\$6,500	\$5,417	\$6,292	(\$875)
Rain Bird Pump System	\$27,576	\$22,980	\$23,444	(\$464)
Park Materials	\$0	\$0	\$2,347	(\$2,347)
<b>Total Grounds Maintenance</b>	<b>\$278,667</b>	<b>\$233,346</b>	<b>\$230,524</b>	<b>\$2,821</b>
<b>Total Expenditures</b>	<b>\$863,325</b>	<b>\$730,561</b>	<b>\$689,010</b>	<b>\$41,551</b>
<b>Operating Income (Loss)</b>	<b>\$1,211</b>	<b>\$124,578</b>	<b>\$168,050</b>	<b>\$43,472</b>
<i><u>Non Operating Revenues/(Expenditures)</u></i>				
Reserve Funding- Transfer Out (Capital Reserve)	(\$1,211)	(\$750)	(\$750)	\$0
Reserve Funding- Transfer Out (Excess)	\$0	\$0	\$0	\$0
<b>Total Non Operating Revenues/(Expenditures)</b>	<b>(\$1,211)</b>	<b>(\$750)</b>	<b>(\$750)</b>	<b>\$0</b>
<b>Excess Revenue/(Expenditures)</b>	<b>(\$0)</b>	<b>\$123,828</b>	<b>\$167,300</b>	<b>\$43,472</b>
<b>Beginning Fund Balance</b>	<b>\$0</b>		<b>\$187,333</b>	
<b>Ending Fund Balance</b>	<b>\$0</b>		<b>\$354,633</b>	

**Viera East**  
**Community Development District**  
 Capital Reserve Fund  
 Statement of Revenues & Expenditures  
 For Period Ending July 31, 2021

	<b>Adopted Budget</b>	<b>Prorated Budget 7/31/21</b>	<b>Actual 7/31/21</b>	<b>Variance</b>
<b><u>Revenues</u></b>				
Interest Income	\$2,500	\$2,083	\$127	(\$1,956)
Reserve Funding - Transfer In (General)	\$1,211	\$750	\$750	\$0
Reserve Funding - Transfer In (Golf)	\$31,219	\$19,326	\$19,326	\$0
Reserve Funding - Transfer In (General Excess)	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$34,930</b>	<b>\$22,159</b>	<b>\$20,203</b>	<b>(\$1,956)</b>
<b><u>Expenditures</u></b>				
Capital Outlay	\$100,000	\$72,821	\$72,821	\$0
Truck Maintenance	\$25,000	\$0	\$0	\$0
Transfer Out	\$0	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$125,000</b>	<b>\$72,821</b>	<b>\$72,821</b>	<b>\$0</b>
<b>Excess Revenues/(Expenditures)</b>	<b>(\$90,070)</b>		<b>(\$52,618)</b>	
<b>Beginning Fund Balance</b>	<b>\$229,102</b>		<b>\$298,978</b>	
<b>Ending Fund Balance</b>	<b>\$139,032</b>		<b>\$246,359</b>	

# Viera East Community Development District

Capital Reserve Fund  
Capital Outlay Check Register Detail  
For Period Ending July 31, 2021

Check Date	Vendor	Detail	Amount
<b>Capital Outlay</b>			
<i>FY2021</i>			
2/18/21	Payne Restaurant Equipment	Machine & Dispenser	\$ 6,995.00
1/29/21	Amazon	Outdoor Convex Mirror	\$ 693.94
2/2/21	Amazon	WP Reflective Tape	\$ 71.98
2/2/21	Global Industrial	Post Guard Remove Bollard	\$ 3,624.59
3/4/21	Lowes	Posts for Mirror	\$ 209.30
3/25/21	Laceys Lock Services	Bollard Project	\$ 288.50
3/29/21	Landscape Depot	Playground Project	\$ 4,853.14
4/1/21	Rob Dale	Playground Caution Signs	\$ 47.60
2/26/21	Gary Yeomans Palms Bay	Ford Truck	\$ 51,797.85
3/29/21	Regions Bank	Vision Metalizers	\$ 428.64
4/1/21	Lowes	Bollard Project	\$ 193.24
4/8/21	ABC Contrete Cutting Inc	Bollard Project	\$ 1,292.65
5/19/21	Uline	Message Ctr Sign	\$ 750.00
5/19/21	Amazon	Playground Supplies	\$ 169.85
7/1/21	Change of Greenery	Planting Litoral Shelf	\$ 1,405.00
<b>Total</b>			<b>\$ 72,821.28</b>

**Viera East**  
**Community Development District**  
Debt Service Fund Series 2006  
Statement of Revenues & Expenditures  
For Period Ending July 31, 2021

	<b>Adopted Budget</b>	<b>Prorated Budget 7/31/21</b>	<b>Actual 7/31/21</b>	<b>Variance</b>
<b><u>Revenues</u></b>				
Special Assessments	\$2,376,297	\$2,376,297	\$2,376,297	\$0
Interest Income	\$1,500	\$1,250	\$49	(\$1,201)
<b>Total Revenues</b>	<b>\$2,377,797</b>	<b>\$2,377,547</b>	<b>\$2,376,346</b>	<b>(\$1,201)</b>
<b><u>Expenditures</u></b>				
<b><u>Series 2006</u></b>				
Interest-11/1	\$126,644	\$126,644	\$126,644	\$0
Interest-5/1	\$126,644	\$126,644	\$126,644	\$0
Principal-5/1	\$2,140,000	\$2,140,000	\$2,140,000	\$0
<b>Total Expenditures</b>	<b>\$2,393,288</b>	<b>\$2,393,288</b>	<b>\$2,393,288</b>	<b>\$0</b>
<b>Excess Revenues/(Expenditures)</b>	<b>(\$15,491)</b>		<b>(\$16,941)</b>	
<b>Beginning Fund Balance</b>	<b>\$522,357</b>		<b>\$475,238</b>	
<b>Ending Fund Balance</b>	<b>\$506,866</b>		<b>\$458,297</b>	

**Viera East**  
**Community Development District**  
Debt Service Fund Series 2020  
Statement of Revenues & Expenditures  
For Period Ending July 31, 2021

	<b>Adopted Budget</b>	<b>Prorated Budget 7/31/21</b>	<b>Actual 7/31/21</b>	<b>Variance</b>
<b><u>Revenues</u></b>				
Interest Income	\$1,000	\$833	\$24	(\$809)
<b>Total Revenues</b>	<b>\$1,000</b>	<b>\$833</b>	<b>\$24</b>	<b>(\$809)</b>
<b><u>Expenditures</u></b>				
<b><u>Series 2020</u></b>				
Interest-11/1	\$52,679	\$52,679	\$52,679	\$0
Interest-5/1	\$90,308	\$90,308	\$90,308	\$0
<b>Total Expenditures</b>	<b>\$142,987</b>	<b>\$142,987</b>	<b>\$142,987</b>	<b>\$0</b>
<b>Excess Revenues/(Expenditures)</b>	<b>(\$141,987)</b>		<b>(\$142,962)</b>	
<b>Beginning Fund Balance</b>	<b>\$648,505</b>		<b>\$648,505</b>	
<b>Ending Fund Balance</b>	<b>\$506,518</b>		<b>\$505,542</b>	

# Viera East

## Community Development District

Capital Projects Fund Series 2020  
Statement of Revenues & Expenditures  
For Period Ending July 31, 2021

	<b>Actual</b> <b>7/31/21</b>
<u>Revenues</u>	
Interest Income	\$222
<b>Total Revenues</b>	<b>\$222</b>
<u>Expenditures</u>	
Capital Outlay	\$1,738,473
Cost of Issuance	\$0
<b>Total Expenditures</b>	<b>\$1,738,473</b>
<b>Excess Revenues/(Expenditures)</b>	<b>(\$1,738,251)</b>
<b>Beginning Fund Balance</b>	<b>\$6,089,551</b>
<b>Ending Fund Balance</b>	<b>\$4,351,300</b>

**Viera East**  
**Community Development District**  
 Golf Course/Recreation Fund - Operations  
 Statement of Revenues & Expenditures  
 For Period Ending July 31, 2021

	Adopted Budget	Actuals	Current Month Budget	Variance	Actuals	Year-to-Date Budget	Variance
<i>Number of Rounds</i>							
Paid Rounds	35,250	3,114	2,260	854	38,608	30,967	7,641
Member Rounds	10,000	625	641	(16)	8,677	8,785	(108)
Comp Rounds	3,000	125	192	(67)	1,764	2,636	(872)
EZ Links	3,000	0	192	(192)	-	2,569	(2,569)
GolfNow	2,000	315	128	187	2,860	1,757	1,103
Total Memberships	60	3	-	3	68	60	8
<i>Revenue per Round</i>							
Paid Rounds	\$40	\$32	\$37	(\$5)	\$36	\$41	(\$5)
<i>Revenues</i>							
Greens Fees/Cart Fees	\$1,426,357	\$98,191	\$82,729	\$15,463	\$1,400,964	\$1,265,892	\$135,072
Gift Cards - Sales	\$25,000	\$1,128	\$1,450	(\$322)	\$9,711	\$22,188	(\$12,477)
Gift Cards - Usage	(\$25,000)	(\$681)	(\$1,450)	\$769	(\$17,191)	(\$22,188)	\$4,996
Season Advance/Trail Fees	\$210,000	\$17,574	\$12,180	\$5,394	\$198,038	\$186,375	\$11,663
Associate Memberships	\$42,000	\$553	\$2,436	(\$1,883)	\$37,367	\$37,275	\$92
Driving Range	\$80,000	\$6,657	\$4,640	\$2,017	\$77,922	\$71,000	\$6,922
Golf Lessons	\$2,100	\$175	\$122	\$53	\$1,750	\$1,864	(\$114)
Merchandise Sales	\$115,000	\$11,826	\$6,670	\$5,156	\$104,505	\$102,063	\$2,442
Restaurant	\$20,000	\$2,373	\$1,160	\$1,213	\$31,237	\$17,750	\$13,487
Special Assessments - Operations	\$18,239	\$1,519	\$1,521	(\$2)	\$15,193	\$15,197	(\$4)
Miscellaneous Income	\$15,000	\$737	\$1,251	(\$514)	\$4,964	\$12,498	(\$7,534)
<b>Total Revenues</b>	<b>\$1,928,696</b>	<b>\$140,052</b>	<b>\$112,709</b>	<b>\$27,344</b>	<b>\$1,864,459</b>	<b>\$1,709,913</b>	<b>\$154,547</b>
<i>Golf Course Expenditures</i>							
Other Contractual Services	\$15,000	\$1,733	\$1,251	(\$482)	\$13,291	\$12,498	(\$793)
Telephone/Internet	\$5,500	\$228	\$459	\$231	\$1,182	\$4,583	\$3,401
Postage	\$2,000	\$0	\$167	\$167	\$1,623	\$1,666	\$44
Printing & Binding	\$1,000	\$0	\$83	\$83	\$0	\$833	\$833
Utilities	\$15,900	\$1,298	\$1,326	\$28	\$12,789	\$13,248	\$459
Repairs & Maintenance	\$8,000	\$2,742	\$667	(\$2,075)	\$11,299	\$6,666	(\$4,633)
Advertising	\$45,000	\$2,397	\$3,753	\$1,357	\$14,749	\$37,494	\$22,745
Bank Charges	\$35,000	\$3,719	\$2,919	(\$800)	\$40,000	\$29,162	(\$10,838)
Office Supplies	\$4,000	\$610	\$334	(\$276)	\$2,590	\$3,333	\$743
Operating Supplies	\$5,000	\$428	\$417	(\$11)	\$3,559	\$4,166	\$607
Dues, Licenses & Subscriptions	\$8,000	\$2,912	\$667	(\$2,245)	\$8,194	\$6,666	(\$1,528)
Drug Testing - All Departments	\$500	\$195	\$42	(\$153)	\$681	\$417	(\$264)
Training, Education & Employee Relations	\$3,000	\$300	\$250	(\$50)	\$1,655	\$2,500	\$844
Contractual Security	\$3,000	\$196	\$250	\$54	\$3,594	\$2,500	(\$1,094)
IT Services	\$3,000	\$0	\$250	\$250	\$2,367	\$2,500	\$133
<b>Total Golf Course Expenditures</b>	<b>\$153,900</b>	<b>\$16,757</b>	<b>\$12,835</b>	<b>(\$3,921)</b>	<b>\$117,572</b>	<b>\$128,229</b>	<b>\$10,658</b>



Viera East  
Community Development District  
Golf Course/Recreation Fund - Operations  
Statement of Revenues & Expenditures  
For Period Ending July 31, 2021

	Adopted Budget	Actuals	Current Month Budget	Variance	Actuals	Year-to-Date Budget	Variance
<i>Restaurant Expenditures</i>							
Pest Control	\$1,200	\$95	\$77	(\$18)	\$1,046	\$1,054	\$8
Equipment Lease	\$1,100	\$99	\$71	(\$29)	\$1,067	\$966	(\$101)
<b>Total Restaurant Expenditures</b>	<b>\$2,300</b>	<b>\$194</b>	<b>\$147</b>	<b>(\$47)</b>	<b>\$2,113</b>	<b>\$2,021</b>	<b>(\$93)</b>
<i>Golf Operation Expenditures</i>							
Salaries	\$210,900	\$16,244	\$17,574	\$1,331	\$169,291	\$175,743	\$6,452
Administrative Fee	\$19,957	\$1,293	\$1,663	\$370	\$14,038	\$16,630	\$2,592
FICA Expense	\$16,547	\$1,243	\$1,379	\$136	\$12,951	\$13,789	\$838
Health Insurance	\$707	\$19	\$59	\$40	\$312	\$589	\$277
Workers Compensation	\$4,239	\$292	\$353	\$61	\$4,294	\$3,532	(\$761)
Unemployment	\$12,786	\$460	\$1,065	\$605	\$7,153	\$10,655	\$3,502
Golf Printing	\$2,200	\$0	\$183	\$183	\$2,414	\$1,833	(\$581)
Utilities	\$22,500	\$1,937	\$1,875	\$38	\$16,958	\$18,750	\$1,792
Repairs	\$250	\$0	\$21	\$21	\$387	\$208	(\$179)
Pest Control	\$1,200	\$95	\$100	\$5	\$1,046	\$1,000	(\$46)
Supplies	\$10,000	\$1,488	\$833	(\$655)	\$11,400	\$8,333	(\$3,067)
Uniforms	\$1,500	\$0	\$125	\$125	\$0	\$1,250	\$1,250
Training, Education & Employee Relations	\$2,000	\$0	\$167	\$167	\$0	\$1,667	\$1,667
Fuel	\$500	\$0	\$42	\$42	\$0	\$417	\$417
Cart Lease	\$99,000	\$7,169	\$8,250	\$1,081	\$75,288	\$82,500	\$7,212
Cart Maintenance	\$4,000	\$124	\$333	\$209	\$5,094	\$3,333	(\$1,761)
Driving Range	\$10,000	\$550	\$833	\$283	\$2,640	\$8,333	\$5,693
<b>Total Golf Operation Expenditures</b>	<b>\$418,286</b>	<b>\$30,814</b>	<b>\$34,856</b>	<b>\$4,042</b>	<b>\$323,266</b>	<b>\$348,563</b>	<b>\$25,297</b>
<i>Merchandise Sales</i>							
Cost of Goods Sold	\$77,000	\$5,367	\$6,417	\$1,049	\$68,299	\$64,167	(\$4,132)
<b>Total Merchandise Sales</b>	<b>\$77,000</b>	<b>\$5,367</b>	<b>\$6,417</b>	<b>\$1,049</b>	<b>\$68,299</b>	<b>\$64,167</b>	<b>(\$4,132)</b>

Viera East  
Community Development District  
Golf Course/Recreation Fund - Operations  
Statement of Revenues & Expenditures  
For Period Ending July 31, 2021

	Adopted Budget	Actuals	Current Month Budget	Variance	Actuals	Year-to-Date Budget	Variance
<i>Golf Course Maintenance</i>							
Salaries	\$452,632	\$34,645	\$37,719	\$3,075	\$332,989	\$377,193	\$44,205
Administrative Fees	\$11,919	\$738	\$993	\$256	\$8,641	\$9,933	\$1,292
FICA Expense	\$3,756	\$2,636	\$313	(\$2,323)	\$24,505	\$3,130	(\$21,375)
Employee Insurance	\$49,336	\$2,640	\$4,111	\$1,472	\$31,813	\$41,113	\$9,301
Workers Compensation	\$11,023	\$616	\$919	\$302	\$8,395	\$9,186	\$791
Unemployment	\$8,170	\$81	\$681	\$600	\$6,019	\$6,808	\$789
Consulting Fees	\$6,000	\$0	\$500	\$500	\$2,000	\$5,000	\$3,000
Fire Alarm System	\$4,000	\$0	\$333	\$333	\$557	\$3,333	\$2,777
Utilities/Water	\$26,200	\$2,396	\$2,183	(\$212)	\$23,014	\$21,833	(\$1,180)
Repairs	\$48,000	\$1,754	\$4,000	\$2,246	\$31,848	\$40,000	\$8,152
Fuel & Oil	\$40,000	\$4,836	\$3,333	(\$1,503)	\$24,257	\$33,333	\$9,076
Pest Control	\$1,000	\$88	\$83	(\$4)	\$964	\$833	(\$131)
Irrigation/Drainage	\$30,000	\$1,790	\$2,500	\$710	\$12,396	\$25,000	\$12,604
Sand and Topsoil	\$26,500	\$780	\$2,208	\$1,429	\$7,155	\$22,083	\$14,928
Flower/Mulch	\$7,000	\$43	\$583	\$541	\$3,222	\$5,833	\$2,611
Fertilizer	\$139,000	\$11,710	\$11,583	(\$127)	\$59,606	\$115,833	\$56,227
Seed/Sod	\$16,500	\$0	\$1,375	\$1,375	\$1,681	\$13,750	\$12,069
Trash Removal	\$2,000	\$402	\$167	(\$235)	\$2,248	\$1,667	(\$581)
Contingency	\$6,000	\$976	\$500	(\$476)	\$2,209	\$5,000	\$2,791
First Aid	\$800	\$0	\$67	\$67	\$432	\$667	\$234
Office Supplies	\$1,000	\$0	\$83	\$83	\$0	\$833	\$833
Operating Supplies	\$15,000	\$312	\$1,250	\$938	\$5,256	\$12,500	\$7,244
Training	\$1,000	\$0	\$83	\$83	\$1,506	\$833	(\$672)
Janitorial Supplies	\$1,000	\$0	\$83	\$83	\$473	\$833	\$361
Soil & Water Testing	\$1,000	\$0	\$83	\$83	\$0	\$833	\$833
Uniforms	\$8,500	\$577	\$708	\$131	\$6,530	\$7,083	\$553
Equipment Rental	\$2,000	\$34	\$167	\$132	\$162	\$1,667	\$1,504
Equipment Lease	\$165,000	\$13,903	\$13,750	(\$153)	\$129,182	\$137,500	\$8,318
Small Tools	\$500	\$0	\$42	\$42	\$0	\$417	\$417
<b>Total Golf Course Maintenance</b>	<b>\$1,084,836</b>	<b>\$80,954</b>	<b>\$90,403</b>	<b>\$9,449</b>	<b>\$727,059</b>	<b>\$904,030</b>	<b>\$176,971</b>

Viera East  
Community Development District  
Golf Course/Recreation Fund - Operations  
Statement of Revenues & Expenditures  
For Period Ending July 31, 2021

	Adopted Budget	Actuals	Current Month Budget	Variance	Actuals	Year-to-Date Budget	Variance
<i>Administrative Expenditures</i>							
Legal Fees	\$1,500	\$0	\$125	\$125	\$0	\$1,250	\$1,250
Arbitrage	\$600	\$62	\$50	(\$12)	\$316	\$500	\$184
Dissemination	\$1,000	\$83	\$83	\$0	\$833	\$0	\$0
Trustee Fees	\$4,100	\$339	\$342	\$2	\$3,752	\$3,417	(\$335)
Annual Audit	\$1,500	\$125	\$125	\$0	\$1,250	\$1,250	\$0
Golf Course Administrative Services	\$56,280	\$4,690	\$4,690	\$0	\$46,900	\$46,900	\$0
Insurance	\$77,000	\$7,241	\$6,417	(\$824)	\$67,510	\$64,167	(\$3,344)
Property Taxes	\$15,000	\$1,621	\$1,250	(\$371)	\$16,921	\$12,500	(\$4,421)
<b>Total Administrative Expenditures</b>	<b>\$156,980</b>	<b>\$14,161</b>	<b>\$13,082</b>	<b>(\$1,080)</b>	<b>\$137,483</b>	<b>\$130,817</b>	<b>(\$6,666)</b>
<b>Total Revenues</b>	<b>\$1,928,696</b>	<b>\$140,052</b>	<b>\$112,709</b>	<b>\$27,344</b>	<b>\$1,864,459</b>	<b>\$1,709,913</b>	<b>\$154,547</b>
<b>Total Expenditures</b>	<b>\$1,893,302</b>	<b>\$148,248</b>	<b>\$157,740</b>	<b>\$9,493</b>	<b>\$1,375,791</b>	<b>\$1,577,826</b>	<b>\$202,035</b>
<b>Operating Income (Loss)</b>	<b>\$35,394</b>	<b>(\$8,195)</b>	<b>(\$45,032)</b>	<b>\$36,836</b>	<b>\$488,668</b>	<b>\$132,087</b>	<b>\$356,581</b>
<i>Non Operating Revenues/(Expenditures)</i>							
Special Assessments	\$560,250	\$46,688	\$46,688	(\$0)	\$466,875	\$466,875	(\$0)
Interest Income	\$1,000	\$3	\$83	(\$80)	\$14	\$833	(\$819)
Gain on Sale of Asset	\$0	\$0	\$0	\$0	\$45	\$0	\$45
Reserve Funding- Transfer Out (Capital Reserve)	(\$31,219)	(\$2,973)	(\$2,602)	\$372	(\$19,326)	(\$19,326)	\$0
Interest Expense	(\$140,425)	(\$11,702)	(\$11,702)	\$0	(\$117,021)	(\$117,021)	\$0
Principal Expense	(\$425,000)	(\$35,417)	(\$35,417)	(\$0)	(\$354,167)	(\$354,167)	(\$0)
<b>Total Non Operating Revenues/(Expenditures)</b>	<b>(\$35,394)</b>	<b>(\$3,401)</b>	<b>(\$2,950)</b>	<b>\$291</b>	<b>(\$23,579)</b>	<b>(\$22,805)</b>	<b>(\$774)</b>
<b>Change in Net Assets</b>	<b>\$0</b>	<b>(\$11,597)</b>	<b>(\$47,981)</b>	<b>\$37,128</b>	<b>\$465,089</b>	<b>\$109,281</b>	<b>\$355,807</b>
<b>Beginning Net Assets</b>	<b>\$0</b>	<b>-----</b>	<b>-----</b>	<b>-----</b>	<b>(\$1,097,897)</b>	<b>-----</b>	<b>-----</b>
<b>Ending Net Assets</b>	<b>\$0</b>	<b>-----</b>	<b>-----</b>	<b>-----</b>	<b>(\$632,808)</b>	<b>-----</b>	<b>-----</b>

Viera East General Fund  
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Revenues</i>													
Maintenance Assessments	\$0	\$196,793	\$503,121	\$38,045	\$7,380	\$7,988	\$21,815	\$24,571	\$8,445	\$0	\$0	\$0	\$808,157
Golf Course Administrative Services	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$0	\$0	\$46,900
Donations for Park Material	\$0	\$0	\$0	\$0	\$0	\$1,000	\$1,000	\$0	\$0	\$0	\$0	\$0	\$2,000
Interest Income	\$0	\$0	\$0	\$3	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4
<b>Total Revenues</b>	<b>\$4,690</b>	<b>\$201,483</b>	<b>\$507,811</b>	<b>\$42,738</b>	<b>\$12,071</b>	<b>\$13,678</b>	<b>\$27,505</b>	<b>\$29,261</b>	<b>\$13,135</b>	<b>\$4,690</b>	<b>\$0</b>	<b>\$0</b>	<b>\$857,061</b>
<i>Administrative Expenditures</i>													
Supervisors Fees	\$2,678	\$2,384	\$2,900	\$1,415	\$2,328	\$2,561	\$3,841	\$2,561	\$2,473	\$2,226	\$0	\$0	\$25,367
Engineering Fees	\$0	\$0	\$475	\$150	\$0	\$615	\$150	\$85	\$340	\$0	\$0	\$0	\$1,815
Attorney's Fees	\$0	\$0	\$1,524	\$0	\$4,785	\$580	\$1,047	\$3,763	\$0	\$0	\$0	\$0	\$11,698
Dissemination	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$833
Trustee Fees	\$467	\$467	\$467	\$467	\$467	\$467	\$467	\$1,040	\$765	\$765	\$0	\$0	\$5,836
Annual Audit	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$0	\$0	\$2,750
Collection Agent	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$0	\$0	\$2,084
Management Fees	\$8,370	\$8,370	\$8,370	\$8,370	\$8,370	\$8,370	\$8,370	\$8,370	\$8,370	\$8,370	\$0	\$0	\$83,700
Postage	\$364	\$198	\$138	\$324	\$52	\$585	\$35	\$81	\$311	\$2	\$0	\$0	\$2,090
Printing & Binding	\$206	\$70	\$125	\$50	\$212	\$67	\$121	\$88	\$74	\$70	\$0	\$0	\$1,102
Insurance- Liability	\$608	\$608	\$608	\$1,358	\$608	\$1,075	\$608	\$608	\$608	\$608	\$0	\$0	\$7,300
Legal Advertising	\$296	\$0	\$0	\$271	\$271	\$0	\$532	\$667	\$0	\$0	\$0	\$0	\$2,037
Other Current Charges	\$78	\$29	\$59	\$17	\$17	\$49	\$33	\$39	\$15	\$23	\$0	\$0	\$358
Office Supplies	\$20	\$20	\$20	\$20	\$0	\$12	\$10	\$10	\$10	\$10	\$0	\$0	\$132
Dues & Licenses	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$0	\$0	\$146
Information Technology	\$283	\$283	\$283	\$283	\$283	\$283	\$283	\$283	\$283	\$283	\$0	\$0	\$2,833
<b>Total Administrative</b>	<b>\$13,953</b>	<b>\$13,011</b>	<b>\$15,550</b>	<b>\$13,307</b>	<b>\$17,974</b>	<b>\$15,265</b>	<b>\$16,077</b>	<b>\$18,176</b>	<b>\$13,831</b>	<b>\$12,938</b>	<b>\$0</b>	<b>\$0</b>	<b>\$150,081</b>
<i>Operating Expenditures</i>													
Salaries	\$11,153	\$13,540	\$12,302	\$12,301	\$11,077	\$11,947	\$11,129	\$13,551	\$11,933	\$12,349	\$0	\$0	\$121,281
Administration Fee	\$556	\$157	\$143	\$143	\$129	\$139	\$129	\$148	\$91	\$94	\$0	\$0	\$1,730
FICA Expense	\$382	\$928	\$843	\$845	\$563	\$788	\$808	\$931	\$820	\$848	\$0	\$0	\$7,756
Health Insurance	\$1,281	\$1,281	\$1,281	\$1,359	\$1,319	\$1,319	\$1,319	\$1,402	\$1,299	\$1,283	\$0	\$0	\$13,144
Workers Compensation	\$305	\$218	\$336	\$336	\$500	\$359	\$304	\$305	\$215	\$222	\$0	\$0	\$3,099
Unemployment	\$0	\$152	\$191	\$374	\$100	\$112	\$63	\$0	\$0	\$0	\$0	\$0	\$992
Other Contractual	\$462	\$1,225	\$903	\$462	\$341	\$462	\$619	\$803	\$843	\$1,121	\$0	\$0	\$7,239
Training	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Uniforms	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Operating</b>	<b>\$14,139</b>	<b>\$17,501</b>	<b>\$16,000</b>	<b>\$15,820</b>	<b>\$14,030</b>	<b>\$15,126</b>	<b>\$14,371</b>	<b>\$17,139</b>	<b>\$15,200</b>	<b>\$15,917</b>	<b>\$0</b>	<b>\$0</b>	<b>\$155,242</b>

Viera East General Fund  
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b>Maintenance Expenditures</b>													
Canal Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lake Bank Restoration	\$17,100	\$39,900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$57,000
Environmental Services	\$123	\$310	\$965	\$514	\$387	\$83	\$430	\$0	\$0	\$184	\$0	\$0	\$2,996
Water Management System	\$7,887	\$8,087	\$13,107	\$8,087	\$7,833	\$9,341	\$7,887	\$8,486	\$10,278	\$8,582	\$0	\$0	\$89,577
Control Burns	\$0	\$0	\$0	\$0	\$652	\$2,138	\$0	\$0	\$0	\$0	\$0	\$0	\$2,790
Contingencies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire Line Maintenance	\$0	\$0	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800
Basin Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Maintenance</b>	<b>\$25,110</b>	<b>\$48,297</b>	<b>\$14,072</b>	<b>\$9,401</b>	<b>\$8,873</b>	<b>\$11,562</b>	<b>\$8,317</b>	<b>\$8,486</b>	<b>\$10,278</b>	<b>\$8,766</b>	<b>\$0</b>	<b>\$0</b>	<b>\$153,163</b>
<b>Grounds Maintenance Expenditures</b>													
Salaries	\$10,364	\$12,255	\$11,279	\$11,316	\$9,888	\$10,604	\$9,665	\$12,055	\$10,620	\$10,776	\$0	\$0	\$108,822
Administrative Fees	\$288	\$409	\$318	\$298	\$241	\$258	\$241	\$277	\$182	\$190	\$0	\$0	\$2,702
FICA	\$780	\$907	\$832	\$829	\$723	\$775	\$723	\$881	\$776	\$787	\$0	\$0	\$8,013
Health Insurance	\$1,452	\$1,428	\$1,265	\$1,344	\$1,404	\$1,357	\$1,380	\$1,391	\$1,350	\$1,071	\$0	\$0	\$13,442
Workers Compensation	\$283	\$335	\$308	\$309	\$270	\$290	\$264	\$310	\$191	\$194	\$0	\$0	\$2,753
Unemployment	\$21	\$25	\$202	\$650	\$401	\$272	\$64	\$73	\$31	\$5	\$0	\$0	\$1,745
Telephone	\$633	\$544	\$554	\$551	\$563	\$563	\$572	\$579	\$567	\$0	\$0	\$0	\$5,125
Utilities	\$506	\$780	\$534	\$536	\$594	\$699	\$523	\$466	\$729	\$430	\$0	\$0	\$5,797
Property Appraiser	\$0	\$0	\$1,889	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,889
Insurance-Property	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$0	\$0	\$1,249
Repairs	\$3,081	\$837	\$1,593	\$1,696	\$724	\$2,634	\$3,079	\$1,166	\$938	\$458	\$0	\$0	\$16,206
Fuel	\$1,442	\$531	\$511	\$158	\$1,837	\$1,064	\$1,026	\$566	\$1,523	\$3,003	\$0	\$0	\$11,661
Park Maintenance	\$0	\$0	\$480	\$0	\$280	\$0	\$20	\$2403	\$660	\$258	\$0	\$0	\$4,101
Sidewalk Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$882	\$0	\$283	\$0	\$0	\$1,924
Chemicals	\$0	\$0	\$0	\$759	\$0	\$0	\$0	\$1,489	\$0	\$0	\$0	\$0	\$6,244
Contingencies	\$215	\$0	\$935	\$3,013	\$592	\$230	(\$230)	\$240	\$240	\$240	\$0	\$0	\$3,840
Refuse	\$480	\$240	\$240	\$240	\$960	\$480	\$240	\$480	\$240	\$240	\$0	\$0	\$7,65
Office Supplies	\$512	\$212	\$0	\$0	\$0	\$20	\$0	\$21	\$0	\$0	\$0	\$0	\$2,064
Uniforms	\$199	\$247	\$245	\$196	\$196	\$245	\$196	\$196	\$146	\$196	\$0	\$0	\$2,064
Fire Alarm System	\$512	\$588	\$512	\$512	\$512	\$512	\$1,611	\$0	\$1,023	\$512	\$0	\$0	\$6,292
Rain Bird Pump System	\$2,298	\$2,298	\$2,528	\$2,298	\$2,298	\$2,298	\$2,298	\$2,298	\$2,528	\$2,298	\$0	\$0	\$23,444
Park Materials	\$0	\$0	\$0	\$0	\$0	\$0	\$2,347	\$0	\$0	\$0	\$0	\$0	\$2,347
<b>Total Grounds Maintenance</b>	<b>\$23,190</b>	<b>\$21,762</b>	<b>\$24,450</b>	<b>\$24,829</b>	<b>\$21,608</b>	<b>\$22,426</b>	<b>\$24,146</b>	<b>\$25,660</b>	<b>\$21,629</b>	<b>\$20,826</b>	<b>\$0</b>	<b>\$0</b>	<b>\$230,524</b>
<b>Total Expenditures</b>	<b>\$76,191</b>	<b>\$100,571</b>	<b>\$70,072</b>	<b>\$63,356</b>	<b>\$62,484</b>	<b>\$64,378</b>	<b>\$62,911</b>	<b>\$69,461</b>	<b>\$60,939</b>	<b>\$58,447</b>	<b>\$0</b>	<b>\$0</b>	<b>\$689,010</b>
<b>Operating Income (Loss)</b>	<b>(\$71,701)</b>	<b>\$100,912</b>	<b>\$4,377,339</b>	<b>(\$20,619)</b>	<b>(\$50,413)</b>	<b>(\$50,701)</b>	<b>(\$35,406)</b>	<b>(\$40,201)</b>	<b>(\$47,804)</b>	<b>(\$53,757)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$168,050</b>
<b>Non-Operating Revenues/(Expenditures)</b>													
Reserve Funding-Transfer Out (Capital Reserve)	\$0	\$0	\$0	\$0	\$0	(\$202)	(\$202)	(\$115)	(\$115)	(\$115)	\$0	\$0	(\$750)
Reserve Funding-Transfer Out (Excess)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Non-Operating Revenues/(Expenditures)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$202)</b>	<b>(\$202)</b>	<b>(\$115)</b>	<b>(\$115)</b>	<b>(\$115)</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$750)</b>
<b>Excess Revenue/(Expenditures)</b>	<b>(\$71,701)</b>	<b>\$100,912</b>	<b>\$4,377,339</b>	<b>(\$20,619)</b>	<b>(\$50,413)</b>	<b>(\$50,902)</b>	<b>(\$35,607)</b>	<b>(\$40,316)</b>	<b>(\$47,920)</b>	<b>(\$53,872)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$167,300</b>

Viera East Golf Course  
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Number of Rounds</i>													
Paid Rounds	3,263	2,946	3,532	3,840	3,564	4,755	4,299	4,325	4,970	3,114	0	0	39,608
Member Rounds	701	666	816	1,012	836	1,008	854	800	779	625	0	580	8,677
Comp Rounds	237	152	234	239	182	196	134	124	132	125	0	0	1,764
EZ Links	0	0	0	0	0	0	0	0	0	0	0	0	-
GolfNow	285	256	293	313	250	304	264	302	278	315	0	0	2,860
<i>Revenue per Round</i>													
Paid Rounds	\$33	\$37	\$37	\$43	\$45	\$43	\$39	\$31	\$25	\$0	\$0	\$0	\$333
<b>Revenues:</b>													
Greens Fees	\$107,375	\$107,634	\$130,099	\$165,174	\$161,835	\$205,130	\$165,529	\$133,782	\$126,214	\$98,191	\$0	\$0	\$1,400,964
Gift Cards - Sales	\$458	\$366	\$3,462	\$433	\$398	\$1,059	\$862	\$570	\$706	\$1,128	\$0	\$0	\$9,711
Gift Cards - Usage	<b>(\$803)</b>	<b>(\$482)</b>	<b>(\$2,812)</b>	<b>(\$3,031)</b>	<b>(\$1,817)</b>	<b>(\$2,014)</b>	<b>(\$2,108)</b>	<b>(\$1,899)</b>	<b>(\$1,544)</b>	<b>(\$681)</b>	\$0	\$0	<b>(\$17,191)</b>
Season Advance/Trail Fees	\$18,051	\$20,606	\$22,572	\$21,363	\$21,645	\$21,986	\$18,207	\$13,213	\$22,821	\$17,574	\$0	\$0	\$198,038
Associate Memberships	\$3,950	\$3,081	\$4,661	\$7,900	\$5,767	\$4,582	\$3,160	\$1,580	\$2,133	\$553	\$0	\$0	\$37,367
Driving Range	\$5,963	\$6,015	\$8,358	\$8,857	\$7,544	\$9,812	\$7,463	\$9,384	\$7,869	\$6,657	\$0	\$0	\$77,922
Golf Lessons	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$0	\$0	\$1,750
Merchandise Sales	\$9,238	\$9,725	\$10,462	\$8,683	\$9,199	\$12,288	\$11,856	\$10,371	\$10,858	\$11,826	\$0	\$0	\$104,505
Restaurant	\$2,359	\$3,141	\$4,837	\$3,029	\$2,377	\$4,154	\$3,225	\$3,423	\$2,319	\$2,373	\$0	\$0	\$31,237
Special Assessments - Operations	\$1,519	\$1,519	\$1,519	\$1,519	\$1,519	\$1,519	\$1,519	\$1,519	\$1,519	\$1,519	\$0	\$0	\$15,193
Miscellaneous Income	\$2,867	\$145	\$189	\$95	\$105	\$6	\$113	\$3,053	(\$2,346)	\$737	\$0	\$0	\$4,964
<b>Total Revenues</b>	<b>\$151,152</b>	<b>\$152,194</b>	<b>\$183,522</b>	<b>\$214,197</b>	<b>\$208,747</b>	<b>\$258,697</b>	<b>\$210,000</b>	<b>\$173,173</b>	<b>\$170,724</b>	<b>\$140,052</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,864,459</b>
<b>Golf Course Expenditures:</b>													
Other Contractual Services	\$710	\$1,035	\$1,035	\$1,635	\$1,847	\$798	\$2,278	\$720	\$1,501	\$1,733	\$0	\$0	\$13,291
Telephone/Internet	\$106	\$106	\$106	\$106	\$106	\$106	\$106	\$106	\$106	\$228	\$0	\$0	\$1,182
Postage	\$0	\$41	\$1,495	\$0	\$0	\$0	\$87	\$0	\$0	\$0	\$0	\$0	\$1,623
Printing & Binding	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utilities	\$1,217	\$1,288	\$1,201	\$1,262	\$1,262	\$1,151	\$1,322	\$1,734	\$1,053	\$1,298	\$0	\$0	\$12,789
Repairs & Maintenance	\$419	\$250	\$0	\$1,661	\$2,596	\$1,881	\$554	\$351	\$844	\$2,742	\$0	\$0	\$11,299
Advertising	<b>(\$350)</b>	\$2,099	\$4,117	\$665	\$1,364	\$994	\$830	\$1,496	\$1,240	\$2,397	\$0	\$0	\$14,749
Bank Charges	\$2,332	\$3,112	\$3,184	\$3,636	\$4,992	\$4,426	\$5,601	\$5,152	\$3,848	\$3,719	\$0	\$0	\$40,000
Office Supplies	\$78	\$327	\$115	\$19	\$263	\$315	\$324	\$177	\$362	\$610	\$0	\$0	\$2,590
Operating Supplies	\$442	\$345	\$566	\$822	\$110	\$258	\$289	\$149	\$1278	\$428	\$0	\$0	\$3,559
Dues, Licenses & Subscriptions	\$180	\$0	\$293	\$0	\$943	\$1,002	\$793	\$793	\$1,278	\$2,912	\$0	\$0	\$8,194
Drug Testing - All Departments	\$0	\$0	\$49	\$49	\$0	\$97	\$292	\$0	\$0	\$195	\$0	\$0	\$681
Training, Education & Employee Relations	\$51	\$281	\$0	\$0	\$675	\$0	\$130	\$100	\$18	\$300	\$0	\$0	\$1,655
Contractual Security	\$482	\$519	\$662	\$197	\$196	\$382	\$382	\$382	\$196	\$196	\$0	\$0	\$3,594
IT Services	\$0	\$435	\$0	\$0	\$0	\$0	\$95	\$1,742	\$95	\$0	\$0	\$0	\$2,367
<b>Total Golf Course Expenditures</b>	<b>\$5,667</b>	<b>\$9,938</b>	<b>\$12,822</b>	<b>\$10,952</b>	<b>\$14,353</b>	<b>\$11,309</b>	<b>\$13,083</b>	<b>\$12,902</b>	<b>\$10,690</b>	<b>\$16,787</b>	<b>\$0</b>	<b>\$0</b>	<b>\$117,572</b>
<b>Restaurant Expenditures:</b>													
Pest Control	\$95	\$95	\$95	\$95	\$95	\$95	\$95	\$190	\$95	\$95	\$0	\$0	\$1,046
Equipment Lease	\$100	\$147	\$100	\$100	\$99	\$99	\$124	\$99	\$99	\$99	\$0	\$0	\$1,067
<b>Total Restaurant Expenditures</b>	<b>\$195</b>	<b>\$242</b>	<b>\$195</b>	<b>\$195</b>	<b>\$194</b>	<b>\$194</b>	<b>\$219</b>	<b>\$290</b>	<b>\$194</b>	<b>\$194</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,113</b>

**Viera East Golf Course**  
**Month to Month**

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b>Golf Operations:</b>													
Salaries	\$16,087	\$18,232	\$16,814	\$17,038	\$15,326	\$17,461	\$15,775	\$20,568	\$15,745	\$16,244	\$0	\$0	\$169,291
Administrative Fee	\$1,586	\$1,816	\$1,511	\$1,434	\$1,193	\$1,299	\$1,236	\$1,434	\$1,236	\$1,293	\$0	\$0	\$11,038
FICA Expense	\$1,231	\$1,395	\$1,286	\$1,304	\$1,172	\$1,336	\$1,207	\$1,573	\$1,204	\$1,243	\$0	\$0	\$11,951
Health Insurance	\$43	\$43	\$33	\$33	\$33	\$33	\$33	\$43	\$33	\$49	\$0	\$0	\$312
Workers Compensation	\$439	\$498	\$459	\$465	\$419	\$477	\$431	\$530	\$283	\$292	\$0	\$0	\$4,294
Unemployment	\$521	\$515	\$569	\$1,022	\$920	\$918	\$790	\$974	\$464	\$460	\$0	\$0	\$7,153
Golf Printing	\$0	\$0	\$1,200	\$0	\$0	\$0	\$0	\$0	\$1,214	\$0	\$0	\$0	\$2,414
Utilities	\$1,686	\$1,629	\$1,517	\$1,655	\$1,586	\$1,680	\$1,676	\$2,018	\$1,673	\$1,837	\$0	\$0	\$16,958
Repairs	\$0	\$0	\$0	\$355	\$0	\$0	\$0	\$0	\$33	\$0	\$0	\$0	\$387
Pest Control	\$95	\$95	\$95	\$95	\$95	\$95	\$95	\$190	\$95	\$95	\$0	\$0	\$1,046
Supplies	\$1,410	\$1,019	\$876	\$1,205	\$719	\$1,318	\$1,255	\$1,127	\$982	\$1,488	\$0	\$0	\$11,400
Uniforms	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Training, Education & Employee Relations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fuel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cart Lease	\$7,683	\$7,179	\$7,776	\$8,573	\$7,971	\$7,033	\$7,555	\$7,169	\$7,179	\$7,169	\$0	\$0	\$75,288
Cart Maintenance	\$251	\$272	\$1,275	\$604	\$711	\$1,268	\$435	\$121	\$34	\$124	\$0	\$0	\$5,094
Driving Range	\$32	\$0	\$733	\$556	\$227	\$0	\$543	\$0	\$0	\$550	\$0	\$0	\$2,640
<b>Total Golf Operation Expenditures</b>	<b>\$31,062</b>	<b>\$32,692</b>	<b>\$34,144</b>	<b>\$34,307</b>	<b>\$30,372</b>	<b>\$32,920</b>	<b>\$31,031</b>	<b>\$35,747</b>	<b>\$30,176</b>	<b>\$30,814</b>	<b>\$0</b>	<b>\$0</b>	<b>\$323,266</b>

**Merchandise Sales:**

Cost of Goods Sold	\$6,482	\$4,241	\$8,630	\$7,219	\$3,007	\$13,366	\$6,058	\$4,689	\$9,239	\$5,367	\$0	\$0	\$68,299
<b>Total Merchandise Sales</b>	<b>\$6,482</b>	<b>\$4,241</b>	<b>\$8,630</b>	<b>\$7,219</b>	<b>\$3,007</b>	<b>\$13,366</b>	<b>\$6,058</b>	<b>\$4,689</b>	<b>\$9,239</b>	<b>\$5,367</b>	<b>\$0</b>	<b>\$0</b>	<b>\$68,299</b>

**Golf Course Maintenance:**

Salaries	\$32,200	\$38,963	\$31,368	\$38,115	\$26,216	\$33,570	\$29,500	\$36,305	\$32,206	\$34,645	\$0	\$0	\$332,989
Administrative Fees	\$852	\$1,035	\$822	\$1,037	\$815	\$913	\$935	\$906	\$589	\$738	\$0	\$0	\$5,641
FICA Expense	\$2,400	\$2,279	\$2,819	\$2,776	\$1,901	\$2,456	\$2,206	\$2,677	\$2,354	\$2,636	\$0	\$0	\$24,505
Employee Insurance	\$6,053	\$3,786	\$2,834	\$3,671	\$1,751	\$2,785	\$2,737	\$3,039	\$2,517	\$2,640	\$0	\$0	\$31,813
Workers Compensation	\$877	\$1,061	\$856	\$1,039	\$714	\$914	\$806	\$931	\$580	\$616	\$0	\$0	\$8,395
Unemployment	\$0	\$0	\$334	\$2,177	\$1,454	\$1,393	\$320	\$191	\$67	\$81	\$0	\$0	\$6,019
Consulting Fees	\$500	\$500	\$500	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000
Fire Alarm System	\$512	\$0	\$45	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$557
Utilities/Water	\$2,072	\$2,322	\$1,885	\$2,066	\$2,301	\$2,094	\$2,733	\$2,834	\$2,311	\$2,396	\$0	\$0	\$23,014
Repairs	\$4,341	\$7,770	\$817	\$6,763	\$1,613	\$3,201	\$909	\$2,402	\$2,278	\$1,754	\$0	\$0	\$31,848
Fuel & Oil	\$2,720	\$1,078	\$1,038	\$320	\$3,513	\$2,491	\$2,377	\$1,494	\$4,389	\$4,836	\$0	\$0	\$24,257
Pest Control	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$175	\$88	\$88	\$0	\$0	\$964
Irrigation/Drainage	\$1,150	\$1,525	\$1,527	\$736	\$736	\$473	\$1,047	\$2,481	\$931	\$1,790	\$0	\$0	\$12,396
Sand and Topsoil	\$321	\$321	\$0	\$641	\$0	\$618	\$1,457	\$1,126	\$1,891	\$780	\$0	\$0	\$7,155
Flower/Mulch	\$296	\$0	\$337	\$1,496	\$296	\$754	\$0	\$0	\$0	\$43	\$0	\$0	\$3,222
Fertilizer	\$7,254	\$3,173	\$3,618	\$2,497	\$2,360	\$4,851	\$10,200	\$6,236	\$7,707	\$11,710	\$0	\$0	\$59,606
Seed/Sod	\$0	\$1,681	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,681
Trash Removal	\$240	\$402	\$0	\$201	\$402	\$0	\$402	\$0	\$201	\$402	\$0	\$0	\$2,248
Contingency	\$0	\$0	\$0	\$0	\$0	\$1,234	\$0	\$0	\$0	\$976	\$0	\$0	\$2,209
First Aid	\$0	\$71	\$0	\$0	\$0	\$51	\$112	\$0	\$199	\$0	\$0	\$0	\$432
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Supplies	\$743	\$1,487	\$144	\$0	\$485	\$26	\$565	\$285	\$1,210	\$312	\$0	\$0	\$5,256
Training	\$0	\$0	\$0	\$0	\$0	\$552	\$314	\$0	\$640	\$0	\$0	\$0	\$1,506
Janitorial Supplies	\$17	\$155	\$0	\$0	\$0	\$0	\$0	\$300	\$0	\$0	\$0	\$0	\$473
Soil & Water Testing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Uniforms	\$592	\$797	\$777	\$622	\$622	\$777	\$806	\$431	\$530	\$577	\$0	\$0	\$6,530
Equipment Rental	\$0	\$0	\$0	\$34	\$0	\$34	\$31	\$31	\$33	\$34	\$0	\$0	\$162
Equipment Lease	\$12,688	\$11,952	\$13,484	\$9,219	\$13,229	\$13,100	\$10,009	\$7,437	\$24,161	\$13,903	\$0	\$0	\$129,182
Small Tools	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Golf Course Maintenance</b>	<b>\$75,915</b>	<b>\$80,184</b>	<b>\$62,755</b>	<b>\$73,966</b>	<b>\$58,497</b>	<b>\$72,373</b>	<b>\$67,552</b>	<b>\$69,280</b>	<b>\$84,882</b>	<b>\$80,954</b>	<b>\$0</b>	<b>\$0</b>	<b>\$727,059</b>

Viera East Golf Course  
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b>Administrative Expenditures:</b>													
Legal Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$82	\$32	\$62	\$0	\$0	\$316
Dissemination	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$833
Trustee Fees	\$342	\$342	\$342	\$342	\$342	\$342	\$342	\$681	\$339	\$339	\$0	\$0	\$3,752
Annual Audit	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$0	\$0	\$1,250
Golf Course Administrative Services	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$0	\$0	\$46,900
Insurance	\$6,127	\$6,127	\$6,127	\$6,365	\$6,127	\$7,673	\$7,241	\$7,241	\$7,241	\$7,241	\$0	\$0	\$67,510
Property Taxes	\$1,250	\$1,250	\$1,126	\$1,757	\$1,621	\$3,431	\$1,622	\$1,621	\$1,621	\$1,621	\$0	\$0	\$16,921
<b>Total Administrative Expenditures</b>	<b>\$12,637</b>	<b>\$12,637</b>	<b>\$12,514</b>	<b>\$13,382</b>	<b>\$13,009</b>	<b>\$16,564</b>	<b>\$14,123</b>	<b>\$14,523</b>	<b>\$14,132</b>	<b>\$14,161</b>	<b>\$0</b>	<b>\$0</b>	<b>\$137,483</b>
<b>Total Revenues</b>	<b>\$151,152</b>	<b>\$152,194</b>	<b>\$183,522</b>	<b>\$214,197</b>	<b>\$208,747</b>	<b>\$258,697</b>	<b>\$210,000</b>	<b>\$175,173</b>	<b>\$170,724</b>	<b>\$140,052</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,864,459</b>
<b>Total Expenditures</b>	<b>\$131,958</b>	<b>\$140,634</b>	<b>\$131,059</b>	<b>\$139,121</b>	<b>\$119,433</b>	<b>\$146,527</b>	<b>\$132,066</b>	<b>\$137,430</b>	<b>\$149,313</b>	<b>\$148,248</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,375,791</b>
<b>Operating Income (Loss)</b>	<b>\$19,193</b>	<b>\$11,560</b>	<b>\$52,463</b>	<b>\$75,076</b>	<b>\$89,314</b>	<b>\$112,170</b>	<b>\$77,934</b>	<b>\$37,743</b>	<b>\$21,411</b>	<b>(\$8,195)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$488,668</b>
<b>Non Operating Revenues/(Expenditures):</b>													
Special Assessments - Debt Service	\$46,688	\$46,688	\$46,688	\$46,688	\$46,688	\$46,688	\$46,688	\$46,688	\$46,688	\$46,688	\$0	\$0	\$466,875
Interest Income	\$1	\$0	\$1	\$1	\$1	\$0	\$2	\$3	\$1	\$3	\$0	\$0	\$14
Gain on Sale of Asset	\$45	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45
Reserve Funding- Transfer Out (Capital Reserve)	\$0	\$0	\$0	\$0	\$0	(\$5,203)	(\$5,203)	(\$2,973)	(\$2,973)	(\$2,973)	\$0	\$0	(\$19,326)
Interest Expense	(\$11,702)	(\$11,702)	(\$11,702)	(\$11,702)	(\$11,702)	(\$11,702)	(\$11,702)	(\$11,702)	(\$11,702)	(\$11,702)	\$0	\$0	(\$117,021)
Principal Expense	(\$35,417)	(\$35,417)	(\$35,417)	(\$35,417)	(\$35,417)	(\$35,417)	(\$35,417)	(\$35,417)	(\$35,417)	(\$35,417)	\$0	\$0	(\$354,167)
<b>Total Non Operating Revenues/(Expenditures)</b>	<b>(\$385)</b>	<b>(\$431)</b>	<b>(\$430)</b>	<b>(\$430)</b>	<b>(\$430)</b>	<b>(\$5,634)</b>	<b>(\$5,632)</b>	<b>(\$3,402)</b>	<b>(\$3,403)</b>	<b>(\$3,401)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$22,579</b>
<b>Net Non Operating Income / (Loss)</b>	<b>\$18,808</b>	<b>\$11,129</b>	<b>\$52,033</b>	<b>\$74,646</b>	<b>\$88,883</b>	<b>\$106,536</b>	<b>\$72,301</b>	<b>\$34,341</b>	<b>\$18,007</b>	<b>(\$11,597)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$465,089</b>



# Viera East

## Community Development District

### ProShop Statement of Revenues & Expenditures

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Revenues</i>													
Merchandise Sales	\$9,238	\$9,725	\$10,462	\$8,683	\$9,199	\$12,288	\$11,856	\$10,371	\$10,858	\$11,826	\$0	\$0	\$104,505
<b>Total Revenues</b>	<b>\$9,238</b>	<b>\$9,725</b>	<b>\$10,462</b>	<b>\$8,683</b>	<b>\$9,199</b>	<b>\$12,288</b>	<b>\$11,856</b>	<b>\$10,371</b>	<b>\$10,858</b>	<b>\$11,826</b>	<b>\$0</b>	<b>\$0</b>	<b>\$104,505</b>
<i>Expenditures</i>													
Cost of Goods Sold	\$6,482	\$4,241	\$8,630	\$7,219	\$3,007	\$13,366	\$6,058	\$4,689	\$9,239	\$5,367	\$0	\$0	\$68,299
<b>Total Expenditures</b>	<b>\$6,482</b>	<b>\$4,241</b>	<b>\$8,630</b>	<b>\$7,219</b>	<b>\$3,007</b>	<b>\$13,366</b>	<b>\$6,058</b>	<b>\$4,689</b>	<b>\$9,239</b>	<b>\$5,367</b>	<b>\$0</b>	<b>\$0</b>	<b>\$68,299</b>
<b>Operating Income (Loss)</b>	<b>\$2,756</b>	<b>\$5,484</b>	<b>\$1,832</b>	<b>\$1,464</b>	<b>\$6,191</b>	<b>(\$1,078)</b>	<b>\$5,798</b>	<b>\$5,682</b>	<b>\$1,619</b>	<b>\$6,459</b>	<b>\$0</b>	<b>\$0</b>	<b>\$36,206</b>

**Viera East**  
**Community Development District**  
**Long Term Debt Report**

<b>Series 2006 Water Management Refunding Bonds</b>	
Interest Rate:	5.750%
Maturity Date:	5/1/2022
Reserve Fund Definition:	10% Max Annual Dept
Reserve Fund Requirement:	\$239,334
Reserve Fund Balance (1):	\$239,334
 Bonds outstanding - 9/30/2016	 \$11,855,000
Less: May 1, 2017 Principal	(\$1,710,000)
Less: May 1, 2018 Principal	(\$1,810,000)
Less: May 1, 2019 Principal	(\$1,910,000)
Less: May 1, 2020 Principal	(\$2,020,000)
Less: May 1, 2021 Principal	(\$2,140,000)
 Current Bonds Outstanding	 \$2,265,000

(1) This value is covered by the Debt Service Reserve Fund Surety Bond and is not a cash balance on the District's balance sheet.

<b>Series 2012 Special Assessment Revenue Bonds</b>	
Interest Rate:	2.5% to 5%
Maturity Date:	5/1/2026
Reserve Fund Definition:	50% Max Annual Dept
Reserve Fund Requirement:	\$279,239
Reserve Fund Balance:	\$9
 Bonds outstanding - 9/30/2016	 \$4,445,000
Less: May 1, 2017 Principal	(\$365,000)
Less: May 1, 2018 Principal	(\$380,000)
Less: May 1, 2019 Principal	(\$395,000)
Less: May 1, 2020 Principal	(\$410,000)
Less: May 1, 2021 Principal	(\$425,000)
 Current Bonds Outstanding	 \$2,470,000

<b>Series 2020 Special Assessment Revenue Bonds</b>	
Interest Rate:	2% to 2.75%
Maturity Date:	5/1/1938
Reserve Fund Definition:	50% Max Annual Dept
Reserve Fund Requirement:	\$234,591
Reserve Fund Balance:	\$234,602
 Bonds outstanding - 7/10/20	 \$7,685,000
 Current Bonds Outstanding	 \$7,685,000

**Viera East**  
**Community Development District**  
**Special Assessment Receipts - FY2021**

Date	Net	Gen Fund	Debt Svc 2006	Rec Fund	Total
11/13/19	\$ 72,600.70	\$ 15,592.25	\$ 45,847.31	\$ 11,161.14	\$ 72,600.70
11/20/20	\$ 843,706.63	\$ 181,200.57	\$ 532,800.40	\$ 129,705.66	\$ 843,706.63
12/4/20	\$ 1,899,535.57	\$ 407,958.07	\$ 1,199,555.95	\$ 292,021.55	\$ 1,899,535.57
12/16/20	\$ 443,096.08	\$ 95,162.54	\$ 279,815.00	\$ 68,118.54	\$ 443,096.08
1/12/21	\$ 177,142.96	\$ 38,044.51	\$ 111,865.71	\$ 27,232.74	\$ 177,142.96
2/9/21	\$ 34,365	\$ 7,380	\$ 21,701	\$ 5,283	\$ 34,364.84
3/9/21	\$ 37,193	\$ 7,988	\$ 23,487	\$ 5,718	\$ 37,193
4/9/21	\$ 101,577	\$ 21,815	\$ 64,146	\$ 15,616	\$ 101,577
5/6/21	\$ 114,407	\$ 24,571	\$ 72,248	\$ 17,588	\$ 114,407
6/7/21	\$ 32,542	\$ 6,989	\$ 20,550	\$ 5,003	\$ 32,542
6/17/21	\$ 22,470	\$ 1,456	\$ 4,280	\$ 16,734	\$ 22,470
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ 3,778,635	\$ 808,157	\$ 2,376,297	\$ 594,181	\$ 3,778,635

	Net Assessed	Percentage	Assessments Collected	Assessments Transferred	Balance to Transfer
Debt Service Fund	\$ 2,376,297	63.15%	\$ 2,376,297	\$ (2,191,586)	\$ 24,831
General Fund	\$ 808,157	21.48%	\$ 808,157	\$ (808,157)	\$ -
Recreation Fund	\$ 578,489	15.37%	\$ 594,181	\$ (533,523)	\$ 21,736
	\$ 3,762,943	100.00%	\$ 3,778,635	\$ (3,533,265)	\$ 46,567

<b>Percentage Collected</b>	<b>100.42%</b>
-----------------------------	----------------

**Viera East**  
**Community Development District**  
**Golf Course/Recreation Fund - Operations**  
**Prior Month/Year Comparison**

	Actuals 7/31/20	Actuals 7/31/21	Variance	Year to Date 7/31/20	Year to Date 7/31/21	Variance
<i>Revenues:</i>						
Greens Fees	\$ 88,349	\$ 98,191	\$ 9,842	\$ 1,130,260	\$ 1,400,964	\$ 270,704
Gift Cards - Sales	\$ 275	\$ 1,128	\$ 853	\$ 6,820	\$ 9,711	\$ 2,891
Gift Cards - Usage	\$ (456)	\$ (681)	\$ (224)	\$ (11,074)	\$ (17,191)	\$ (6,117)
Season Advance/Trail Fees	\$ 17,113	\$ 17,574	\$ 460	\$ 180,396	\$ 198,038	\$ 17,641
Associate Memberships	\$ 1,738	\$ 553	\$ (1,185)	\$ 33,180	\$ 37,367	\$ 4,187
Driving Range	\$ 5,681	\$ 6,657	\$ 976	\$ 62,978	\$ 77,922	\$ 14,944
Golf Lessons	\$ 175	\$ 175	\$ -	\$ 1,690	\$ 1,750	\$ 60
Merchandise Sales	\$ 11,103	\$ 11,826	\$ 723	\$ 95,511	\$ 104,505	\$ 8,994
Restaurant	\$ 1,076	\$ 2,373	\$ 1,297	\$ 21,884	\$ 31,237	\$ 9,353
Special Assessments - Operations	\$ 1,877	\$ 1,519	\$ (358)	\$ 18,773	\$ 15,193	\$ (3,579)
Miscellaneous Income	\$ 239	\$ 737	\$ 498	\$ 20,032	\$ 4,964	\$ (15,068)
Total Revenues	\$ 127,170	\$ 140,052	\$ 12,882	\$ 1,560,450	\$ 1,864,459	\$ 304,010
<i>Expenditures:</i>						
Golf Course Expenditures	\$ 10,400	\$ 16,757	\$ (6,356)	\$ 110,146	\$ 117,572	\$ (7,426)
Restaurant	\$ 286	\$ 194	\$ 92	\$ 2,022	\$ 2,113	\$ (91)
Golf Operations	\$ 38,595	\$ 30,814	\$ 7,781	\$ 343,709	\$ 323,266	\$ 20,444
Merchandise Sales	\$ 28,457	\$ 5,367	\$ 23,090	\$ 82,388	\$ 68,299	\$ 14,089
Golf Course Maintenance	\$ 86,198	\$ 80,954	\$ 5,245	\$ 845,108	\$ 727,059	\$ 118,049
Administrative	\$ 12,147	\$ 14,161	\$ (2,014)	\$ 123,094	\$ 137,483	\$ (14,389)
Total Expenditures	\$ 176,084	\$ 148,248	\$ 27,836	\$ 1,506,467	\$ 1,375,791	\$ 130,676
<b>Operating Income/(Loss)</b>	<b>\$ (48,914)</b>	<b>\$ (8,195)</b>	<b>\$ 40,719</b>	<b>\$ 53,983</b>	<b>\$ 488,668</b>	<b>\$ 434,685</b>

### **I. Cash Flows:**

[illegible]

**Viera East  
Community Development District  
Detailed Rounds of Golf Report  
Jul-21**

<u><b>Rounds of Golf</b></u>				
	<b>Monthly</b>		<b>Year to Date</b>	
<u><b>Paid Rounds</b></u>				
Rounds of Golf- Associate Member	439	11%	6,662	13%
Rounds of Golf- CDD Resident	471	11%	7,562	15%
Rounds of Golf- Public	1,611	39%	16,894	34%
Rounds of Golf- Golf Now / EZ Links	661	16%	6,854	14%
Rounds of Golf- Tournaments	0	0%	0	0%
Rounds of Golf- Misc	0	0%	0	0%
Rain Check Issued	(93)	-2%	(807)	-2%
<b>Total Paid Rounds</b>	<b>3,089</b>		<b>37,165</b>	
<u><b>Member Rounds</b></u>				
Rounds of Golf- Members	625	15%	8,094	16%
<b>Total Member Rounds</b>	<b>625</b>		<b>8,094</b>	
<u><b>Comp Rounds</b></u>				
Rounds of Golf- Staff/Comp	72	2%	833	2%
Rounds of Golf- Other Comp	53	1%	830	2%
<b>Total Comp Rounds</b>	<b>125</b>		<b>1,663</b>	
<b>Rounds of golf - GolfNow/EZ Links</b>	<b>315</b>	<b>8%</b>	<b>2,860</b>	<b>6%</b>
<b>TOTAL ROUNDS OF GOLF</b>	<b>4,154</b>	<b>- 100%</b>	<b>49,782</b>	<b>100%</b>

<b>PY - PREVIOUS YEAR</b>			
<b>PY</b>	<b>PY</b>	<b>Vs. PY</b>	<b>Vs. PY</b>
<b>Monthly</b>	<b>Year to Date</b>	<b>Monthly</b>	<b>Year to Date</b>
447	4,936	(8)	1,726
679	8,032	(208)	(470)
1,626	16,187	(15)	707
482	3,025	179	3,829
0	0	0	0
0	0	0	0
(109)	(665)	16	(142)
<b>3,125</b>	<b>31,515</b>	<b>(36)</b>	<b>5,650</b>
644	7,711	(19)	383
<b>644</b>	<b>7,711</b>	<b>(19)</b>	<b>383</b>
186	1,578	(114)	(745)
82	1,290	(29)	(460)
<b>268</b>	<b>2,868</b>	<b>(143)</b>	<b>(1,205)</b>
299	2,514	16	346
<b>4,336</b>	<b>44,608</b>	<b>(182)</b>	<b>5,174</b>

Revenues				
	Monthly		Year to Date	
Greens Fee Revenue				
Rounds of Golf- Associate Member	\$14,681	15%	\$267,125	19%
Rounds of Golf- CDD Resident	\$12,976	14%	\$245,127	18%
Rounds of Golf- Public	\$48,060	50%	\$627,642	46%
Rounds of Golf- Golf Now / EZ Links	\$22,147	23%	\$253,933	19%
Rounds of Golf- Tournaments	\$0	0%	\$0	0%
Rounds of Golf- Misc	\$0	0%	\$0	0%
Rain Check Issued	(\$2,146)	-2%	(\$23,388)	-2%
TOTAL GREENS FEE REVENUE	\$95,718	100%	\$1,370,439	100%

<b>PY</b>	<b>PY</b>	<b>Vs. PY</b>	<b>Vs. PY</b>
<b>Monthly</b>	<b>Year to Date</b>	<b>Monthly</b>	<b>Year to Date</b>
\$15,383	\$199,600	(\$702)	\$67,525
\$18,841	\$259,249	(\$5,865)	(\$14,122)
\$45,839	\$541,684	\$2,221	\$85,958
\$15,826	\$111,148	\$6,321	\$142,785
\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0
(\$2,710)	(\$18,204)	\$564	(\$5,184)
<b>\$93,179</b>	<b>\$1,093,477</b>	<b>\$2,539</b>	<b>\$276,962</b>

<u>Average \$ per Round of Golf</u>			
	Monthly		Year to Date
<u>Average \$ per round of Golf</u>			
Rounds of Golf- Associate Member	\$33.44	#DIV/0!	\$40.10
Rounds of Golf- CDD Resident	\$27.55		\$32.42
Rounds of Golf - Public	\$29.83		\$37.15
Rounds of Golf - Golf Now / EZ Links	\$33.51		\$37.05
Rounds of Golf- Tournaments	#DIV/0!		#DIV/0!
Rounds of Golf- Misc	\$0.00		\$0.00
Rain Check Issued	\$23.08		\$28.98
<b>TOTAL - Average \$ per round of Golf</b>	<b>\$30.99</b>		<b>\$36.87</b>

<b>PY</b>	<b>PY</b>	<b>Vs. PY</b>	<b>Vs. PY</b>
<b>Monthly</b>	<b>Year to Date</b>	<b>Monthly</b>	<b>Year to Date</b>
\$34.41	\$40.44	(\$0.97)	(\$0.34)
\$27.75	\$32.28	(\$0.20)	\$0.14
\$28.19	\$33.46	\$1.64	\$3.69
\$32.83	\$36.74	\$0.67	\$0.31
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
\$24.86	\$27.37	(\$1.79)	\$1.61
<b>\$29.82</b>	<b>\$34.70</b>	<b>\$1.17</b>	<b>\$2.18</b>

	<b>Monthly</b>	<b>Year to Date</b>
<b>Membership Revenue</b>	<b>\$17,573</b>	<b>\$198,035</b>
<b>Average \$ per round of Golf</b>	<b>\$28.12</b>	<b>\$24.47</b>

<b>PY</b>	<b>PY</b>	<b>Vs. PY</b>	<b>Vs. PY</b>
<b>Monthly</b>	<b>Year to Date</b>	<b>Monthly</b>	<b>Year to Date</b>
\$17,133	\$179,872	\$440	\$18,163
\$26.60	\$23.33	\$1.51	\$1.14