

# Viera East

*Community Development District*

## Proposed Budget

*FY2023*



Workshop Meeting 6/9/22



**Viera East**  
**Community Development District**  
 General Fund  
 Proposed Operating Budget  
 Fiscal Year 2023

<b>Actual FY 2021</b>	<b>Adopted Budget FY 2022</b>	<b>Actual Thru 4/30/22</b>	<b>Projected Next 5 Months</b>	<b>Total Projected @ 9/30/22</b>	<b>Proposed Budget FY 2023</b>
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*Revenues*

Maintenance Assessments	\$808,157	\$808,157	\$780,802	\$27,354	\$808,157	\$ 1,378,973
Golf Course Administrative Services	\$56,280	\$56,280	\$32,830	\$23,450	\$56,280	\$56,280
Donations for Park Materials	\$3,000	\$0	\$4,275	\$1,500	\$5,775	\$5,000
Miscellaneous Income- Farmers Market	\$0	\$0	\$12,191	\$9,000	\$21,191	\$20,000
Interest Income	\$4	\$100	\$55	\$55	\$110	\$100
Carryforward Surplus	\$0	\$42,948	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$867,441</b>	<b>\$907,484</b>	<b>\$830,153</b>	<b>\$61,359</b>	<b>\$891,512</b>	<b>\$1,460,353</b>

*Administrative Expenditures*

Supervisors Fees	\$31,550	\$30,496	\$14,486	\$12,000	\$26,486	\$30,519
Engineering Fees	\$2,438	\$5,000	\$1,025	\$1,100	\$2,125	\$5,000
Attorney's Fees	\$20,276	\$5,000	\$8,809	\$7,500	\$16,309	\$5,000
Dissemination	\$1,000	\$1,000	\$583	\$500	\$1,083	\$1,000
Trustee Fees	\$10,641	\$5,600	\$0	\$5,600	\$5,600	\$5,600
Annual Audit	\$5,750	\$6,500	\$0	\$6,500	\$6,500	\$6,500
Collection Agent	\$2,500	\$2,500	\$1,458	\$1,042	\$2,500	\$2,500
Management Fees	\$100,440	\$103,454	\$60,348	\$43,106	\$103,454	\$106,557
Postage	\$2,093	\$1,500	\$898	\$700	\$1,598	\$1,500
Printing & Binding	\$1,424	\$2,500	\$3,980	\$400	\$4,380	\$3,500
Insurance- Liability	\$8,517	\$8,040	\$4,081	\$2,915	\$6,996	\$9,607
Legal Advertising	\$2,037	\$1,500	\$797	\$650	\$1,447	\$1,500
Other Current Charges	\$695	\$1,500	\$177	\$150	\$327	\$1,500
Office Supplies	\$1,202	\$1,500	\$50	\$40	\$90	\$1,500
Dues & Licenses	\$175	\$175	\$175	\$0	\$175	\$175
Information Technology	\$3,400	\$4,250	\$2,479	\$1,771	\$4,250	\$4,378
<b>Total Administrative</b>	<b>\$194,135</b>	<b>\$180,515</b>	<b>\$99,347</b>	<b>\$83,973</b>	<b>\$183,320</b>	<b>\$186,336</b>

*Operating Expenditures*

Salaries	\$144,820	\$147,487	\$89,016	\$74,000	\$163,016	\$159,817
Administration Fee	\$1,909	\$1,388	\$649	\$500	\$1,149	\$1,354
FICA Expense	\$9,373	\$11,283	\$6,420	\$5,000	\$11,420	\$12,226
Health Insurance	\$17,814	\$17,410	\$9,960	\$8,000	\$17,960	\$23,159
Workers Compensation	\$3,522	\$2,891	\$1,481	\$1,200	\$2,681	\$3,132
Unemployment	\$992	\$842	\$666	\$300	\$966	\$1,078
Other Contractual	\$9,762	\$7,500	\$8,566	\$6,500	\$15,066	\$12,000
Marketing- Lifestyle/Amenities	\$0	\$18,000	\$10,922	\$6,000	\$16,922	\$18,000
Training	\$0	\$500	\$0	\$250	\$250	\$500
Uniforms	\$0	\$500	\$0	\$250	\$250	\$500
<b>Total Operating</b>	<b>\$188,193</b>	<b>\$207,801</b>	<b>\$127,681</b>	<b>\$102,000</b>	<b>\$229,681</b>	<b>\$231,766</b>

*Maintenance Expenditures*

Canal Maintenance	\$9,827	\$14,000	\$0	\$10,000	\$10,000	\$14,000
Lake Bank Restoration	\$57,000	\$30,000	\$24,000	\$0	\$24,000	\$30,000
Environmental Services	\$15,126	\$20,000	\$1,265	\$10,000	\$11,265	\$20,000
Water Management System	\$106,751	\$99,000	\$66,359	\$45,000	\$111,359	\$107,000
Control Burns	\$6,922	\$15,000	\$0	\$5,000	\$5,000	\$10,000
Contingencies	\$0	\$2,000	\$3,157	\$500	\$3,657	\$2,000
Fire Line Management	\$800	\$2,000	\$2,000	\$1,000	\$3,000	\$2,000
Basin Repair	\$0	\$3,000	\$117	\$1,000	\$1,117	\$3,000
<b>Total Maintenance</b>	<b>\$196,426</b>	<b>\$185,000</b>	<b>\$96,898</b>	<b>\$72,500</b>	<b>\$169,398</b>	<b>\$188,000</b>

**Viera East**  
**Community Development District**  
 General Fund  
 Proposed Operating Budget  
 Fiscal Year 2023

	<b>Actual FY 2021</b>	<b>Adopted Budget FY 2022</b>	<b>Actual Thru 4/30/22</b>	<b>Projected Next 5 Months</b>	<b>Total Projected @ 9/30/22</b>	<b>Proposed Budget FY 2023</b>
<i>Grounds Maintenance Expenditures</i>						
Salaries	\$129,923	\$166,108	\$77,810	\$65,000	\$142,810	\$176,074
Administrative Fees	\$3,060	\$3,446	\$1,298	\$1,100	\$2,398	\$3,010
FICA	\$9,556	\$12,707	\$5,676	\$4,000	\$9,676	\$13,970
Health Insurance	\$17,427	\$28,182	\$10,765	\$9,200	\$19,965	\$31,692
Workers Compensation	\$3,133	\$3,256	\$1,295	\$1,000	\$2,295	\$3,601
Unemployment	\$1,745	\$2,506	\$830	\$700	\$1,530	\$2,734
Telephone	\$6,910	\$6,250	\$3,982	\$2,920	\$6,902	\$7,020
Utilities	\$6,715	\$7,200	\$5,386	\$3,000	\$8,386	\$7,200
Property Appraiser	\$1,989	\$1,990	\$1,989	\$0	\$1,989	\$1,990
Insurance- Property	\$1,499	\$2,197	\$1,537	\$1,100	\$2,637	\$2,479
Repairs	\$18,528	\$15,000	\$11,917	\$7,000	\$18,917	\$20,000
Fuel	\$14,508	\$10,000	\$11,146	\$7,500	\$18,646	\$14,000
Park Maintenance	\$4,447	\$7,500	\$5,651	\$2,800	\$8,451	\$7,500
Sidewalk Repair	\$0	\$10,000	\$0	\$2,500	\$2,500	\$10,000
Chemicals	\$2,304	\$4,000	\$1,869	\$1,500	\$3,369	\$4,000
Contingencies	\$6,827	\$4,000	\$2,826	\$1,500	\$4,326	\$4,000
Refuse	\$4,560	\$6,000	\$2,640	\$2,400	\$5,040	\$6,000
Office Supplies	\$765	\$750	\$0	\$500	\$500	\$750
Uniforms	\$2,519	\$3,000	\$2,099	\$1,075	\$3,174	\$3,000
Fire Alarm System	\$7,315	\$7,500	\$3,581	\$2,555	\$6,136	\$7,500
Rain Bird Pump System	\$28,501	\$27,576	\$16,319	\$11,492	\$27,811	\$27,581
Park Materials	\$3,221	\$0	\$1,748	\$1,500	\$3,248	\$5,000
Maintenance Reserve- Transfer Out	\$1,211	\$5,000	\$0	\$5,000	\$5,000	\$495,150
Maintenance Reserve- Transfer Out (Excess)	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Grounds Expenditures</b>	<b>\$276,660</b>	<b>\$334,168</b>	<b>\$170,363</b>	<b>\$135,342</b>	<b>\$305,706</b>	<b>\$854,251</b>
<b>Total Expenses</b>	<b>\$855,414</b>	<b>\$907,484</b>	<b>\$494,290</b>	<b>\$393,816</b>	<b>\$888,105</b>	<b>\$1,460,353</b>
<b>Excess Revenue/(Expenditures)</b>	<b>\$12,027</b>	<b>\$0</b>	<b>\$335,863</b>	<b>(\$332,456)</b>	<b>\$3,407</b>	<b>\$0</b>

	<b>FY 2022</b>	<b>FY 2023</b>
Net Assessment- General	\$ 779,212	\$ 1,350,028
Net Assessment- Recreation	\$ 28,945	\$ 28,945
Total Net Assessments	\$ 808,157	\$ 1,378,973
Discounts @ 6%	\$ 51,584	\$ 88,020
Gross Assessment	<b>\$ 859,741</b>	<b>\$ 1,466,993</b>
Assessable Units - Residential	4,204	4,204
Assessable Units - Non-Residential	1,869	1,869
Total Units	<b>6,073</b>	<b>6,073</b>
Gross Assessment per Unit - General Fund	\$ 136	\$ 236
Gross Assessment per Unit - Recreation	\$ 129	\$ 129
Gross Assessment per Unit - Debt Service	\$ 364	\$ 139
	<b>\$ 629</b>	<b>\$ 504</b>

# 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

Description	Annual Amount
Base	\$ 75,000
10% of Maintenance Supervisor	\$ (7,280)
50% of Labor Position	\$ (11,440)
<b>Total</b>	<b><u>\$ 56,280</u></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	\$ 5,821	\$ -	\$ 5,821
POL/EPLI	\$ 3,786	\$ -	\$ 3,786
Property	\$ -	\$ 2,479	\$ 2,479
<b>Total</b>	<b>\$ 9,607</b>	<b>\$ 2,479</b>	<b>\$ 12,086</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 \$21.23 per employee.

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	Health, Accidental Death, Dental, Vision, Life, and Long Term Disability
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	\$ 5,742
Ecolab Pest Elimination	\$ 4,318
Xelar Copier	\$ 1,444
Additional Contract Funds	\$ 496
<b>Total Annual Budget</b>	<b><u>\$ 12,000</u></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	\$ 3,654	\$ 43,850
Wingate & Auburn Lake Aquatic Weed Control	\$ 736	\$ 8,837
Bayhill Wetland Maintenance (Bi-Monthly)	\$ 200	\$ 2,400
Aquatic Weed Control	\$ 3,777	\$ 45,325
Header Canal Maintenance (Quarterly)	\$ 1,400	\$ 5,600
Unanticipated Repairs/Improvements		\$ 988
<b>Total</b>	<b>\$ 9,768</b>	<b>\$ 107,000</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 floways (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 \$21.23 per employee.

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	Health, Accidental Death, Dental, Vision, Life, and Long Term Disability
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	\$ 584	\$ 7,002
Contingency		\$ 18
<b>Total</b>		<b>\$ 7,020</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	\$ 5,821	\$ -	\$ 5,821
POL/EPLI	\$ 3,786	\$ -	\$ 3,786
Property	\$ -	\$ 2,479	\$ 2,479
<b>Total</b>	<b>\$ 9,607</b>	<b>\$ 2,479</b>	<b>\$ 12,086</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
		\$ 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	\$ 27,581
<b>Total Annual Budget</b>		<b>\$ 27,581</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  
Proposed Budget  
Fiscal Year 2023**

<b>Adopted Budget FY 2022</b>	<b>Actual Thru 4/30/22</b>	<b>Projected Next 5 Months</b>	<b>Total Projected @ 9/30/22</b>	<b>Proposed Budget FY 2023</b>
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*Revenues*

Beginning Fund Balance	\$315,696	\$306,394	\$0	\$306,394	\$860,024
Interest Income	\$1,000	\$108	\$65	\$173	\$500
Reserve Funding - Transfer In (General)	\$5,000	\$0	\$34,404	\$34,404	\$495,150
Reserve Funding - Transfer In (Golf)	\$6,694	\$0	\$69,053	\$69,053	\$6,335
Reserve Funding - Transfer In (General Excess)	\$0	\$0	\$0	\$0	\$0
Reserve Funding - Transfer In (Golf Excess)	\$0	\$450,000	\$0	\$450,000	\$0
<b>Total Revenues</b>	<b>\$328,390</b>	<b>\$756,502</b>	<b>\$103,522</b>	<b>\$860,024</b>	<b>\$1,362,008</b>

*Expenditures*

Capital Outlay	\$100,000	\$0	\$0	\$0	\$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>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$125,000</b>

**Excess Revenues (Expenditures)**

	<b>\$203,390</b>	<b>\$756,502</b>	<b>\$103,522</b>	<b>\$860,024</b>	<b>\$1,237,008</b>
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<b>Potential Capital Reserve Split</b>			
	<u>General Fund</u>	<u>Golf Course</u>	<u>Total</u>
Beginning Balance- 9/30/21	\$ 98,180	\$ 208,214	\$ 306,394
Interest Income	\$ -	\$ -	\$ 173
FY22 Contributions	\$ 5,000	\$ 6,694	\$ 11,694
FY21 Gross Profit	\$ -	\$ 450,000	\$ 450,000
Excess from Water Management Bonds	\$ 29,404	\$ 62,359	\$ 91,763
<b>Projected Excess Revenue Fund End of FY22</b>	<b>\$ 132,585</b>	<b>\$ 727,266</b>	<b>\$ 860,024</b>

**Viera East**  
**Community Development District**  
 Debt Service Fund  
 Series 2020  
 Proposed Budget FY2023

Adopted Budget FY 2022	Actual Thru 4/30/22	Projected Next 5 Months	Total Projected @ 9/30/22	Proposed Budget FY 2023
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Revenues

Special Assessments	\$ -	\$ -	\$ -	\$ -	\$ 655,615
Interest Income	\$ 500	\$ 13	\$ 10	\$ 23	\$ 500
Beginning Fund Balance	\$ 270,953	\$ 270,936	\$ -	\$ 270,936	\$ 90,344

<b>Total Revenues</b>	<b>\$ 271,453</b>	<b>\$ 270,949</b>	<b>\$ 10</b>	<b>\$ 270,959</b>	<b>\$ 746,459</b>
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Expenditures

Series 2020

Interest-11/1	\$ 90,308	\$ 90,308	\$ -	\$ 90,308	\$ 90,308
Principal- 5/1	\$ -	\$ -	\$ -	\$ -	\$ 475,000
Interest-5/1	\$ 90,308	\$ -	\$ 90,308	\$ 90,308	\$ 90,308

<b>Total Expenditures</b>	<b>\$ 180,615</b>	<b>\$ 90,308</b>	<b>\$ 90,308</b>	<b>\$ 180,615</b>	<b>\$ 655,615</b>
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<b>Excess Revenues (Expenditures)</b>	<b>\$ 90,838</b>	<b>\$ 180,642</b>	<b>\$ (90,298)</b>	<b>\$ 90,344</b>	<b>\$ 90,844</b>
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\* Excess Revenues needed to pay the 11/1/23 Interest Payment \$ 85,558

Land Use	ERU	Units	Total ERU	Percentage	Net Per Unit	Net Assessments
Residential	1.00	4,204.0	4,204.00	84%	\$ 130.57	\$ 548,913.70
Commercial	4.00	204.3	817.20	16%	\$ 522.28	\$ 106,701.30
<b>Net Annual Assessment</b>		<b>4,408.30</b>	<b>5,021.20</b>			<b>\$ 655,615.00</b>

**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