

*Viera East
Community Development District*

Agenda

July 28, 2022

AGENDA

Viera East Community Development District

219 East Livingston Street, Orlando, FL 32801
Phone: 407-841-5524 – Fax: 407-839-1526

July 21, 2022

Board of Supervisors
Viera East Community
Development District

Dear Board Members,

The Board of Supervisors of the Viera East Community Development District will meet on Thursday, July 28, 2022 at 7:00 p.m. in the **Multi- Purpose Room, Faith Lutheran Church, 5550 Faith Drive, Viera, FL.**

Workshop Meeting- Continued from July 14, 2022

- I. Roll Call
- II. Fiscal Year 2023 Rules and Rates Workshop
- III. Adjournment

Board of Supervisors Meeting

- I. Roll Call
- II. Pledge of Allegiance
- III. Public Comment Period
- IV. Approval of Minutes from the June 23, 2022 Board of Supervisors Meeting
- V. New Business
 - A. Discussion of Additional Clubhouse Improvements
 - B. Discussion of Authority Transition in Mr. Melloh's Absence
- VI. Old Business
 - A. Brevard County Lake Planting Grant Update
 - B. Action Items List
- VII. Staff Reports
 - A. General Manager's Report
 - B. District Manager's Report
 - i. Ratification of Requisition No. 108
 - ii. Ratification of Requisition No. 109
 - iii. Consideration of Requisitions No. 110- 114
 - C. Lifestyle/ Marketing Report
 - D. Restaurant Report
- VIII. Treasurer's Report- Consideration of Financial Statements
 - A. Approval of Check Register
 - B. Balance Sheet and Income Statements

- IX. Supervisor's Requests
- X. Adjournment

Rules and Rates Workshop

SECTION II

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 2nd 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 10th of the month, a **refund** will be issued for that month based on the **refund** schedule below. Requests received after the 10th 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

	<u>Refund</u>		<u>Refund</u>
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 10th 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 31st 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.



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)

Weekday	PUBLIC	Assoc. Member	CDD Res.
AM	\$53.50	\$42.80	\$40.13
Mid-Day	\$47.50	\$38.00	\$35.63
PM	\$38.50	\$30.80	\$28.88
Weekend	PUBLIC	Assoc. Member	CDD Res.
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)

Weekday	PUBLIC	Assoc. Member	CDD Res.
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
Weekend	PUBLIC	Assoc. Member	CDD Res.
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)

Weekday	PUBLIC	Assoc. Member	CDD Res.
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
Weekend	PUBLIC	Assoc. Member	CDD Res.
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 Golf Club Range of Rates
FISCAL YEAR 2022



Attachment "A", Chapter IV: Rates, Fees & Charges

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

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 23, 2022** 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
Paul McCarthy	Assistant Secretary
David Bedwell	Assistant Secretary

Also present were:

Jason Showe	District Manager
Jeremy LeBrun	GMS
Tim Melloh	General Manager
Jim Moller	Golf Maintenance Superintendent
Chris Gaines	Golf Pro
Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order at 7:00 p.m. All Supervisors were present with the exception of Mr. Colasinski.

Mr. Bedwell: We're pausing for a medical emergency.

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: We have not received any Request to Speak forms, but we can open it up for any member of the audience who would like to provide comments. We would ask that you please state your name and address and keep your comments to three minutes.

Resident (Mary Ann Ferraro, Fawn Ridge): The Ridge sign when you're going in, I don't know who it belonged to, but it's in darkness. The light is too low and it's too far back that it hits the bushes and there's no light on the stone at all. That's at the entrance. I asked Fawn Ridge for assistance and they said it was VECA and then VECA said it was somebody else.

Mr. Melloh: It's not ours for sure, but I think Ms. Diane Briggs is the person to contact at Fairway Management.

Resident (Mary Ann Ferraro, Fawn Ridge): I did call Diane.

Mr. Melloh: And she said?

Resident (Mary Ann Ferraro, Fawn Ridge): She said it was VECA.

Mr. Melloh: Okay.

Resident (Mary Ann Ferraro, Fawn Ridge): You can't notice it now, but when it gets dark, you can't see it at all.

Mr. Melloh: Okay. Mr. Bill Macheras is the President of VECA. He comes to these meetings occasionally. If he happens to show up, I'll introduce you to him.

Resident (Mary Ann Ferraro, Fawn Ridge): Thank you. Only because this is June and I think I brought it up in February.

Mr. Melloh: Yeah. I remember you saying something about it.

Mr. Showe: Are there any other audience comments?

Mr. Carnesale: You have to spot the little, tiny signs that VECA puts in the middle of the road about a week before their meetings, which they also hold here.

Mr. Showe: If there are no other audience comments, we can continue on to the agenda.

FOURTH ORDER OF BUSINESS

**Approval of Minutes of the May 26 2022
Board of Supervisors Meeting**

Mr. Showe: The first item is the approval of minutes of the May 26, 2022 meeting. Those minutes were included as part of your agenda. We can take any corrections or changes at this time or have a motion to approve.

On MOTION by Mr. McCarthy seconded by Mr. Carnesale with all in favor the Minutes of the May 26, 2022 Board of Supervisors Meeting were approved as presented.

Mr. Showe: For the record, Mr. Dale is in the restroom right now, but we still have three Board Members present.

FIFTH ORDER OF BUSINESS

New Business

A. Discussion of Fiscal Year 2023 Budget Workshop

Mr. Showe: We provided a revised version of the budget. We've had some changes over the last few days. For the General Fund, we've made all of the changes that the Board recommended from the workshop. We increased *Attorney's Fees*. We increased *Water Management System*. We also reduced *Fire Line Management*. Under *Grounds Maintenance Expenditures*, we increased *Utilities*, *Fuel*, *Park Maintenance* and *Park Materials* per the Board. Also, Tim indicated and rightly so, that we added under *Grounds Maintenance*, more of a reserve, but it's for that Bayhill flow way maintenance. We've added \$25,000 to that because there may be some additional work needed there to keep that clean. That reduced that transfer in the General Fund down to \$420,000 from what it previously was. The rest of the changes are on the golf course side. Tim has made some changes on the restaurant budget and then some other minor changes on the other items. We'll let Tim go through the Golf Course Budget on many items, the Board might have questions on.

Mr. Bedwell: Did Jeff look over the restaurant budget?

Mr. Melloh: I gave it to him today and said if he had any other changes, we could discuss those.

Mr. Bedwell: But you make the changes?

Mr. Melloh: I made the changes.

Mr. Bedwell: Okay.

Mr. Melloh: Based on our current trajectory in the restaurant, I increased *Total Revenues* to \$606,950. For *Food Cost*, *Snack Cost*, *Beer Cost*, *Beverage Cost*, *Wine Cost* and *Liquor Cost*, I use the industry standard and where we've been flowing with it. The *Food Cost* is basically 40% of the food sales. The *Beer Cost* is somewhere around 35%. The *Liquor Cost* is around

30%. We are associating those with a percentage now. Again, I'm having Jeff take a closer look at this, but it originally showed some numbers that weren't right.

Mr. Bedwell: Well, the revenue is about what it has been running the last couple of months.

Mr. Melloh: This doesn't start until October 1 and by that time, we'll have had plenty of trajectories heading up that way. I always try to be a little on the conservative side. I think \$606,950 may be a little low, but it's a good place to start.

Mr. Dale: What was that magic number, the \$606,950? I don't like you going over everything.

Mr. Melloh: No, it's just that restaurant one. The original one had the restaurant showing a loss.

Mr. Dale: Right.

Mr. Melloh: Sales are going to be \$606,950, but then you have the just through cost, beer cost and wine cost.

Mr. Dale: Right.

Mr. Melloh: So, I'm having Jeff look at it to finer tune it to see if there are any other things that he doesn't agree with on this.

Mr. Dale: He did send me an email of some updates, whenever we get to that part.

Mr. Melloh: Okay. That's fine.

Mr. Showe: For the Board's information, at your first July workshop, we will go over the budget again based on any changes. Tim will have another chance to swipe through all of these.

Mr. Dale: Okay.

Mr. Melloh: This is all up for discussion. That's why I was just looking for his response.

Mr. Dale: Right.

Mr. Melloh: I know one of the things that we want to put in there is, we want to line up snacks with actual snack sales and stuff like that.

Mr. Dale: Right.

Mr. Melloh: There are certain things like that. I don't know what other things he added. I'll get that from him and then we can make another go-round with it.

Mr. Carnesale: Are we incorporating inflation into any of these numbers?

Mr. Melloh: The best that we can. It's hard to do a budget when you're still four months away from starting the actual year.

Mr. Carnesale: I'm just thinking in terms of we're watching as inflation seems to be rising.

Mr. Melloh: Right.

Mr. Carnesale: Okay. So, that has a true trajectory as well. I'm just wondering whether or not we should be taking that into consideration. I'm not saying that it has to be exact. Obviously, we can't make it exact because we don't know exactly what it will be. Okay? It's not under our control. Alright? I would think that it's a number that has an impact on a lot of the other numbers.

Mr. Melloh: Right.

Mr. Showe: I think in general, when you look at it, Tim has projected increases in all of the lines. Obviously, with the restaurant, it's a little tricky because, if the costs of goods go up, then we want to increase the cost for the sale price to recoup that.

Mr. Melloh: Yeah. There are certain tactics that you make. They had a really funny term for this. You go up on your price, you go down on the quality of your food or you go down on your portion sizes. That's what they're doing with cereal now. You buy a box of cereal, it may still be \$4.25, but it's not 32 ounces, it's 24 ounces. What tactics do you want to use? Obviously, you don't want to go down on quality.

Mr. Carnesale: Because that's what's getting us all of the people in.

Mr. Mellow: Exactly. Those are types of things we should look at, but just like with the golf course, you have to make those decisions as things progress.

Mr. Dale: Tweak it as you go.

Mr. Melloh: It's unfortunately more of a reactive type of a thing. So, for the golf course, I adjusted *Greens Fees* upwards about \$75,000 and \$85,000, only because we're going to be having a rate increase. Again, our trajectory is high there because we were having a lot more rounds of golf coming our way. The county is growing. Businesses like Northrop Grumman are projecting that they're going to be hiring hundreds more employees. They tend to be more of the six-figure type jobs. Those people have more disposable income, which means they can play more golf. Our golf course is the number one golf course in Brevard County and why not play here. We see that a lot right now where we're getting a lot of the younger crowd, that 40 to 45-year-old crowd. We're getting a lot of people on Friday. Fridays are becoming a really good day

for us because you have these firms, L3 Harris, and Northrop Grumman. They rotate every other Friday off and go out and play golf and have fun and things like that. Anyway, I increased *Greens Fee*. The only other change that I made to golf course budget was we switched *Fertilizer* to *Turf Nutrition Program* and it to \$175,000. Jim, our Superintendent is here and can probably speak more to that, as far as the things that you will be using that for.

Mr. Moller: That one's kind of two-fold. It's the price of fertility, the price of chemicals and the increased grounds that we will be maintaining. The current irrigation system was reaching about 90 and 100 acres and now, the full irrigation system will be up to 120 to 130 acres. So, we have another 20 to 30 acres to maintain fertilizer, herbicides, things like that in addition to the cost.

Mr. Bedwell: Is there enough money, even after we put the irrigation in, for the areas we may have to sod?

Mr. Moller: Whether we sod or spray, it might be cost effective to spray

Mr. Melloh: We have money in the bond set aside for that. We have a line item in the bond for that, so as long as that doesn't get consumed by some other project, it should still be there. But you know, we want to wait to see what we're able to do, get a good season in, the growing season and see where we're at.

Mr. Moller: Correct.

Mr. Melloh: You don't want to rush right out to it.

Mr. Bedwell: I forgot that we had money in the bond.

Mr. Carnesale: We also have to remember that *Fertilizer*, doesn't exist.

Mr. Melloh: That's why we changed it.

Mr. Moller: Also, with Landirr, there are some areas in their contract where they need to re-spray the main lines. Some areas around the main line were weaker areas. So, we might just increase the spray in there to get some extra coverage.

Mr. Dale: The sprinkler is active at the putting green now, isn't it?

Mr. Moller: That's still the old system.

Mr. Dale: Okay.

Mr. Moller: On Monday, we're going to run a 10-inch line by the putting green. We're going to cross over to the driving range tee. That will give us the availability and we'll time the putting green at that point.

Mr. Dale: Okay.

Mr. Moller: Other than that, they started on Hole 8 today.

Mr. Melloh: Right. That's good. So, they're making good progress there. What holes do you have currently on the new system?

Mr. Moller: Right now, I have full automation on Holes 11, 12, and 13.

Mr. Melloh: Okay.

Mr. Moller: We're just waiting on the electrician on the Landirr side to get us our lines from the Clubhouse, so we can hook up the hub, which we located right to left of the driving range tee. That hub will run Holes 10, 9, 1 and a bunch of other holes.

Mr. Melloh: Right.

Mr. Moller: So, once that hub is installed, Shawn will program it into the computer and it will be fully automated there.

Mr. Dale: Thanks, Jim.

Mr. Carnesale: So, basically, we're closing down Hole 9 next. Is that what we are talking about?

Mr. Moller: Hole 9 is done. As far as the piping, we just haven't hooked it up to the hub.

Mr. Carnesale: Okay. So, the next one you're closing down is Hole 8?

Mr. Moller: Yes. We started that today.

Mr. Carnesale: Okay. What are we using as the replacement?

Mr. Melloh: Hole 9. They can play two balls there or take that par.

Mr. Carnesale: Ninety five percent of people are taking that par anyway.

Mr. Melloh: Oh yeah.

Mr. Carnesale: But the point is, while making that offer, they feel that they made the decision instead of you telling them that they have to make the decision.

Mr. Melloh: Right.

Mr. Dale: Jason, at the workshop, we talked about a number of individual line items. I don't have the laundry list in front of me, but I assume all of those got updated in this iteration.

Mr. Showe: Yeah. All of the General Fund requests from Steve, we're all changed. The only other addition we had in addition to that was, Tim made the suggestion to add \$25,000 for the Bayhill flow way. So, there's a separate account line for handling that issue.

Mr. Dale: I think that's an excellent idea.

Mr. Showe: That's in there now as well.

Mr. Dale: So, the Board knows, I already got an email from a resident along that flow way. I guess it's starting to gunk up already. I think a lot of that is going to be attributed to the fact that we haven't had any rain or anything to get that flowing and it's probably deep. Just to be on the safe side, being our main artery, we should be prepared to do something with it on an annual basis. Hopefully, we won't have to, but we should be prepared.

Mr. Bedwell: Can I asked Jim a question?

Mr. Melloh: Absolutely.

Mr. Bedwell: It's only been a few days, Jim, but have you noticed any improvement in the fairways on Holes 13, 12, and 11?

Mr. Moller: They are not 100% yet.

Mr. Bedwell: Like that hill up on Hole 11, about 50 yards on the right, it used to always be in disrepair.

Mr. Moller: The old system has been a ghost in the machine right now. That system has been crashing in the middle of the night. So, we are trying to balance the water with the old system and the new system. I tweaked back the new system just so the old system had enough volume to run.

Mr. Bedwell: We needed some water from Mother Nature with a little bit of nitrogen to really get it popping.

Mr. Moller: There is a little chance of rain starting tomorrow. This weekend, we should have some higher rain changes.

Mr. Dale: That would be good. Tim?

Mr. Melloh: On the golf course budget side, we should be able to put \$252,806 into reserves at the end of the year. That's where we are with the golf course budget.

Mr. Showe: Again, as you look through these, if you have any other changes and suggestions, we obviously will bring them back on July 14th to the workshop for one more review by the Board. I'll draft up that a narrative as well as the mailed notice for you to review at that meeting, so you guys have a chance to review all of that prior to the mailed notices going out for assessments. If there are any questions or comments on that, just let Tim or I know and we can certainly make those changes.

SIXTH ORDER OF BUSINESS

Old Business

A. Brevard County Lake Planting Grant Update

Mr. Dale: Alright, Pete, I guess we're on lake planting update.

Mr. Carnesale: Okay.

Mr. Dale: Do you have anything on that?

Mr. Carnesale: Very short and to the point, basically, the grant request for the plants across from Suseda Park, has been completed for the education and it has been submitted to Brevard County's Agriculture Department. They will submit it to the State to get the funding next month. The plants that we had already planted as the sampling, however, due to not having any water where they were planted, appear to be mostly dead. I was there today. So, we are looking at probably somewhere around January to try and plant a replacement and use bigger plants. Those are two separate pieces.

Mr. Dale: Yeah, that's the problem, when everything goes dry and everything recedes five feet.

Mr. Carnesale: Yeah. They're supposed to be underwater. They've been in the sun for a long period of time. I was there today again and each time I'm there, more plants are dead.

Mr. Melloh: Well, it's also probably appropriate to note that there are people in the District that think there's a lack of plants because we killed them with herbicides and what have you, but they have to understand that more than likely, a lot of this stuff dies because of what you're experiencing right now. They are water plants that don't have water. Some of the more mature plants have a better chance of surviving when they have a deeper root system, but not all of them do, so they will decline. So, it's just one of those things where I guess through the years, you would have to plant and then replant constantly depending on what we have.

Mr. Dale: That's a big sticking point. We're going to have to rethink some of that a little bit.

Mr. Melloh: Yeah.

Mr. Carnesale: Well, that's the reason why I'm thinking we should do it in January. By then we should have a higher water table and it should be there for a while, as opposed to trying to do it as soon as possible. Okay? That also gives us a chance to talk to ECOR and compare what we have already and making sure that works with what they're using for herbicides.

Mr. Melloh: Just to be clear about how the CDD works, our urban ponds, which most of these things are classified as, we are under no obligation to plant those littoral shelves.

Mr. Carnesale: Right.

Mr. Melloh: The only two areas where we're required to have littoral shelves, well, there's three; a small area in Grand Isle, the north flow way and then the Bayhill flow way. Even though we're trying to do this to be better stewards of the environment, we're not breaking any laws.

Mr. Dale: Well, and also to be cost conscious, that is what we were trying to do to avoid some of the red algae and all of that kind of stuff and filter everything.

Mr. Melloh: Exactly.

Mr. Dale: But now we've got to rethink some of that.

Mr. Melloh: I just didn't want people think that we were dropping the ball.

Mr. Carnesale: We have to remember that we only planted 4-inch plants. They didn't have a big enough root structure when they became dry. So, what we're thinking is using the budget we already have to try and do it.

Mr. Dale: It would've taken a couple of years for those things to grow. I agree. That's good a good point, Pete. I didn't even think of that with regards to the drought.

Mr. Bedwell: Can I say something?

Mr. Dale: Yes, please.

Mr. Bedwell: When I used to come to a Board meeting 10 years ago, we had nothing in reserves. I never thought I'd see the day that there was \$1,433,000 in reserves. That's pretty amazing.

Mr. Dale: It was a team effort.

Mr. Bedwell: I knew what had to be done, but I never thought I'd see the day. So, congratulations to the Board.

Mr. Dale: Exactly. I think that's what we want to continue.

Mr. Bedwell: We had zero in reserves, 10 years ago.

Mr. Dale: Part of it is because of the increase that we're talking about doing. I think we're talking about adding anywhere from \$300 to 600 a year.

Mr. Bedwell: We've come a long way in a few years.

Mr. Dale: Yeah, I agree.

B. Action Items List

Mr. Dale: I am just going to touch on the Action Items List. I don't think there's really anything on there except for the fountain. Did we ever hear from anyone in Bayhill?

Mr. Melloh: No.

Mr. Dale: Okay, so we're still waiting on Bayhill. Then my follow-up question to that is, I received an email this afternoon from their new HOA President. They have a homeowner that wants to put in a sprinkler system that will draw from the lake. I couldn't cite the chapter and verse, but I pretty much figured that was prohibited.

Mr. Showe: Those ponds they were designated for stormwater collection, not for irrigation purposes.

Mr. Dale: Is there anything that prevents them from digging their own well?

Mr. Showe: They would have to go to the county for that.

Mr. Melloh: They would have to get a permit from the county.

Mr. Dale: From the county, right.

Mr. Melloh: Like we did a well when we put the irrigation system in Suseda Park.

Mr. Dale: How receptive is the county to that right now?

Mr. Melloh: Well, my guess is they probably would not be.

Mr. Dale: Because of all the reclaimed water issues and everything.

Mr. Melloh: VECA pumps out of our ponds to irrigate. There may be one other association that pumps out at a lake. I know that Grand Isle made a request of the Board to allow that to happen if they could get all of the permits, but an individual homeowner, I don't see that happening.

Mr. Dale: Okay.

Mr. Melloh: Jason had a request from somebody not too long ago, wanting to pipe the runoff from the roof of their house all the way down to the lake. We can't allow that either. The best that they can do is bring it out into their property and let it flow naturally through the grass. You don't want to pipe something right from somebody's roof right into the lake.

Mr. Dale: Oh yeah. You have all of that asphalt.

Mr. Melloh: Yeah, all of that stuff.

Mr. Dale: That's pretty much where I thought we were at, but I got to thinking about running a well and I didn't know about that one.

Mr. Melloh: Again, the best thing that they could do is hire somebody like PSI who we used and they can apply for a permit or something. I don't know. From what I understand, there are some subdivisions where everybody in the subdivision has a well, but I think those are the early ones.

Mr. McCarthy: Aberdeen has wells. To my knowledge, there has only been one failure of a well.

Mr. Melloh: Okay.

Mr. Dale: But Aberdeen is in Rockledge, though. That's probably why you got the go-ahead on that.

Mr. Showe: A resident is able to ask and go through that process. I just know from my experience that they may have been more receptive in the past of wells, but from what I've seen lately, most municipalities aren't allowing wells anymore unless there's no access to other water.

Mr. Dale: Just as an FYI, Michelle has been on social media where people are wondering why nobody is doing anything. I know it's not our job and everything, but she did post a few informational links on who to contact with Cocoa and that kind of stuff.

Mr. Bedwell: That's good information.

Mr. Dale: When you get a drought, there's nothing you can do.

Mr. Bedwell: A drought's a drought.

Mr. Dale: What I posted was if it's a really big problem for you, you're going to have to use city water a little bit.

Mr. Melloh: Yeah. Where I live on the west side, everybody in our neighborhood is pulling hoses.

Mr. Dale: Yeah. I was pulling a hose. My water bill was \$50 more last month.

Mr. Melloh: Unfortunately, that's what you have to do.

Mr. Dale: You got to do what you got to do. It's a lot cheaper than a new palette of sod.

Mr. Melloh: Yeah.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. General Manager's Report

Mr. Dale: Alright. We'll move to the General Manager's Report.

Mr. Melloh: Okay. I think Ed reported at the meeting I missed, that they are done with the fire line for the year.

Mr. Dale: Yes. Actually, if we can update that on the Action Items List.

Mr. Showe: I'm on it.

Mr. Melloh: The next thing that they will be doing is getting with our Ecologist and finding out where they would like to work out in the scrub jay habitat, as far as clearing where we would typically do a fire burn, control burn or prescribed burn. We're moving right along in that direction. I've got the daily rounds here for greens fees. I'm pretty happy with what we got going on, with the whole closure and a lot of other things happening. It doesn't seem to be affecting anybody having Christmas here. You haven't had anybody complain. As we stated before, players have the option of playing two balls on a hole or just simply taking it in that part and everybody seems to be having a good time with that. Our revenues are \$81,501 on a budget of \$97,000. We still have eight days left to go.

Mr. Dale: Just for the minutes, I do want to inject. There is a sign on the counter. We are telling people what's going on with the golf course when they call in. We're also telling them when we're taking their money. I've heard a few comments that we weren't adequately informing customers what was going on and given the steps that we've gone to, I think we're doing more than our due diligence on that.

Mr. Melloh: Right. That's not to say that somebody doesn't fall through the cracks once in a while, but there are several cracks they'd have to fall through.

Mr. Dale: Right.

Mr. Melloh: Because the starter will tell them before they tee off that there's a sign at the counter. So, as you just detailed, there are plenty of things being done. I don't know what more we can do. So, I'm very happy with that. Jim and the entire maintenance crew are doing an excellent job out there. The golf course is in fantastic shape, especially with the lack of rain that we have had. We've had a couple of rainfalls.

Mr. Moller: Since April 8th, we had 6 inches during that little four-day span. That's it.

Mr. Dale: Wow.

Mr. Melloh: There's quite a long period of time to go. The course is looking great and people are having a good time out there. There's a good product on the ground, so I can't say anything further. I do have a few things that I just need general approval. We have a quote now from Hood Depot for the installation of our hood in the restaurant. What I need to do, is to sign this and cut them a check to get the ball rolling.

Mr. Dale: We've already approved that.

Mr. Melloh: Okay.

Mr. Dale: Up to \$50,000.

Mr. Melloh: Okay. Is it okay for me to sign this?

Mr. Carnesale: If you and the Restaurant Manager are in agreement and it's within the \$50,000, you don't need us anymore.

Mr. Dale: I understand. I would get with Jeff though just to confirm because there were a couple items that he was questioning as to whether or not he'd be able to do as part of that \$50,000 for a few dollars cheaper.

Mr. Melloh: Okay. I'll get with him.

Mr. Dale: Get with him on that.

Mr. Melloh: You're good to go. If we need to get an updated quote or whatever, we'll do that.

Mr. Dale: I want to expedite it.

Mr. Melloh: Yeah, that's what I'm saying. I want to get it going. I'm trying to get all of this stuff done.

Mr. Dale: Because there's a whole lot to that.

Mr. Melloh: By middle of October, so that we're good to go. We have, which has already been approved bond money-wise, the repairs by G&G Roofing for the golf course maintenance building in the amount of \$25,220. I'm going to sign that and get them started on that.

Mr. Dale: Is that related to what Masick is doing? The maintenance building. I'm sorry. I'm thinking cart barn. We already approved that one too.

Mr. Melloh: Finally, we have a line item in the budget for lake bank restoration as it applies to recreation and to the golf course. Some of the holes on the golf course, where we need to protect the brand-new irrigation, we had this conversation before. We have \$150,000 earmarked for that. I have a quote from American Shoreline Restoration for \$69,230. We don't need anything further than that.

Mr. Dale: How have the Geotubes® been holding up?

Mr. Melloh: I've been here for over seven years and on Hole 7, they put some Geotubes® in before I got there. They seem to be holding up really well.

Mr. Showe: Occasionally, in 10, 12 or 15 years, it starts to deteriorate. If the sod deteriorates, then the Geotubes® deteriorates. The Geotubes® do their job. They are the same company that comes out of Baytree and they do really great work.

Mr. Melloh: I'll assign this so we can get on their schedule.

Mr. Moller: What's that amount again?

Mr. Melloh: \$69,230. They're going to need a 30% deposit. We just want to get on the list because what they do is they get with other areas, other subdivisions like Baytree and get it on the same schedule.

Mr. Dale: Which area, again, are we doing? Is it the most emaciated area that we're doing?

Mr. Melloh: Yeah, like Hole 10 is the one that we've detailed before or where the original irrigation system sits 5 feet into the water. We have Hole 1 by the green, which has the same type of thing. By Hole 14, someday the cart path around the edge there could collapse.

Mr. Dale: Wow.

Mr. Melloh: Hole 17 around the edge.

Mr. Bedwell: We had \$150,000 where, in the bond?

Mr. Melloh: In the bond.

Mr. Showe: For lake bank restoration.

Mr. Bedwell: You can now do it for \$69,000. Is that what you're saying?

Mr. Melloh: Yeah. The original estimate was to do more than that at the request of the Board. But again, when you do something three years ago and then you finally get it done...

Mr. Bedwell: I didn't know if this was Phase 1 and there were others.

Mr. Melloh: No, I don't think there's anything more. We pretty much attacked everything. Right?

Mr. Bedwell: Okay. That's good.

Mr. Melloh: Right Jim?

Mr. Moller: It looks good. So, we'll get on schedule for that. That will be good.

Mr. Dale: I know it's unrelated to recreation, but we talked a couple of months ago about the Bayhill lake. The one with the fish kill. I can't even remember the number, but it's the main lake. I've had several residents talk to me about it. I think I shared the one that was advised not to put in a swimming pool because they lost so much of their backyard.

Mr. Melloh: Right. That would come under the General Fund.

Mr. Dale: Right. I understand.

Mr. Melloh: We had a certain amount of budget for that. If you don't mind, you and I can get together and find out. I don't even know if I know that lady's address. But we don't have money to do the whole lake.

Mr. Dale: Let's go and assess the problem.

Mr. Melloh: That's what I'm saying. We need to do that.

Mr. Dale: It may not be the whole lake.

Mr. Carnesale: We also have to look at whenever we do something like that, setting a precedent. Okay? Where anybody else that sees it and thinks they needed it, starts to ask for it. You have a whole time saying no when you've already done so. You have to look at the entire picture.

Mr. Dale: It doesn't mean we ignore the problem though.

Mr. Carnesale: I'm not saying ignore it. I'm saying you just have to look at it from a holistic approach, not just from a minimal approach.

Mr. Dale: I get it. We've got X amount of dollars and we have to do something.

Mr. Melloh: Okay. I'll get with Ed on that and we'll just see what we can do to assess that lake.

Mr. Dale: Out of all the ones I've heard of in the District, that's the one. When I look at all the others, that's the one, that cheerio -shaped lake. Everybody's right up on it.

Mr. Melloh: Yeah. The hard part behind that lake, with Bayhill, is when the company goes to do it, American Shoreline, we're going to have to get permission from somebody to go through their yard. Because the problem with it is that lake is 100% encircled by homes.

Mr. Dale: That's the problem we are running into with the fountain.

Mr. Melloh: Yeah. Anyway, we'll definitely work on that.

Mr. McCarthy: Tim, didn't Mr. Ed Grasser have a chart of where it was needed and so forth?

Mr. Melloh: Paul when I got here, yes, they had that done. You had very little green, meaning it's still alright. There was a lot of orange and quite a bit of red. But I'm sure all of the orange now is in the red. I mean, if you're going to truly address the whole situation through the

District, you would want somebody to assess it like it was done before. If you're going to do it all, you're going to have to do an assessment because you're talking about 31 miles of lakebed.

Mr. McCarthy: You can't do it all.

Mr. Melloh: You can't do it all. If you've got 15 miles that are along homeowners' backyards and you're talking now \$35 per linear foot, if you're going to repair everything that needs to be repaired, there's no way you can do that out of the Operating Fund.

Mr. Dale: I understand.

Mr. Melloh: But we can do little bits here and try to patch holes where we see it and get the ones where there's the most damage.

Mr. Dale: It sounds like that's the biggest hole. Right?

Mr. Melloh: Yeah. That's the end of my report. Chris, do you have anything that you wanted to bring up? I had Chris and Jim come tonight because we were talking about the budget and I think we're all in agreement. We like what we see so far. I did not know if you guys had any questions.

Mr. Dale: No. Just a general comment. We're going on vacation next week, but I really want to get you and Eddie together. I want to emphasize the monthly marketing meeting with the Lifestyle Coordinator, with Michelle. I don't care when or how you guys do it. I just think it needs to happen on a regular basis and from what I'm seeing, it's not.

Mr. Melloh: Okay.

Mr. Dale: I want to emphasize that one.

Mr. Melloh: Okay.

Mr. Dale: I know we've had a lot of things going on and everything, but now things are settling down a little.

Mr. Melloh: Jim's here too from golf course maintenance. I didn't know if you guys have any questions for him. I just wanted to release those guys if you don't have any questions.

Mr. Dale: Oh yeah.

Mr. Melloh: They are more than welcome to hang around. It's a public meeting. You can listen to the rest of the meeting if you want, but I figured you've got work to do.

Mr. Dale: I've got nothing but good comments for Jim. Keep up the good work, man. Not that I don't have any praise for you, Chris.

Mr. Moller: The golf course is probably in the worst shape that it's going to be due to the drought and construction.

Mr. Dale: Yeah. I feel that we have the best golf course in the area. I'm going to add to that. Actually, The Florida Today vote ends tomorrow. So, anybody that wants to vote in The Florida Today version of the best golf course, still can get in. You can vote once a day. That goes until tomorrow, which is the cutoff. Please, everybody, tell friends and family to get out and vote. We want to win that one.

Mr. Moller: Yeah, that would be great.

Mr. Melloh: Okay. That's the end of my report.

Mr. Carnesale: That's the one that I sent the link to everybody.

Mr. Dale: That's good. We wanted to get that out as much as possible.

B. District Manager's Report

i. Consideration of Requisition #107

Mr. Showe: We have Requisitions #107 for \$4,998.69, reimbursing the CDD for the purchase and installation of the Toast System, which we previously talked about. It's just a reimbursement.

On MOTION by Mr. Carnasale seconded by Mr. McCarthy with all in favor Requisition #107 as stated above were approved.

C. Lifestyle/Marketing Report

Mr. Showe: You have the Lifestyle Report.

Mr. Dale: I'll take that. Michelle managed to get the status report out. I will address a couple of highlights. One of the things that struck me is to date since October, between sponsorships and the Farmer's Market, we've raised between \$11,000 and \$12,000. A lot of social media posts have been going out. We had a lot of things going on; Father's Day, Women's International Golf Day, Best to the Space Coast, which I just talked about. For International Golf Day, we had 30 women attend. Hook & Eagle sponsored them for their food. Most of the women do not want to wait another year. They actually were talking about getting something together and doing it on an intermittent basis at the golf course. So, we managed to tap into an additional

segment that we haven't tapped into. Not that we don't have Women's Leagues, but just another different business Women's League. I guess is the way I would put it.

Mr. McCarthy: You can't have enough more women around.

Mr. Dale: I agree with you. That's generally a good thing. Karaoke has been getting more and more crowded every Friday. Anybody who hasn't been, come on by tomorrow night and you'll see what we're talking about. It has been at least anywhere from half a restaurant to a full restaurant full on Friday evenings. For trivia, the Restaurant Manager wants to go to a weekly trivia. We've taken trivia from Wednesday, which used to be the worst night of the week and now it's one of our better nights. We're averaging about \$2,500 every Wednesday. The last trivia that we held a week ago, the restaurant was packed. So, that's been working out well. It's just that our Lifestyle Coordinator only has so much time. She can't be there every week. Lily is willing to take on the other two weeks that Michelle won't be running things. We started or I shouldn't say we started because it has nothing to do with the CDD, but we have promoted the Viera East Travelers Club. That group met yesterday at the restaurant. There were roughly about 25 people in attendance. They already had about three or four couple's sign-up for trips. I think that is going to continue to be a successful thing that will grow over time that people will have as an idea.

Mr. Carnesale: I want to comment on that. The club is a good idea. The separation between us and the club is mandated and must be because it's not part of us. It's a separate entity. We're just letting them use our facility as a place to meet. Alright. My observation as well as my wife's, was that our Marketing Coordinator was getting too much into the side of and into the weeds of the travel agency as opposed to representing us. Basically, if she's going to be there at all, it should be as a control on our part, not as a facilitator for them.

Mr. Dale: Okay. I'm going to have you bring that up with her, Pete. I've obviously got some issues here just from my personal situation. I don't know how appropriate it is for me to comment on some of that stuff, but I'm just going to leave it that I want you to get with Michelle and work that stuff out if you have an issue with it.

Mr. Carnesale: Okay, but you understand where I'm coming from? It's just who does she work for. If she's working for them and she's working for us, then we are actually connecting the two and that's what we're trying to avoid.

Mr. Dale: I don't think having her speak as a resident and want to help fill the restaurant up is a conflict of interest.

Mr. Carnesale: Well, no she wasn't speaking as a resident. She was doing some of their paperwork/computer/records for them.

Mr. Dale: No, she did Facebook and social media posting for them on our site because they don't have access to the site.

Mr. Carnesale: Okay. I don't have a problem with it, but if she's doing any kind of record-keeping for them, I do have a problem with it.

Mr. Dale: I know of no record-keeping that she's doing.

Mr. Carnesale: Okay.

Mr. Dale: But specifically, throw that question at her, if that's a concern and you want the straight answer. I don't want to get into the middle of something like that. The dog park cameras are going in. The light is pretty much already currently on in several of the cameras, but I don't know if they're active yet. They were looking good. I like that.

Mr. Melloh: Yeah, he's working on that.

Mr. Dale: Down at the dog park, a tree fell across the sidewalk right near the playground. Ed texted me right away yesterday and said, *"I'll call the tree guy."*

Mr. Carnesale: Yup.

Mr. Dale: It was the strangest thing. I have pictures of it.

Mr. Carnesale: I actually saw it and then I saw it again with the tape around it. Then I saw that it was gone when I passed by it today.

Mr. Dale: I hadn't had a chance to take a look at it. I'm glad you shared that it's gone. Two other things that she's working on involve the music donation program, trying to get that started for the children's playground, as well as continuing the park donation program and working on potentially a grant or two for recreational purposes. I'm going to segue into the Restaurant Report, if nobody has any questions further about the Lifestyle Report.

D. Restaurant Report

Mr. Dale: Jeff sent me an email. The May sales numbers were \$54,573. The net profit in May was \$5,003. The estimated June total sales was \$47,500. June is probably, if not the worst month, one of the two worst months, generally.

Mr. Melloh: Definitely.

Mr. Dale: Because everybody's on vacation.

Mr. Melloh: Yeah.

Mr. Dale: So, for us to have that revenue for June, I think speaks volumes to what he's doing in the restaurant. You talked about the POS system being installed on June 28th. Tim, Toast trainers will be onsite on the 28th for additional staff training. All staff will be in the building that day for hands-on training. We talked about the hood costing \$48,500. The lead time is 60 to 90 days. This is the big part that may require some discussion. The installation time, they're estimating at two weeks. So, basically, what it's going to do is shut down the kitchen. An alternative that we have is there are food trucks out there that we would be able to rent for a month. We could rent a food truck, keep things going, to keep the dining portion going. Everybody would just serve out of the food truck.

Mr. Bedwell: Can people sit in the dining room?

Mr. Dale: People would still be able to sit in the dining room.

Mr. Bedwell: You are talking about the kitchen?

Mr. Showe: Essentially just the kitchen operations would move.

Mr. Dale: They would just move to the food truck. That was something Jeff and I had discussed as a possibility. As a ballpark estimate, we're thinking somewhere like \$3,000 to \$4,000 for a four-month rental of a food truck. What it's going to mean is we're really not going to make anything that month, but it keeps the service going for the golfers during that timeframe.

Mr. McCarthy: They are going to have a bigger kitchen in the food truck than he does now. He should do very well.

Mr. Dale: He actually will. We talked about that one too. When we get to the part that you brought up there, Dave, I folded that into some of that expense. I'll explain how I did that.

Mr. Bedwell: Can't you get a trailer that's outfitted?

Mr. Dale: When I say, "*Food truck*," they have trailers. It's whatever the most economical thing is. Whatever the best way is. He actually keeps hitting me up. Every now and then he's like, "*Get the Board to approve \$10,000. For \$10,000, I could get a used food truck.*" Then I was like, "*I don't know, Jeff.*"

Mr. Bedwell: Okay.

Mr. Dale: You have the estimate from Hood Depot. The friers and cooler are part of that package. That's where he thinks he might be able to negotiate something a little bit better, but it's all under the amount that we've already voted.

Mr. Melloh: Okay.

Mr. Dale: He says, *"Additional cooking equipment will greatly enhance our ability to accommodate any additional seating that will be added on the patio."* So, in other words, the new area that we're talking about with the patio, he will actually have a bigger kitchen once all of this is done like the one at Long Doggers, the galley type. That part will be good. So, with that being said, I'm just going to go through that email that was sent out today. Mr. Joe Macik, our contractor, is in the process of providing a quote to the Board. But what I would like to do, per our workshop meeting, is we've got maximum numbers on here. If you were to ask me what I think the realistic case scenario is, I think we're going to come in under \$200,000, which would keep us under or at the \$600,000 that we originally allocated for the restaurant. But what I did do, is I worst cased some of that stuff because my concern is once he gets up on the roof, if we run into a problem here or there, does that add extra cost? What I don't want to do is have them up on the roof saying, *"Oops, we're over our \$10,000 by \$3,000 or whatever"* and then be in a bind. I detailed everything on the list. If you guys would like me to go through everything, I will. But where I have *"Restaurant hood"* and *"Roof modifications,"* the reason why I classified it that way, is in Jeff's email he said, *"On top of the \$48,000 that we have for the hood, there are going to be additional charges, probably under \$1,000, for electrical and gas hookups and all of that kind of stuff and all of that costs money."* Then the bigger issue for me, well, two bigger issues, is the food truck that we just talked about, if we wanted to go forward with that. I'm considering that to be part of the \$10,000. In talking to our contractor, according to the new code, our roof is that grade of pitch.

Mr. Bedwell: It has got to be modified.

Mr. Dale: It has to be modified. Either they're going to have to level the pitch out or he's going to have to build a small staircase that goes to it. He estimates doing that for a couple of thousand dollars. He's working on that now because obviously we want that done before we're redoing the roof. We want that all to be part of the package. With that being said, if anybody has any questions on the items that I listed, that basically will give us our brand-new shiny Clubhouse.

Mr. Bedwell: Yeah.

Mr. Dale: We would be up and running by October 1st, I would hope.

Mr. McCarthy: I have a question for Jason. The expenditures like the fan and so forth, is a capital improvement. That's something that's not going to go on Jeff in terms of any expenses.

Mr. Showe: Correct. All of these will come out of the bond. They won't count against the profit for the restaurant.

Mr. McCarthy: Okay.

Mr. Bedwell: Do we approve this total or are we getting into an RFP?

Mr. Showe: No, I think you are okay. He's doing separate projects. They are all considered separate projects. He's just doing a lot of them. I think as long as the Board approves this concept with a not-to-exceed amount, that gives authority to Tim. Whatever funding we need to find at the end, I think it's better to attach that towards the end once we get to the end of the project and we know where we're at. If we need to move some funds from other projects, we will. I think Tim freed up some funds from the bank restoration.

Mr. McCarthy: As far as I'm concerned, this is something that needs to go forward and I'm in favor of it.

Mr. Bedwell: So, how do we award this?

Mr. Showe: I would approve this scope of work in a sum not-to-exceed \$230,000 and delegate authority to Tim to execute the contracts related to that.

Mr. Melloh: Okay.

Mr. Dale: Tim, yes, but I would like another Board Member too.

Mr. Showe: Whichever one you would like.

Mr. Dale: The one that's most logical is the one that cuts the check, not that I'm trying to take anything from Tim.

Mr. Showe: It sounds like the Board would like a motion to approve a not-to-exceed of \$230,000 for these Clubhouses repairs as presented and delegating authority to Board Member Colasinski as well as Mr. Tim Melloh to approve those expenses as they come in.

Mr. Bedwell: Are we going to keep track of these expenses in case we run over?

Mr. Showe: Sure. It will be tracked with the requisitions.

Mr. Melloh: Do we just say, "*Stay under \$230,000?*"

Mr. Showe: We'll keep track of that.

Mr. Dale: Part of that is in case you're out of the office. That way I get two approval authorities. Do you know what I'm saying?

Mr. Melloh: Yeah. Basically, we have that when we write a check. That's fine.

Mr. Dale: Okay. I just want you to know where I'm going.

Mr. Showe: We need a motion to that effect.

On MOTION by Mr. Bedwell seconded by Mr. Carnesale with all in favor the Clubhouse improvements in an amount not-to-exceed \$230,000 and delegating authority to Mr. Steve Colasinski and Mr. Tim Melloh to approve the expenses was approved.

Mr. Dale: Thank you, gentlemen. I think that's going to give us a pretty cool golf course come October 1, once the sprinklers are done, the Clubhouse is done, everything is done.

Mr. Carnesale: Rob, if you were at the Clubhouse today, in the early evening basically, all of the sides have already been taken down and they were working on removing the ceiling.

Mr. Dale: Yup. That's huge.

Mr. Melloh: I have one other item. I'm glad Jim stayed around because I didn't know where we were going to fit this in here, but at the workshop, it was asked of Jim and Ed, whether there were any capital expense that they need.

Mr. Dale: Right.

Mr. Melloh: Jim, I'll let you go ahead and explain what they are.

Mr. Moller: Basically, one is an extra utility cart, at heavy-duty workman for pulling top dressers and large equipment. We have some older ones now and it seems like we are always putting a lot of money into the ones that we have to keep running. So, that's one.

Mr. Dale: I'm going to assume that's not a toed cart.

Mr. Moller: Yeah. It's a Toro workman with a hydraulic dump bed. It's got a quarter ton hauling capacity. It's just a heavy-duty cart.

Mr. Dale: Okay. What are we talking?

Mr. Melloh: That one's \$33,483.

Mr. Dale: Okay.

Mr. Melloh: The one or two that we have now are 15 years old.

Mr. Moller: Yeah, one of the frames is about ready to snap.

Mr. Melloh: There's been welds on top of welds.

Mr. Dale: Right.

Mr. Melloh: It's one of those things where it doesn't make sense to lease it because this is something that we get 15 years out of.

Mr. Dale: Okay.

Mr. Moller: The other piece of equipment is a conveyor belt attachment for a big material handler, which was purchased two three years ago.

Mr. Melloh: It was purchased a couple of years ago. It's a material hauler.

Mr. Moller: Basically, what the conveyor attachment will do, is it'll help us add sand to the bunkers. Right now, we've been trying to do it with the big spare attachments and we were making a mess.

Mr. Dale: Right.

Mr. Moller: We had guys holding pieces of plywood trying to keep it in the bunkers and it was a pain. So, with this conveyor attachment, the material handler can go on the outside of the bunker and could just shoot sand into the bunkers as we need it.

Mr. Dale: Does that load up on a trailer?

Mr. Moller: It is a 400-ton trailer.

Mr. Dale: In other words, that's something we could use down at the dog and kid parks.

Mr. Moller: It can throw mulch.

Mr. Dale: That's what I'm thinking; mulch, sand, not that I want that as a primary purpose.

Mr. Moller: Yes, it does have that capability.

Mr. Dale: Believe me, I slung a lot of stuff down there, so I'm like, *"Boy, that would have been really nice."*

Mr. Melloh: The good news is that's only \$7,200.

Mr. Dale: Okay.

Mr. Bedwell: Is this coming out of the capital reserve?

Mr. Melloh: I don't know where the Board was talking about taking the money from.

Mr. Bedwell: I'm just saying in this budget, in the capital reserve, we have an expenditure of \$100,000. It doesn't say what it's for.

Mr. Showe: I would recommend that if you have the bond funding available and it's eligible, that you use that first.

Mr. Dale: Right.

Mr. Showe: And just leave your money in the bank.

Mr. Dale: Because that's restricted. The other method isn't.

Mr. Showe: That would be my recommendation, but you're certainly able to do it from either.

Mr. Melloh: The other one that Ed put through, is a utility vehicle, Kubota. The one we have right now, the old Club Cadet, is 12 to 14 years old.

Mr. Moller: It's up there.

Mr. Melloh: He's put clutches in it and rears ends on it. It's just time for that to be replaced. It's more of a people mover and light material haul. That's \$12,500. Basically, we have capital expenses of \$53,000. I did not know which way we wanted to go with that. Again, if it's approved, I can sign it and we can get that going.

Mr. Dale: Do we have to identify at this point where we're pulling it from the bond?

Mr. Showe: If he signs it and needs to make a deposit, he's going to cut the check out of capital projects. Then we would reimburse it from the bond funds at a later point. That's how it can mechanically go.

Mr. Dale: Right.

Mr. Showe: If your intent is to use the bonds, it'd be clearer if there's a motion on record.

Mr. Melloh: I prefer to pay for it from the bonds. That would be my preference.

Mr. McCarthy: Okay. That's fine.

On MOTION by Mr. Carnasale seconded by Mr. McCarthy with all in favor the equipment purchases of approximately \$53,000 to be paid for by the bonds was approved.

Mr. Melloh: Thank you.

Mr. Dale: Ask and you shall receive. Actually, the general comment that I would have for you guys, for Jeff and the restaurant and for Ed, every one of you have been great stewards of our money. I don't think people really see that when you're redoing clutches.

Mr. Melloh: Well, it's one of those things where we honestly have gotten all you can get out of a lot of this equipment.

Mr. Dale: Right. In the restaurant, people didn't see that most of the furniture in there, Jeff got for \$400. He hauled it all from a restaurant in Palm Bay and then put new tops on everything. For a couple of thousand dollars, he got \$40,000 of restaurant furniture. When you guys do stuff like that, that's the out-of-the-box thinking that I appreciate and the District appreciates. Nobody has seen it yet, but assuming we hit our numbers above \$250,000, that's where you guys are going to see it in your paychecks because of the bonus program.

Mr. Moller: It helps to have a mechanic like Olly. We took the old Turo spray rig that Scott had gotten John Deere to replace and we removed the spray tank and he cleaned it up and re-welded the frame. Then it made an extra cart out of that, that we can edge cart paths with.

Mr. Melloh: While you're on that subject, I think Olly is probably the best golf course mechanic that I've encountered at all my stops along my career. He's great. So, kudos to him.

Mr. Moller: He's one of the ones that got me here.

Mr. Melloh: Anyway. Thank you. I just didn't know where we're going to fit that in there.

Mr. Dale: Remind me at the end of the meeting. I don't want to take up meeting time for this, but I'm interested in the Park Attendant position that we've been trying to fill for the past five or six months,

Mr. Melloh: Do you want an application?

Mr. Dale: Yeah. If I was not on the Board and I was retired, that would be the perfect gig. I would love hanging out at that park all day.

EIGHTH ORDER OF BUSINESS

Treasurer's Report – Consideration of Financial Statements

A. Approval of Check Register

Mr. Dale: We are moving on to the approval of the Check Register. I did have a question.

Mr. Showe: Sure.

Mr. Dale: In going through it, I found a check to our Golf Pro. I know it's a small amount, but this is going to be an issue with me, if it went the way I think it did. It was for the Women's Golf Day Clinic for \$200. Was that for the Women's Golf Day Clinic or for Women's International Golf Day?

Mr. Melloh: That was for Women's International Golf Day. We paid him last year. They had money earmarked for that.

Mr. Dale: Okay. Here's my problem with it. One, I feel like they weren't on the tee box that long. I think they were up there because they were running behind on other things so they were up there for half an hour. Basically, all they did was talk a little bit. But even that aside, the value issue, for me, it's about being a team player. Every year, we have the golf pros, Mr. Chris Gaines out helping or we have Mr. Eddie Guerra out helping with his clinics and we're not charging him. I don't know. It just really hurt me when I saw that one.

Mr. Melloh: Eddie got \$100. There was \$300 that was collected. When Michelle put the budget together, there was \$300 for that portion.

Mr. Dale: Alright. So that's the portion that went to the pros is what you're saying.

Mr. Melloh: Two hundred dollars went to Mike and \$100 went to Eddie. The reason why there's not a check to Eddie is because we ran it through the POS system.

Mr. Dale: Through his paycheck.

Mr. Melloh: So, we got \$50 back. This is what we did last year with it. We paid that to Mike who might subsequently pay Rachel. I guess going forward...

Mr. Dale: If Eddie got paid on that one, then yeah.

Mr. Melloh: We'll make note of that. I think that's one of the things that we can do during one of the marketing meetings, Chris. We can debrief what occurred that day.

Mr. Dale: I think you know where I'm coming from though.

Mr. Melloh: I understand what you're saying.

Mr. Dale: If we've got Chris out there and we're not charging, I don't know. I know it's nickel and dime stuff, but for me it's just the philosophical part of the fairness of the issue. It does segue into the next part of the conversation with his contract. I know we've talked about it, but is that something that we need to review in August?

Mr. Melloh: No. He has a contract that goes through another seven or eight months. I'm not sure exactly when that renews.

Mr. Dale: So, that's something down the road we come back to.

Mr. Melloh: There is a nuclear clause in it. You know what I'm saying?

Mr. Dale: Yeah. I know

Mr. Melloh: If there is an idea, and you say you want to renegotiate early, we can do that too. Those are the different options that we have. I don't have this contract in front of me.

Mr. Dale: Just so where the Board knows where I'm at with this, I don't have any issues with Mike. I guess what my issue is, what we make off of the golf pro is \$200 a month or 2,400 a year. It just doesn't even seem worth it. I'd rather take back that portion of the driving range and let more people onto it. We'd probably make the same amount of money. I think that we need to be making a little bit more money off of that. I don't think it has to be a percentage type thing. That's too hard to track, but we charge a little bit more and then we tie that into our overall marketing efforts.

Mr. Showe: It expires on September 30th of 2023.

Mr. Melloh: That's a little bit more than a year.

Mr. Showe: But it can be terminated upon 30 days written notice of either party.

Mr. Bedwell: What's the industry standard, Tim, to have what we have? Do you know?

Mr. Melloh: To be honest with you, I don't know. As an example, you have Mr. Justin Blazer, Director of Instruction at Duran Golf Club. Like Mike, Justin is out there constantly giving lessons and what have you.

Mr. Bedwell: He's a contractor?

Mr. Melloh: I don't know if he gets a salary from the club and then they take a portion of his sales. I guess what I'm saying is that it's rare. Any place that I've ever been, my experiences have just been you have golf professionals that give good lessons and they are part of the staff. This is the first place that I've been where we contracted out with someone.

Mr. Bedwell: What we can't quantify, Rob, is how many new people he brings here because you have a training facility. A lot of people come here and take lessons and then they may see the golf course behind it. We don't have any way to track that.

Mr. Dale: I understand.

Mr. Bedwell: Do you know what I'm saying?

Mr. Dale: I guess the way that I'm looking at it, is regardless, if we were to set marketing loose, the number would go up dramatically. So, we would be providing a pretty nice benefit to them. I'm not asking for a whole lot more. My initial thought process, in discussions with Tim, we should be making about 10% roughly of what he's making. Then we took it further and said, *"Well, what do we estimate he's bringing in on an annual basis?"* It was anywhere between

\$50,000 and \$60,000, but that was just guesswork on our part. So, my preference would be to see that number bump up to \$5,000 or \$6,000, somewhere in that ballpark, that we should be making. We also had the discussion about utilizing the back part of the range for lessons to free up more room for golfers at the front, that I think will make us additional money. I guess where we're going and where I'm at, is I would like to have that. Why don't you go ahead and do the sit down with them? If you would like, as part of it, I'm happy to sit down with anybody, but I don't feel like we're making our fair share off of the pro right now and I don't think we're funneling them enough. I think there is a whole lot more out there that he and Eddie could really be turning into a first-class academy, with regard to bringing in kids and women and all sorts of different demographic groups. That's my vision with the whole thing. I want to take it up to the next level.

Mr. Melloh: Okay.

Mr. Dale: I don't know how everybody else feels about that.

Mr. Bedwell: You have these upscale country clubs that bring in these superstar instructors through a contract like Ms. Annika Sörenstam and Mr. David Leadbetter. I don't know how they structure their contracts, but I'm sure they're independent and not salaried.

Mr. Melloh: It could very easily be that a lot of these places just rent space to the Leadbetter Academy, and just say, "*For this much space, we need \$5,000.*"

Mr. Dale: Right. I know it's not a quarter of the range, but it's probably a 7th and 8th of the range.

Mr. Melloh: I had a discussion with Mike that whenever we do get the parking lot built at the back end of the range, we're going to move him down there, because then his students can go down there. It's going to be more private and then we'll have the full-on upper part of the range once its reconstructed.

Mr. Bedwell: I'm going to throw something out there, because I had a conversation with a resident. If you have to get approval of the Viera East CDD Board, you may not be getting approval.

Mr. Melloh: Well, Vinnie already told me that there was no problem.

Mr. Bedwell: Well, he told me something totally different. Alright, that's fine. I hope you're right.

Mr. Dale: I hope he doesn't go that route.

Mr. Melloh: There's two sides of every coin, I guess on that. We'll figure out what it is.

Mr. Bedwell: Maybe I didn't explain it to him. He was concerned about if it overflows, there would be cars parked on the street. There's not enough room to drive around the cars because they are in one lane.

Mr. Melloh: So, what happens at a garage sale or estate sale? It's the same type of thing. It's a one-day event.

Mr. Bedwell: That was his concern.

Mr. Melloh: Yeah. If Mr. Mike Hogan has given that many lessons where you're overflowing into the street, then maybe should ask for \$25,000. What I'll do, is I'm going to do the math. I think the guy charges \$40 to \$45 dollars a lesson. Again, how many lessons can he possibly give in a week times a year? If he takes a couple of weeks off to go on vacation, how much revenue can he be generating? Yes, we give them the range balls for free. There are things that we can discuss with him.

Mr. Bedwell: When I drive on Vista Boulevard, Juniper Landscape trucks are there and you have to go around them. It's not easy. You're going in the other lane.

Mr. Dale: I would hate to take that down. Because if that facility is not available to all of the residents, then I don't see why the District should be footing the bill for just a handful of people that live in that area that are close in proximity that utilize it. I've actually gotten complaints from people, not only out of the golf course, I've actually gotten complaints from people that live over on the other side of the golf course community that don't have carts. They say, *"Boy, we walk by there. I'd love to be able to utilize it, but I can't lug my bag all the way over there and then I can't park here."* We'll work it out. I am going to remain optimistic.

Mr. Melloh: Dave, the next time you're in, let's get in a golf cart and go down there, so I can show you what we're talking about.

Mr. Bedwell: I think it's a good idea. I was kind of surprised. When I talked to him, he was against it. Maybe he's changed his mind.

Mr. Melloh: He told me something different.

Mr. Bedwell: But it was all about parking on the street. It wasn't about having a parking lot there.

Mr. Melloh: Okay.

Mr. Dale: There's a lot of room.

Mr. Carnesale: You'd wind up with the same complaints that we have when we do our monthly thing.

Mr. Bedwell: I thought we were providing parking for golf carts.

Mr. Dale: I heard a rumor that we were putting the parking lot into Parkstone. I actually heard that one going around and I was like, "*Oh my Lord.*"

Mr. Melloh: The idea is that where we have it earmarked for, we will plant a bottlebrush type hedge or whatever Jim recommends, something fast-growing. When you're coming around that curve, you wouldn't see the cars in the parking lot. Okay. It would be about 200 feet from the entrance to Parkstone, so as they're coming out, most people go to the left. Once a week for an hour, there may be a golf clinic where there may be a few people parked in the road because it gets overflowed. Is that any different than every Friday when there's an estate sale somewhere in that subdivision and people are always doing this and Juniper's doing that. So, what's the difference?

Mr. Bedwell: They are there every week on the street.

Mr. Melloh: Yeah. I'd like to show you and I'll show Vinnie too. I talked to him about it quite a bit and I showed him the aerial that I had.

Mr. Dale: Alright. Using that logic, going back to the Check Register, to the main issue at hand, I'm okay since we are paying Eddie.

Mr. Melloh: Yeah.

Mr. Showe: Are there any other questions? If not, we need a motion to approve the Check Register.

On MOTION by Mr. McCarthy seconded by Mr. Carnesale with all in favor the Check Register for May 21, 2022 through June 14, 2022 in the amount of \$82,216.32 was approved.

B. Balance Sheet and Income Statement

The May Balance Sheet and Income Statement was included in the agenda package.

NINTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Dale: Pete, do you have anything?

Mr. Carnesale: No, I'm okay. My question was already answered. You said that I needed to talk to Michelle.

Mr. Dale: Yeah.

Mr. Carnesale: That is his wife. He doesn't want to get involved. I understand that.

Mr. Dale: Paul?

Mr. McCarthy: I had a situation on a Wednesday with a group of guys. There were eight guys and one of the players had made a mistake of shooting a 66 a couple of weeks earlier. So, his handicap changed. There are all opinions about how we are going to handle this and that and so forth, and it was getting nowhere. It was starting to deteriorate very quickly. So, I decided to speak to Chris. I told them the gentleman's name and he looked it up on the computer. He came out and spent about ten minutes explaining why the handicap is this way and so forth. Everyone went away very positive. He did a great job with them. So, thank you Chris. It was very professional.

Mr. Dale: He handled one for me. Well, not for me, but while I was there during International Women's Day, a gentleman was quite irate. Chris was right on it.

Mr. McCarthy: Yeah, he's got a good way about it.

Mr. Dale: I was proud of the way that he handled it. So, thank you. I assume that's all you had. I didn't mean to cut you off if you had anything else.

Mr. McCarthy: No, I'm good.

Mr. Dale: Just one thing, I don't know if anybody happened to catch it, but last Friday was the cutoff for new Supervisors to apply for the two seats up for election. We had two persons run unopposed.

Mr. Bedwell: I was disappointed that they didn't come here. We're doing a budget and all of that.

Mr. Dale: Well, one of them has been here several times.

Mr. Bedwell: I know, but they should start coming to get up to speed.

Mr. Dale: Yes. One of them showed up at the restaurant on Friday and I did encourage that. In addition to that, Tim has been very gracious and I've shared it with both of them, that Tim offered his time to sit down with anybody.

Mr. Showe: They might as well. If they have any specific questions, I would be more than happy to help them get up to speed. I will note again and I've let individual Board Members

know, that they were elected without opposition. So, there is a belief that the Sunshine Law now automatically applies to them, even though they're not on the Board yet. Just bear that in mind in any of your conversations with them.

Mr. Dale: With that being said, it's amazing that over the past two years, would say better than 95% of our decisions have been unanimous. I think this Board has done a lot. Paul, you've been on this Board for eight years.

Mr. McCarthy: Eight years and two months, Rob.

Mr. Bedwell: I feel like we've accomplished almost everything. That's the reason why I joined the Board. We made improvements with the golf course and the Reserve Fund. I can leave happy because I think we've accomplished what I wanted to accomplish.

Mr. McCarthy: Well said.

Mr. Dale: Just know as far as I'm concerned, if you guys ever come to a meeting, you have an honorific voice and you get more than your three minutes. Do you know what I'm saying?

Mr. Bedwell: I plan on coming. I feel like you're doing something. You could use my input.

Mr. Dale: If you guys ever have something to say, we will listen to it.

Mr. McCarthy: I appreciate that. Thank you.

Mr. Bedwell: Thank you.

Mr. Dale: That's a promise. With that being said, I have nothing else. Tim? Jason?

Mr. Showe: No. I'm good. I'll start drafting the budget and you may get it before the next workshop since there's actually three weeks. There will be a mailed notice that will go out as well as a justification letter. Then you guys can start tweaking that.

Mr. Dale: You did just jog my memory on one final issue. I'm glad we didn't go to a vote to adjourn. At the workshop in July. I will not be here and I know Steve will not be here. Which means if we have one more person not going, we will not have a quorum for the July workshop.

Mr. Bedwell: I don't have any plans.

Mr. McCarthy: I can't think that far ahead so I can make a commitment.

Mr. Dale: That's what I'm saying. I guess where I'm at is if anyone thinks that they might miss it, we might as well just cancel it now.

Mr. McCarthy: What's the date?

Mr. Showe: July 14th. We can certainly circulate all of the items in advance. If you're not able to participate, just let me know.

Mr. Dale: I'll call in, but I know if you don't have three physically here then...

Mr. Showe: It is a workshop, so you guys can't vote on anything anyway. But I think it's always better to have three people present.

Mr. Bedwell: I'll look at my calendar. If I can't be here, I'll let you know.

Mr. Showe: Just let us know in advance, so we can cancel it.

Mr. Dale: Okay.

Mr. Carnesale: Like you said, basically, it's a workshop. We can't vote on anything anyway. I'm not so sure that we need to have a quorum.

Mr. Dale: I didn't know what subjects were coming up at the workshop.

Mr. Showe: We were just going to go over the budget one more time. Tim has the rules and rates.

Mr. Melloh: Yeah. We are going to talk about the rules of rates at that meeting, but we can most certainly put it off to the Board meeting at the end of July.

Mr. Dale: At the end of July, which I think everybody will be at.

Mr. Showe: Yeah, but I think we should still, to the extent that we have something ready, present it.

Mr. Melloh: I'll have it ready to circulate.

Mr. Carnesale: Because even the people that can't make it, may be able to be on the phone. We don't necessarily for a workshop need to have heads.

Mr. Showe: To open the meeting, we would need the quorum. Obviously, you can't vote on anything. We'll figure it out.

Mr. Bedwell: If we're going to talk about rules and rates, I think we need to have a workshop, where we can talk, and see if we get consensus. Not at a Board meeting.

Mr. Showe: Even if they're not finalized.

Mr. Dale: I just wanted to give everybody a heads up.

Mr. Carnesale: That's why I was saying, even if we didn't have enough heads, if we can get them on the phone, we could still get their input.

Mr. Dale: It wouldn't be an official meeting. Then are we running afoul of the Sunshine Law?

Mr. Showe: We'll work it out.

Mr. Bedwell: Alright.

Mr. Showe: I know in the past sometimes we set up individual meetings where just Tim and I met with each Board Member individually to go over their concerns. We'll figure it out.

Resident (Mary Ann Ferraro, Fawn Ridge): I would like to say something.

Mr. Dale: I will break from the general rules as you have been so polite.

Resident (Mary Ann Ferraro, Fawn Ridge): I don't want you to close the meeting without saying what I have to say.

Mr. Dale: Go ahead, Mary.

Resident (Mary Ann Ferraro, Fawn Ridge): Are you going to close the meeting?

Mr. Dale: Do you want us to close the meeting first?

Mr. Carnesale: Whichever you prefer. Do you want it as part of the meeting?

Resident (Mary Ann Ferraro, Fawn Ridge): Okay.

Mr. Dale: Is it something that we need to discuss?

Resident (Mary Ann Ferraro, Fawn Ridge): Jason, I want it include in the record.

Mr. Showe: Then let's hear it before we close the meeting.

Resident (Mary Ann Ferraro, Fawn Ridge): Okay. I guess it was three years ago, that was one of the first meetings I ever came to. I was astonished. There were over 350 people in this room. I went, "*Oh, Mother of God.*" We had one little television set and everybody was trying to read all of this nonsense. The yelling and screaming and the innuendos that were going back and forth and what you all went through with the election and where you are now, I'm so proud of how far you have all come together and worked for everybody. I could always tell when I came in the parking lot, if the parking lot was full, I would say, "*Oh, my God, what horrendous conflict is there going to be tonight?*" You guys did a great job. You served the community and this Board very well. I'm glad that the animosity we had is gone for now and I hope to God it never happens again. The people on golf course are the same residents of the east side of I-95. Whether we live on the golf course, Fawn Ridge, Hammock Trace or wherever, you guys have really made a big, big difference. Nobody else is here, but from one woman who really believes in getting things done, kudos. Thank you.

Mr. Dale: Thank you, Mary Ann.

Mr. Carnesale: Thank you.

Mr. Dale: It's not too often that you get to hear nice comments like that.

Resident (Mary Ann Ferraro, Fawn Ridge): Your shoulders got a little broader since the first time I met you, but you're handling it very well. Thank you again.

Mr. Dale: Thank you. With that, I think that's a good positive note to adjourn the meeting.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Carnesale seconded by Mr. McCarthy with all in favor the meeting was adjourned.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

SECTION A

From: Rob Dale robcdd@cfl.rr.com 
Subject: Board Requests
Date: July 13, 2022 at 3:17 PM
To: jshowe@gmscfl.com



Jason,

Please share with the board for possible consensus action at tomorrows meeting. I apologize in advance for the length, but we have a lot going on in Tims absence.

This email will be comprised of two parts. One, a request to appoint a board member with temporary authority to pay expenses and help with day today operations of the CDD and golf course in Tims absence for medical reasons. The second part is a request for additional funding for the clubhouse after discovering additional issues during buildout.

For issue one, I recommend based on my discussion with Jason, temporarily appointing our treasurer Steve Colasinski, authority to perform many of the functions performed by our general manager. Authority would include ability to check emails, oversee many of our construction projects, payroll and expense signatures, and helping with day-to-day operational issues that may arise. To me, it makes the most sense to appoint our treasurer in this role since the position already has expense signature authority. I fully expect Tim to return in his regular role, however during these next couple months with the clubhouse build out as well as the driving range and irrigation build outs many decisions are of a time sensitive nature and I think Tim could use the extra help right now. The authority would also include ability to execute contracts as the general manager authority would extend. If the board is in agreement, I recommend we have Jason craft the motion. As currently exists, Paul McCarthy would be the back up to Steve for expense signing authority. There will be no additional pay to board members performing these duties per state statute. I also would like to emphasize during this difficult period without our general manager, that we as board members should not inject ourselves in the day-to-day operations of the course and restaurant as our role is primarily a policy role unless designated otherwise by the board.

The second issue I am asking of the board is additional funding for the clubhouse. As with much construction, until you get into the project you don't always know what you're going to find. That was the case with our existing structure. The previous request of \$230,000 for various issues did not include the cost for build out of the pro shop. Additionally, once the soffiting was removed we discovered per the attached pictures, that there was no wall extending to the roof that enclosed the air-conditioned portions of the clubhouse. Effectively, the way this clubhouse was built out is we've been running the air conditioner with the doors open for 25 years. I've spoken with Joe our contractor and he would like to frame that out extending to the roof which will dramatically help with our electric bills. Also, our restaurant ceiling seems to be collapsing , and show signs of water damage per the attached pictures. Our \$2000 carpet Band-Aid approach in the restaurant is not holding up and I propose utilizing the same kind of Epoxy flooring we will be using through the rest of the clubhouse which should last most of our lifetimes . The added build out expenses of other areas also caused us to put the exterior furniture on hold and will need to be authorized again per the below list. Jason shared with me we have approx. \$457k of projects not started. We also have about \$470k still allocated to bunkers in addition to that And he was comfortable adding another \$100k to club house from our bond money. My additional maximum spending recommendations (actual May be below) are as follows:

Ceilings and roof framing - \$25000
Restaurant Permanent Epoxy Flooring - \$15000
Outside Furniture (56 seats and tables) -\$35,400
Ice maker - \$5,000
Window Tinting - \$5,000
Patio Fans - \$2000
Restaurant Racks - \$1000
Office Cabinets - \$1000
M/W Bathroom remodeling (floors, tile, sinks, paint) - \$35,000
Exterior lighting - \$2000
Total - \$126,400

Patio weather screens if desired by board - TBD (15-20k?)

Again, sorry for the long email. If the above projects are approved we will have effectively completely renovated the entire clubhouse with upgrades that should last another generation. I would also point out that our costs for the above items will never be as low as they are currently given the fact we have contractors on site.

Rob Dale
Chairman, Board of Supervisors
Viera East Community Development District











SECTION VI

SECTION B

Viera East CDD Action Items
5/26/2022

Item #	Action Item	Assigned To:	Status	Date Added	Estimated Start	Estimated Completion	Comments/Estimated Completion
1	Fire Breaks	Melloh/Dale	COMPLETED	12/17/20	March 2022	June 2022	Complete for 2022
2	Fountains	Showe/Melloh	ON HOLD	1/28/21			On Hold Pending Sign Process, staff working on connections for electric
3	Cart Path Extensions	Showe/Melloh	ON HOLD	3/25/21			Staff attempting to get bids - holding to after irrigation project/Dog Park
4	Irrigation Project	Showe/Melloh	Ongoing	10/28/21			

SECTION VII

SECTION B

SECTION 1

Viera East CDD
Series 2020 Acquisition and Construction
Requisition Summary

Date	Req #	Payee	Description	Amount
6/28/22	108	Landirr Inc	Pay Application #4	\$ 375,863.40
TOTAL REQUISITIONS TO BE PAID				<u>\$ 375,863.40</u>

REQUISITION NO. 108

\$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: 108
- (B) Name of Payee: Landirr, Inc
- (C) Address of Payee: 202 North Laurel Ave, Sanford, FL 32771
- (D) Amount Payable: \$375,863.40

The Undersigned hereby certifies that this requisition is for Pay Application #4 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. 108

\$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: CDD Engineer

TO (OWNER): VIERA EAST COMMUNITY DEVELOPMENT
2300 CLUBHOUSE DRIVE
ROCKLEDGE, FL 32955

Project # 50925

FROM (CONTRACTOR): Landin, Incorporated
202 North Laurel Avenue
Sanford, FL 32771

PERIOD ENDING: 06/30/2022

COMMENCEMENT DATE:

ORIGINAL CONTRACT PERIOD: 120

EXTENDED CONTRACT PERIOD: 0

CONTRACT COMPLETION DATE:

EXPIRED FROM COMMENCEMENT: 120

CHANGE ORDER SUMMARY

ADDITIONS

DEDUCTIONS

TOTAL THRU COST

Approved this Month

No.	Date Approved
-----	---------------

TOTALS

Net change by Change Orders

Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Landin Incorporated

By: John M. Kohers Date: 6/24/2022

ARCHITECT'S CERTIFICATION FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

ARCHITECT.

By: [Signature] Date: 6/29/22

Application is made for Payment, as shown below, in connection with the Contract.
Continuation Sheets are attached.

- | | | |
|--|-----------------|---------|
| 1. ORIGINAL CONTRACT SUM | \$ 2,357,500.00 | |
| 2. Net change by Change Orders | \$ 0.00 | |
| 3. CONTRACT SUM TO DATE | \$ 2,357,500.00 | (1 + 2) |
| 4. TOTAL COMPLETED & STORED TO DATE | \$ 1,823,142.00 | |
| 5. TOTAL RETAINAGE: | \$ 182,314.20 | (5a+5b) |
| a. 10% of Completed Work | \$ 182,314.20 | |
| b. 10% of Stored Material | \$ 0.00 | |
| 6. TOTAL EARNED LESS RETAINAGE | \$ 1,640,827.80 | (4 - 5) |
| 7. LESS PREVIOUS CERT. FOR PAYMENT | \$ 1,264,964.40 | |
| 8. CURRENT PAYMENT DUE | \$ 375,863.40 | (6-7) |
| 9. BALANCE TO FINISH (INCLUDING RETAINAGE) | \$ 716,672.20 | (3-7-8) |

MONETARY PROGRESS: 77%

TIME PROGRESS: 100%

State of Florida

County of: Seminole

The foregoing instrument was acknowledged before me this 24th day of June

James M. Roberts

of Landry, Inc

Flórida

Corporation

on behalf of the Corporation

He/she is personally known to me

Notary Jarred A. Dickey

My Commission Expires: 02/25/23

AMOUNT CERTIFIED:

\$	375,863.40
----	------------

OWNER:

By: _____ Date: _____

ATZ 

APPLICATION FOR PAYMENT - CONTINUATION SHEET

Page 1 of 1 Pages

FROM (CONTRACTOR):
Landirr, Incorporated
202 North Laurel Avenue
Sanford, FL 32771

TO (OWNER):
VIERA EAST COMMUNITY DEVELOPM
2300 CLUBHOUSE DRIVE
ROCKLEDGE, FL 32955

PROJECT:
Viera East Renovation

APPLICATION # 4

PERIOD ENDING: 06/30/2022

A	B	C	D	E	F	G		H	I
Item #	Description of Work	Scheduled Value	From Previous Application (D+E)	This Period	Materials Presently Stored (Not in D or E)	Total Completed And Stored To Date (D+E+F)	% (G / C)	Balance To Finish (C-G)	Retainage
010010	Mobilization	52,500.00	52,500.00	0.00	0.00	52,500.00	100%	0.00	5,250.00
010020	Payment and Performance Bond	44,000.00	44,000.00	0.00	0.00	44,000.00	100%	0.00	4,400.00
010030	Materials Per PO	775,800.00	659,430.00	93,096.00	0.00	752,526.00	97%	23,274.00	75,252.60
010040	Material Allied goods per PO	599,000.00	509,150.00	71,880.00	0.00	581,030.00	97%	17,970.00	58,103.00
010050	Labor Golf Course Irrigation	780,200.00	140,436.00	210,650.00	0.00	351,086.00	45%	429,114.00	35,108.60
010060	Clubhouse Irrigation	64,000.00	0.00	0.00	0.00	0.00	0%	64,000.00	0.00
010070	Road Bearings	42,000.00	0.00	42,000.00	0.00	42,000.00	100%	0.00	4,200.00
Phase 01:		2,357,500.00	1,405,516.00	417,626.00	0.00	1,823,142.00		534,358.00	182,314.20

✓
ATE
SJK

Page Total
Contract Total

2,357,500.00	1,405,516.00	417,626.00	0.00	1,823,142.00		534,358.00	182,314.20
2,357,500.00	1,405,516.00	417,626.00	0.00	1,823,142.00	77.33%	534,358.00	182,314.20

SECTION 2

Viera East CDD

Series 2020 Acquisition and Construction Requisition Summary

Date	Req #	Payee	Description	Amount
6/30/22	109	Macik Builders LLC	Roof Completion	\$ 89,580.00

TOTAL REQUISITIONS TO BE PAID	<u>\$ 89,580.00</u>
--------------------------------------	----------------------------

REQUISITION NO. 109

\$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: 109
- (B) Name of Payee: Macik Builders, LLC
- (C) Address of Payee: 1263 Rockledge Blvd, HWY 1, Rockledge, FL 32955
- (D) Amount Payable: \$89,580

The Undersigned hereby certifies that this requisition is for the Toast Hardware Installation & Labor 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. 109

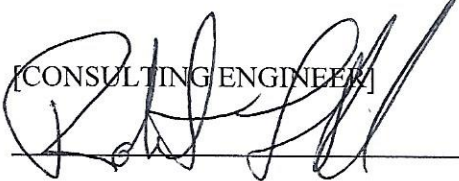
\$7,685,000

**Viera East Community Development District
(Brevard County, Florida)
Special Revenue Assessment Bonds, Series 2020**

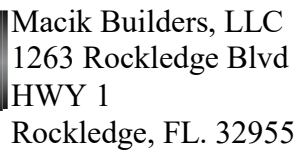
CONSULTING ENGINEER'S APPROVAL OF 2020 PROJECT COSTS

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: CDD Engineering



Invoice

Date	Invoice #
6/30/2022	4927

Phone #	Fax #
(321) 636-5500	(321) 636-5584

Bill To
Viera East Community Development District 219 East Livingston St Orlando, FL. 32801

Project
2300 Clubhouse Dr-Viera

Quantity	Description	Rate	Amount
	Next draw is due in accordance with our proposal-Roof completed.	89,580.00	89,580.00

Draw is due	Balance Due	\$89,580.00
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SECTION 3

Viera East CDD

Series 2020 Acquisition and Construction Requisition Summary

Date	Req #	Payee	Description	Amount
7/21/22	110	Macik Builders LLC	Roof Completion	\$ 59,720.00
7/22/22	111	Viera East CDD	Barr Display- Golfshop Renovation	\$ 20,000.00
7/23/22	112	Viera East CDD	FL Coast Equipment- Utility Vehicle	\$ 12,516.00
7/24/22	113	Viera East CDD	Master-Tech Rooftop Exhaust Fan	\$ 440.00
7/25/22	114	Viera East CDD	Master-Tech AC System	\$ 1,479.37

TOTAL REQUISITIONS TO BE PAID

\$ 94,155.37

REQUISITION NO. 110

\$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: 110
- (B) Name of Payee: Macik Builders, LLC
- (C) Address of Payee: 1263 Rockledge Blvd, HWY 1, Rockledge, FL 32955
- (D) Amount Payable: \$59,720

The Undersigned hereby certifies that this requisition is for the Roof Completion & Labor 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. 110

\$7,685,000

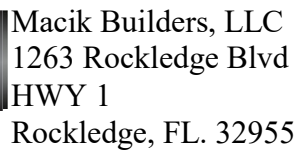
**Viera East Community Development District
(Brevard County, Florida)
Special Revenue Assessment Bonds, Series 2020**

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: _____



Date	Invoice #
7/20/2022	4961

Bill To
Viera East Community Development District 219 East Livingston St Orlando, FL. 32801

Quantity	Description	Rate	Amount
	Next draw is due in accordance with our proposal-Stucco Complete.	59,720.00	59,720.00

Draw is due	Balance Due	\$59,720.00
-------------	--------------------	-------------

PARTIAL RELEASE OF CLAIM OF LIEN

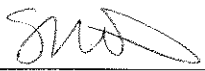
The undersigned lienor, in consideration of payment in the amount of \$59,720.00, hereby partially releases its claim of lien for labor, services, or materials furnished to Viera East Community Development, for the following described property:

2300 Clubhouse Dr.
Viera, FL. 32955

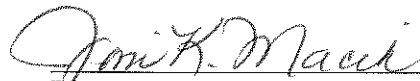
There remains unpaid \$14,930.00

Dated: July 21, 2022

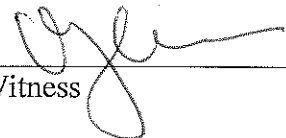
Signed and sealed in the presence of:



Witness



Lienor

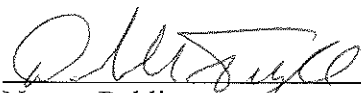


Witness

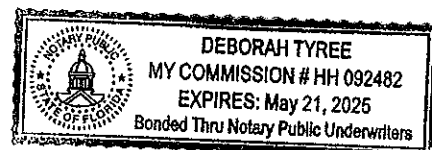
STATE OF FLORIDA
COUNTY OF Brevard

I HEREBY CERTIFY that on this day, July 21, 2022, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Joni Macik, as owner of Macik Builders, LLC a Florida corporation, on behalf of the corporation, and she/he acknowledged before me that she/he executed the same and did so by order of the Board of Directors of the Corporation.

He/She is personally known to me [] produced _____ as identification []



Notary Public



REQUISITION NO. 111

\$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: 111
- (B) Name of Payee: Viera East CDD
- (C) Address of Payee: 2300 Clubhouse Drive, Rockledge, FL 32955
- (D) Amount Payable: \$20,000

The Undersigned hereby certifies that this requisition is for the Golfshop Renovation 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. 111

\$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: _____

BARR DISPLAY

INVOICE

3033 Mercy Drive
Orlando, FL 32808
Phone (407) 298-2277 Fax (407) 297-0494

DATE: June 23, 2022
INVOICE # 1492

Bill To: Viera East Golf Club
2300 Clubhouse Dr
Rockledge, FL 32955

Ship To: Same

Comments or Special Instructions:

SALESPERSON	P.O. NUMBER	SHIP DATE	SHIP VIA	F.O.B. POINT	TERMS
Alayne		TBD		Orlando	Due on receipt

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
1	50% Deposit for Quote #224659 CLUBHOUSE RENOVATION - GOLF SHOP	\$ 20,000.00	\$ 20,000.00
SUBTOTAL			\$ 20,000.00
			-
TOTAL			\$ 20,000.00

Make all checks payable to BARR DISPLAY
If you have any questions concerning this invoice, contact Alayne Lewis at alaynel@barrdisplay.com

THANK YOU FOR YOUR BUSINESS!

REQUISITION NO. 112

\$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: 112
- (B) Name of Payee: Viera East CDD
- (C) Address of Payee: 2300 Clubhouse Drive, Rockledge, FL 32955
- (D) Amount Payable: \$12,516

The Undersigned hereby certifies that this requisition is for the utility vehicle 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. 112

\$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: _____

DATE 4/28/2022

REQUISITION NO. 113

\$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: 113
- (B) Name of Payee: Viera East CDD
- (C) Address of Payee: 2300 Clubhouse Drive, Rockledge, FL 32955
- (D) Amount Payable: \$440

The Undersigned hereby certifies that this requisition is for the Rooftop exhaust fan 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. 113

\$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: _____

MASTER-TECH SERVICE®

Expert

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COMMERCIAL REFRIGERATION • AIR CONDITIONING / HEATING • HOOD SYSTEMS & VENTILATION
(Commercial • Residential • Aircraft • Marine)

INVOICE FOR SERVICE

June 30, 2022

ATTN ACCOUNTS PAYABLE:

TIME-SENSITIVE DISCOUNT AVAILABLE

Jeff Spencer
Viera East Golf Club
2300 Clubhouse Dr.
Rockledge, FL 22955
Jeff's Cell: 321.305.7031
Main: 321.639.6500
HookAndEagle@Gmail.Com

Equipment Description: Rooftop Exhaust Fan for Main Hood System
Complaint #1: Intermittent Unusual Noise Coming from Rooftop Exhaust Fan
Complaint #2: Kitchen Hot & Smoky

Job Description:

Thursday, June 30, 2022, One Master-Technician, 1 Hour

- ☆ Arrived for long-distance service and dialogued with client about reported complaint
- 🔧 Began inspection of hood & noted that it is very old, with outdated design, and lacking proper make-up air system/plenum
- 🔧 Further inspected and noted that hood's installed height in kitchen is too high, allowing heat and effluent to escape capture and containment are of hood
- 🔧 Noted that left side of hood is lacking adequate overhang above cooking appliances as required by code
- 🔧 Began inspection of rooftop exhaust fan and noted that grease spout is broken off, allowing grease to drip directly onto new roof
- 🔧 Noted that aged exhaust fan design allows grease to spill out from lower bowl onto roof curb
- 🔧 Further inspected and noted lateral misalignment between motor pulley and impeller pulley
- 🔧 Diagnosed failing/severely worn upper & lower impeller shaft bearings
- 🔧 Found electrical connector for exhaust motor laying in motor compartment of fan
- ✓ Advised client that exhaust fan repair is economically unfeasible, and strongly recommended fan replacement before catastrophic fan failure
- ✓ Client advised that entire hood system is getting replaced within 30-60 days

Total Due for Long-Distance Service, Consult, Labor, & Offsite Documentation:

\$440.00*

PAYMENT IS DUE UPON RECEIPT (see Section VIII: PAYMENT TERMS for payment Options)

***Client May Take \$100.00 NTO Fee Discount if Payment is received in Contractor's Office by 7-15-22**

THANK YOU!!!

Invoice Sent Via US Mail on 7-5-22

OVER 45,000 SERVICE CALLS and MORE THAN 34 YEARS EXPERIENCE®

• A CENTRAL FLORIDA RESIDENT SINCE 1977 •

407 □ 774 □ 7714

237 NE Triplet Dr. • Casselberry, FL 32707

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STATE CERTIFIED HVAC/R CONTRACTOR LICENSE #CAC 1816244

REQUISITION NO. 114

\$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: 114
- (B) Name of Payee: Viera East CDD
- (C) Address of Payee: 2300 Clubhouse Drive, Rockledge, FL 32955
- (D) Amount Payable: \$1,479.37

The Undersigned hereby certifies that this requisition is for the Central split A/C system 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. 114

\$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: _____

MASTER-TECH SERVICE®

Expert

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COMMERCIAL REFRIGERATION • AIR CONDITIONING / HEATING • HOOD SYSTEMS & VENTILATION
(Commercial • Residential • Aircraft • Marine)

INVOICE FOR SERVICE

July 2, 2022

ATTN ACCOUNTS PAYABLE:

TIME-SENSITIVE DISCOUNT AVAILABLE

Jeff Spencer
Viera East Golf Club
2300 Clubhouse Dr.
Rockledge, FL 22955
Jeff's Cell: 321.305.7031
Main: 321.639.6500
HookAndEagle@Gmail.Com

Equipment Description: Central Split A/C System Serving Kitchen & Dining Room Areas

Complaint: Not Cooling Enough

Job Description:

Thursday, June 30, 2022, One Master-Technician, 3 Hours

- ☆ Arrived for long-distance service and dialogued with client about reported complaint
- 🔧 Began inspection of air handler and found V-belt loose & worn
- 🔧 Noted that blower shaft bearings are dry and in need of grease
- 🔧 Removed worn V-belt and discarded
- 🔧 Installed new synthetic V-belt and tensioned
- 🔧 Greased blower shaft bearings to capacity & installed new dust caps over grease fittings
- 🔧 Began inspection of outdoor unit and found condenser coil deteriorating and air-restricted w/debris/sand
- ✓ Removed condenser coil service panels and thoroughly rinsed condenser coils
- ✓ Diagnosed intermittently failing Comfort Alert on one of two compressor circuits
- ✓ Replaced missing fasteners in service panels as needed
- ✓ Ordered new OEM factory replacement part shipped via next day air freight; will return when part arrives
- ✓ One compressor circuit operating

Saturday, July 2, 2022, One Master-Technician, ½ Hour

- ✓ Received and delivered part to jobsite
- ✓ Noted that both compressor circuits are currently operating; room temperature is 74°F
- ✓ Advised client to retain new replacement part in case of failure, and advised to have his local service provider replace part if needed
- ✓ System operating

Parts, Materials:

- 2 Lots grease
- 2 Grease dust caps
- 1 New synthetic V-belt
- 1 Lot misc. fasteners
- 1 New OEM factory replacement Comfort Alert©

Next Day Air Freight

Total Due for Long Distance Service, Consult, Labor, Parts, Materials, Next Day Air Freight, & Offsite Documentation: \$1,479.37*

PAYMENT IS DUE UPON RECEIPT (see Section VIII: PAYMENT TERMS for payment Options)

***Client May Take \$100.00 NTO Fee Discount if Payment is received in Contractor's Office by 7-15-22**

THANK YOU!!!

Invoice Sent Via US Mail on 7-5-22

OVER 45,000 SERVICE CALLS and MORE THAN 34 YEARS EXPERIENCE®

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STATE CERTIFIED HVAC/R CONTRACTOR LICENSE #CAC 1816244

SECTION VIII

SECTION A

Viera East
Community Development District
Check Register Summary
June 15, 2022 through July 20, 2022

Fund	Date	Check #'s	Amount
General Fund			
	6/16/22	4468-4471	\$ 10,178.91
	6/23/22	4472-4477	\$ 6,660.79
	6/30/22	4478-4481	\$ 576.20
	7/7/22	4482-4483	\$ 1,117.79
	7/14/22	4484-4488	\$ 15,352.75
	Sub-Total		\$ 33,886.44
Capital Reserve			
	6/24/22	143	\$ 20,000.00
	7/8/22	144	\$ 1,919.37
	7/11/22	145	\$ 12,516.00
	Sub-Total		\$ 34,435.37
Golf Course			
	6/16/22	29765-29776	\$ 10,759.34
	6/23/22	29777-29792	\$ 23,746.23
	6/30/22	29793-29811	\$ 26,416.26
	7/7/22	29812-29832	\$ 24,950.31
	7/14/22	29833-29846	\$ 12,989.86
	Sub-Total		\$ 98,862.00
Total			\$ 167,183.81

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/23/22	00259	5/11/22 14 VECDD 202205 320-53800-48000	FACEBOOK ADS		*	176.97	
		5/11/22 14 VECDD 202205 320-53800-48000	MARKETING SVC APR-MAY		*	2,400.00	
		5/11/22 14 VECDD 202205 300-13100-10000	TRIVIA NIGHT PRIZE MONEY		*	300.00	
UNIQUE WEBB CONSULTING							2,876.97 004477
6/30/22	00189	6/24/22 2500936 202206 340-53800-41000	TELEPHONE		*	266.43	
BLUELINE TELECOM GROUP, LLC							266.43 004478
6/30/22	00177	6/23/22 06232022 202206 340-53800-46000	REIMBURSE		*	26.42	
INES CAMPOS							26.42 004479
6/30/22	00176	6/16/22 12037831 202206 340-53800-47500	HERBICIDE		*	515.90	
SITEONE LANDSCAPE SUPPLY, LLC							515.90 004480
6/30/22	00188	6/02/22 92014393 202206 340-53800-54100	UNIFORMS 6/2/22		*	56.67	
		6/09/22 920 1415 202206 340-53800-54100	UNIFORMS 6/9/22		*	56.67	
		6/16/22 920 1417 202206 340-53800-54100	UNIFORMS 6/16/22		*	56.67	
		6/23/22 920 1419 202206 340-53800-54100	UNIFORMS 6/23/22		*	56.67	
		6/30/22 920 1421 202206 340-53800-54100	UNIFORMS 6/30/22		*	56.67	
UNIFIRST CORPORATION							283.35 004481
7/07/22	00189	7/04/22 2512557 202207 340-53800-41000	TELEPHONE		*	606.25	
BLUELINE TELECOM GROUP, LLC							606.25 004482
7/07/22	00246	6/28/22 19923900 202206 340-53800-54500	FIRE AND BURGLARY ALARM		*	511.54	
MARLIN BUSINESS BANK							511.54 004483
7/14/22	00056	7/02/22 07022022 202207 300-15500-10000	SECURITY		*	420.52	
ADT SECURITY SERVICES							420.52 004484
7/14/22	00040	6/02/22 422735 202206 330-53800-47200	AWC		*	736.44	

VIER --VIERA EAST-- HSMITH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		6/02/22 422990	202206 330-53800-47200	LAWN	*	200.00	
		6/10/22 422730	202206 330-53800-47200	AWC QUARTERLY	*	1,400.00	
		6/24/22 422733	202206 330-53800-47200	AWC	*	3,777.06	
		6/24/22 422734	202206 330-53800-47200	AWC	*	3,654.15	
ECOR INDUSTRIES, INC.							9,767.65 004485
7/14/22 00234		7/14/22 06107	202207 340-53800-47300	SECURITY SYSTEMS	*	2,445.75	
		7/14/22 06108	202207 340-53800-47300	LED FLOOD LIGHTS	*	945.00	
MODERN SECURITY SYSTEM							3,390.75 004486
7/14/22 00078		7/12/22 165853	202207 340-53800-46000	PRIMER BULB	*	57.93	
ROCKLEDGE MOWER & SERVICE							57.93 004487
7/14/22 00209		7/12/22 47	202207 340-53800-47300	REMOVED 2 MAPLE TREES	*	1,200.00	
LELAND'S TREE SERVICE							1,200.00 004488
TOTAL FOR BANK A						33,886.44	
TOTAL FOR REGISTER						33,886.44	

VIER --VIERA EAST-- HSMITH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/24/22	00072	6/23/22 1492	202206 300-13100-10200		*	20,000.00	
		50% DEPOSIT QUOTE 224569					
			BARR DISPLAY				20,000.00 000143
7/08/22	00073	6/30/22 06302022	202206 300-13100-10200		*	440.00	
		ROOFTOP EXHAUSE FAN REPAI					
		6/30/22 06302022	202206 300-13100-10200		*	.00	
		DISCOUNT FOR PROMPT PYMT					
		7/02/22 07022022	202207 300-13100-10200		*	1,479.37	
		CENTRAL SPLIT AC SYSTEM					
		7/02/22 07022022	202207 300-13100-10200		*	.00	
		DISCOUNT FOR PROMPT PYMT					
			MASTER-TECH SERVICES				1,919.37 000144
7/11/22	00074	6/24/22 06242022	202207 300-13100-10200		*	12,516.00	
		UTILITY VEHICLE & CANOPY					
			FLORIDA COAST EQUIPMENT, LLC				12,516.00 000145
				TOTAL FOR BANK C		34,435.37	
				TOTAL FOR REGISTER		34,435.37	

VIER --VIERA EAST-- HSMITH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/16/22	01413	3/16/22 91278631	202203 300-14200-10000	CREDIT ISSUES 3.16.22	*	224.00-	
		5/24/22 91335442	202206 300-14200-10000	TITELIST GOLF BAGS	*	138.00	
		6/06/22 91345316	202206 300-14200-10000	GOLF GLOVES	*	828.94	
		6/09/22 91348272	202206 300-14200-10000	GOLF GLOVES	*	161.50	
		6/09/22 93148272	202206 300-14200-10000	TITLEIST PRO GOLF BALLS	*	1,959.51	
		6/10/22 91349317	202206 300-14200-10000	TITLEIST VISORS	*	52.50	
ACUSHNET COMPANY							2,916.45 029765
6/16/22	01553	6/02/22 09489760	202206 330-57200-41000	HOOK & EAGLE SPECTRUM	*	259.34	
CHARTER COMMUNICATIONS							259.34 029766
6/16/22	00022	6/16/22 1660 STM	202206 300-14100-10000	OPEN INVOICES 6.16.22	*	4,852.37	
CHENEY BROTHERS INC							4,852.37 029767
6/16/22	01550	6/11/22 038218	202206 300-14100-10000	BREAD DELIVERY 6.11	*	98.55	
CHUCK INDEPENDENT BREAD DIST, LLC							98.55 029768
6/16/22	01394	6/01/22 71176514	202206 330-57200-54600	DISH MACHINE RENTAL	*	100.97	
ECOLAB							100.97 029769
6/16/22	00076	6/09/22 1128053	202205 300-13100-10500	2300 CLUBHOUSE DR	*	498.36	
FLORIDA CITY GAS							498.36 029770
6/16/22	00035	6/09/22 33189 MA	202205 330-57200-43000	2300 CLUBHOUSE DR	*	906.20	
		6/09/22 33189 MA	202205 340-57200-43000	2300 CLUBHOUSE DR	*	906.21	
		6/09/22 4234 MAY	202205 320-57200-43000	2200 CLUBHOUSE LGTS	*	59.74	
		6/09/22 4234 MAY	202205 300-11500-10000	2200 CLUBHOUSE LGTS	*	34.18	
		6/09/22 45156 MA	202205 390-57200-43000	5250 MURRELL RD BLDG	*	2,322.05	
		6/09/22 45156 MA	202205 300-13100-10000	5250 MURRELL RD BLDG	*	580.52	

VIER --VIERA EAST-- HSMITH

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	7/21/22	PAGE	2
*** CHECK DATES 06/15/2022 - 07/20/2022 ***														
VIERA EAST- GOLF COURSE														
BANK B VIERA EAST-GOLF														
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT	#					
		6/09/22 52104 MA 202205 340-57200-43000			*	717.50								
		2300 CLUBHOUSE DR CART												
		6/09/22 57086 MA 202205 320-57200-43000			*	30.61								
		4563 BAYWICK CT BATH												
			FPL				5,557.01	029771						
6/16/22	01071	6/01/22 428 202206 310-57200-31700			*	83.33								
		DISSEMINATION AGENT												
			GOVERNMENTAL MANAGEMENT SERVICES				83.33	029772						
6/16/22	01214	6/10/22 2014370 202206 330-57200-51100			*	148.17								
		H&E SUPPLIES												
			HOSPITALITY RESOURCE SUPPLY, INC				148.17	029773						
6/16/22	01524	6/15/22 JS REIMB 202206 300-14100-10001			*	199.40								
		REIMB SAMS CLUB 6.15.22												
			JEFFREY SPENCER				199.40	029774						
6/16/22	01210	6/11/22 35101991 202206 320-57200-46000			*	58.48								
		POS ROLLS & SHARPIES												
			STAPLES ADVANTAGE				58.48	029775						
6/16/22	01574	6/07/22 7746009 202206 390-57200-54600			*	419.64								
		CUSHMAN HAULER PRO												
			THE HUNTINGTON NATIONAL BANK				419.64	029776						
6/23/22	00782	6/20/22 91617 202206 340-57200-51100			*	25.50								
		MATS												
		6/20/22 91617 202206 320-57200-51100			*	89.44								
		MATS												
			A LINEN CONNECTION				114.94	029777						
6/23/22	01485	6/14/22 91352022 202206 300-14200-10000			*	128.88								
		GOLF GLOVES												
		6/16/22 91354197 202206 300-14200-10000			*	176.83								
		GOLF GLOVES												
		6/17/22 91355171 202206 300-14200-10000			*	125.35								
		GOLF BALLS												
		6/17/22 91355171 202206 300-14200-10000			*	52.50								
		HEADWEAR												
			ACUSHNET COMPANY				483.56	029778						
6/23/22	00091	6/16/22 INV05257 202206 300-14200-10000			*	244.95								
		HEADWEAR												
			AHEAD LLC				244.95	029779						
VIER --VIERA EAST-- HSMITH														

VIER --VIERA EAST-- HSMITH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/23/22	00987	5/23/22 26987	202205 320-57200-48000		*	330.00	
		1/6 PAGE AD-JUNE					
		5/23/22 26988	202205 320-57200-48000		*	433.50	
		1/4 PAGE AD-JUNE					
BLUEWATER CREATIVE GROUP INC							763.50 029780
6/23/22	01116	6/17/22 OF635725	202206 340-57200-46000		*	201.00	
		FIRE PROTECTION SVC					
		6/17/22 OF635725	202206 300-13100-10000		*	146.00	
		FIRE PROTECTION SVC					
		6/17/22 OF635725	202206 330-57200-46000		*	150.00	
		FIRE PROTECTION SVC					
CINTAS FIRE PROTECTION							497.00 029781
6/23/22	01550	6/08/22 038219	202206 300-14100-10000		*	64.50	
		BREAD					
		6/09/22 038217	202206 300-14100-10000		*	129.50	
		BREAD					
		6/18/22 038220	202206 300-14100-10000		*	130.35	
		BREAD					
		6/22/22 038222	202206 300-14100-10000		*	78.60	
		BREAD					
CHUCK INDEPENDENT BREAD DIST, LLC							402.95 029782
6/23/22	00024	6/10/22 70192 MA	202205 390-57200-43000		*	461.86	
		5600 MURRELL RD					
		6/13/22 112664 M	202205 320-57200-43000		*	171.22	
		2300 CLUBHOUSE DR					
		6/13/22 112664 M	202205 330-57200-43000		*	171.22	
		2300 CLUBHOUSE DR					
		6/13/22 112664 M	202205 350-57200-43000		*	171.22	
		2300 CLUBHOUSE DR					
CITY OF COCOA UTILITIES							975.52 029783
6/23/22	00947	6/16/22 7038269	202206 390-57200-46500		*	107.76	
		PEST CONTROL					
		6/16/22 7038269	202206 330-57200-46400		*	93.11	
		PEST CONTROL					
		6/16/22 7038269	202206 340-57200-46400		*	93.11	
		PEST CONTROL					
ECOLAB PEST ELIMINATION							293.98 029784
6/23/22	01196	6/10/22 93049869	202206 350-57200-46300		*	822.27	
		RXV KEYS & WINDSHELD					
		6/15/22 93054889	202206 350-57200-46300		*	195.30	
		MOUNTED KIT					

VIER --VIERA EAST-- HSMITH

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	7/21/22	PAGE	4
*** CHECK DATES 06/15/2022 - 07/20/2022 ***														
VIERA EAST- GOLF COURSE														
BANK B VIERA EAST-GOLF														

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		6/22/22 93063047	202206 350-57200-46300		*	223.47-	
		SAND BUCKET LID CREDIT					
				E-Z-GO A TEXTRON COMPANY			794.10 029785
6/23/22 01524		6/01/22 0018	202206 330-57200-12005		*	2,708.33	
		EAGLE TAVERN MANAGEMENT					
				JEFFREY SPENCER			2,708.33 029786
6/23/22 00045		6/13/22 19666	202206 320-57200-46000		*	203.05	
		REPLACE LOCK RESTROOM					
				LACEY'S LOCK SERVICE INC			203.05 029787
6/23/22 00776		6/10/22 116475	202206 350-57200-51300		*	567.34	
		E-RANGE KEYS					
				RANGE SERVANT AMERICA, INC			567.34 029788
6/23/22 01210		6/18/22 35106780	202206 320-57200-51000		*	67.98	
		SUPPLIES					
				STAPLES ADVANTAGE			67.98 029789
6/23/22 01512		6/13/22 7756251	202206 390-57200-54600		*	248.00	
		2019 CUSHMAN HAULER					
		6/13/22 7756251	202206 350-57200-46100		*	6,552.90	
		2020 EZGO RXV					
		6/13/22 7756251	202206 390-57200-54600		*	6,541.14	
		TORO TURF EQUIPMENT					
		6/13/22 7756251	202206 350-57200-46100		*	355.00	
		2021 CUSHMAN REFRESHER					
				THE HUNTINGTON NATIONAL BANK			13,697.04 029790
6/23/22 01364		6/09/22 124259	202206 300-14200-10000		*	1,279.53	
		GOLF BALLS					
				VOLVIK USA, INC.			1,279.53 029791
6/23/22 01558		6/10/22 50205728	202206 390-57200-54600		*	652.46	
		TRACTOR LEASE					
				WELLS FARGO FINANCIAL LEASING, INC.			652.46 029792
6/30/22 01485		6/23/22 91359175	202206 300-14200-10000		*	105.00	
		HEADWEAR					
		6/23/22 91359756	202206 300-14200-10000		*	61.18	
		GOLF SHOES					
				ACUSHNET COMPANY			166.18 029793
6/30/22 00091		6/21/22 INV05261	202206 300-14200-10000		*	1,067.18	
		MERCHANDISE					
				AHEAD LLC			1,067.18 029794

VIER --VIERA EAST-- HSMITH

*** CHECK DATES 06/15/2022 - 07/20/2022 ***
 VIERA EAST- GOLF COURSE
 BANK B VIERA EAST-GOLF

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/30/22	01560	6/28/22 00090026	202206 330-57200-43100	GAS	*	234.30	
				ARC3 GASES, INC			234.30 029795
6/30/22	01550	6/23/22 038223	202206 300-14100-10000	BREAD	*	76.40	
		6/25/22 038224	202206 300-14100-10000	BREAD	*	114.60	
				CHUCK INDEPENDENT BREAD DIST, LLC			191.00 029796
6/30/22	00024	6/15/22 141774 M	202206 320-57200-43000	4563 BRAYWICK CT	*	63.77	
				CITY OF COCOA UTILITIES			63.77 029797
6/30/22	00587	6/14/22 670869	202206 390-57200-46100	ULTRA LOW SULFER	*	1,158.41	
		6/14/22 670869	202206 300-13100-10000	ULTRA LOW SULFER	*	570.56	
		6/14/22 670870	202206 390-57200-46100	90 NON EHTANOL	*	1,896.58	
		6/14/22 670870	202206 300-13100-10000	90 NON ETHANOL	*	924.13	
				GLOVER OIL COMPANY INC			4,549.68 029798
6/30/22	00564	6/15/22 50718	202206 390-57200-47300	TOPDRESS	*	943.21	
				GOLF SPECIALTIES, INC.			943.21 029799
6/30/22	01532	7/01/22 2-204883	202207 390-57200-51160	CLEANING SVC JUL22	*	950.00	
				JANI-KING OF ORLANDO			950.00 029800
6/30/22	00180	4/08/22 251875	202204 390-57200-46000	SPEED SENSOR	*	55.99	
		5/05/22 25685	202205 390-57200-46000	IGNITION SEALER	*	35.77	
		6/07/22 26219	202206 390-57200-46000	NAPA 10W30	*	174.64	
		6/07/22 262190	202206 390-57200-46000	CREDIT	*	27.38-	
		6/14/22 26343	202206 390-57200-46000	RELAY	*	43.98	
		6/16/22 26389	202206 390-57200-46000	AIR FILTER	*	73.98	
				NAPA AUTO PARTS			356.98 029801

VIER --VIERA EAST-- HSMITH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/30/22	01358	5/31/22 00099378	202205 390-57200-54200	CYLINDER RENTAL	*	34.18	
				NEXAIR, LLC			34.18 029802
6/30/22	00694	6/14/22 542318	202206 390-57200-46000	TRIMMER	*	601.45	
				PRECISION SMALL ENGINE CO., INC.			601.45 029803
6/30/22	01324	6/16/22 06162022	202206 320-57200-34100	AMAZON PRIME	*	15.13	
		6/16/22 06162022	202206 320-57200-41000	CRICKET WIRELESS	*	194.00	
		6/16/22 06162022	202206 320-57200-48000	INDEED JOB POSTING	*	294.44	
		6/16/22 06162022	202206 320-57200-51100	ORGANIZER & COFFEE MAKER	*	384.94	
		6/16/22 06162022	202206 330-57200-51100	LUNCH BAGS	*	170.97	
		6/16/22 06162022	202206 330-57200-51025	HE EQUIPMENT	*	5,443.15	
				REGIONS BANK			6,502.63 029804
6/30/22	01579	6/22/22 26782206	202206 390-57200-46000	BATTERIES	*	402.14	
				ROYAL BATTERY DISTRIBUTION INC.			402.14 029805
6/30/22	01334	6/07/22 12006614	202206 390-57200-47100	MARKING FLAGS	*	301.16	
		6/07/22 12006614	202206 390-57200-47500	FERTILIZER	*	54.56	
				SITEONE LANDSCAPE SUPPLY, LLC			355.72 029806
6/30/22	01512	6/18/22 7768893	202207 390-57200-54600	TORO TURF PACKAGE	*	5,115.96	
				THE HUNTINGTON NATIONAL BANK			5,115.96 029807
6/30/22	01207	6/01/22 253708	202206 390-57200-47500	SOIL MINING AGENT	*	3,240.00	
				TRIGON TURF SCIENCES, LLC			3,240.00 029808
6/30/22	00807	6/09/22 920 1415	202206 390-57200-54100	UNIFORMS 6/09/22	*	157.88	
		6/16/22 920 1417	202206 390-57200-54100	UNIFORMS 6/16/22	*	137.88	
		6/23/22 920 1419	202206 390-57200-54100	UNIFORMS 6/23/22	*	161.08	

VIER --VIERA EAST-- HSMITH

*** CHECK DATES 06/15/2022 - 07/20/2022 ***
 VIERA EAST- GOLF COURSE
 BANK B VIERA EAST-GOLF

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		6/30/22	920 1421 202206 390-57200-54100		*	157.88	
			UNIFORMS 6/30/22				
				UNIFIRST CORPORATION			614.72 029809
6/30/22	00068	6/24/22	9185019- 202207 390-57200-47900		*	206.82	
			6 YARD DUMPSTER				
		6/24/22	91864662 202207 320-57200-34100		*	516.69	
			6 YARD DUMPSTER				
				WASTE MANAGEMENT			723.51 029810
6/30/22	00117	6/08/22	41081300 202206 390-57200-46000		*	173.56	
			TORO BELTS				
		6/16/22	41083005 202206 390-57200-46000		*	130.09	
			WATER SENSOR				
				WESCOTURF INC.			303.65 029811
7/07/22	00782	7/04/22	92491 202207 340-57200-51100		*	25.50	
			MATS				
		7/04/22	92491 202207 320-57200-51100		*	89.44	
			MATS				
				A LINEN CONNECTION			114.94 029812
7/07/22	01560	6/30/22	00090271 202206 330-57200-43100		*	191.00	
			CYLINDER RENTAL				
				ARC3 GASES, INC			191.00 029813
7/07/22	01380	7/01/22	1669 202207 320-57200-54500		*	480.00	
			HOOK AND EAGLE POS CHANGE				
				BLACK HOLE MAKERS LLC			480.00 029814
7/07/22	00850	7/07/22	9451088 202207 310-57200-49300		*	87.00	
			TAX RENEWAL				
				BREVARD COUNTY TAX COLLECTOR			87.00 029815
7/07/22	00324	7/01/22	INV-1003 202207 300-14200-10000		*	168.62	
			HEADWEAR				
				BRIDGESTONE GOLF, INC.			168.62 029816
7/07/22	00390	6/24/22	93510337 202206 300-14200-10000		*	718.56	
			GOLF BALLS				
		6/25/22	93510943 202206 300-14200-10000		*	239.52	
			GOLF BALLS				
		6/30/22	93515327 202206 300-14200-10000		*	227.04	
			GOLF BALLS				
				CALLAWAY			1,185.12 029817

VIER --VIERA EAST-- HSMITH

*** CHECK DATES 06/15/2022 - 07/20/2022 ***
 VIERA EAST- GOLF COURSE
 BANK B VIERA EAST-GOLF

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/07/22	01388	6/23/22 AR787826	202206 390-57200-54600	DEX IMAGING	*	172.59	172.59 029818
7/07/22	01554	7/08/22 07082022	202207 330-57200-60000	ROCKSTAR KARAOKE ENTERTAINMENT LLC	*	300.00	300.00 029819
7/07/22	01554	7/15/22 07152022	202207 330-57200-56000	ROCKSTAR KARAOKE ENTERTAINMENT LLC	*	300.00	300.00 029820
7/07/22	01554	7/22/22 07222022	202207 330-57200-56000	ROCKSTAR KARAOKE ENTERTAINMENT LLC	*	300.00	300.00 029821
7/07/22	01554	7/29/22 07292022	202207 330-57200-56000	ROCKSTAR KARAOKE ENTERTAINMENT LLC	*	300.00	300.00 029822
7/07/22	01512	6/28/22 7783601	202206 390-57200-54600	THE HUNTINGTON NATIONAL BANK	*	1,065.98	1,065.98 029823
7/07/22	01485	6/28/22 91362886	202206 300-14200-10000	GOLF BALLS	*	161.53	
		6/29/22 91364155	202206 300-14200-10000	HEADWEAR	*	52.50	
		6/30/22 91365450	202206 300-14200-10000	HEADWEAR	*	45.00	
				ACUSHNET COMPANY			259.03 029824
7/07/22	01550	6/29/22 038225	202206 300-14100-10000	BREAD	*	114.65	114.65 029825
7/07/22	00587	6/29/22 671731	202206 390-57200-46100	ULTRA LOW SULFER	*	1,000.57	
		6/29/22 671731	202206 300-13100-10000	ULTRA LOW SULFER	*	492.82	
		6/29/22 671732	202206 390-57200-46100	PREM 93 UN 1203	*	1,307.52	
		6/29/22 671732	202206 300-13100-10000	PREM 93 UM 1203	*	644.00	
				GLOVER OIL COMPANY INC			3,444.91 029826

VIER --VIERA EAST-- HSMITH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
7/07/22	99999	7/07/22 VOID	202207 000-00000-00000		C	.00	
		VOID CHECK					
				*****INVALID VENDOR NUMBER*****			.00 029827
7/07/22	01324	6/22/22 06222022	202206 300-14100-10000	WINN DIXIE 6.16	*	5.49	
		6/22/22 06222022	202206 300-14100-10000	WALMART 6.17	*	31.28	
		6/22/22 06222022	202206 300-14100-10200	WALMART 6.17	*	6.76	
		6/22/22 06222022	202206 330-57200-51100	LOWES 6.21	*	22.41	
		6/22/22 06222022	202206 300-14100-10000	WINN DIXIE 6.10	*	24.97	
		6/22/22 06222022	202206 300-14100-10000	COSTCO 6.09	*	41.45	
		6/22/22 06222022	202206 300-14100-10000	WINN DIXIE 6.10	*	12.98	
		6/22/22 06222022	202206 300-14100-10000	WINN DIXIE 6.12	*	15.34	
		6/22/22 06222022	202206 300-14100-10200	WINN DIXIE 6.14	*	4.29	
		6/22/22 06222022	202206 300-14100-10000	COSTCO 6.01	*	97.63	
		6/22/22 06222022	202206 300-14100-10000	COSTCO 5.23	*	35.99	
		6/22/22 06222022	202206 300-14100-10000	WINN DIXIE 6.07	*	56.07	
		6/22/22 06222022	202206 330-57200-51100	WALMART 6.18.22	*	31.38	
		6/22/22 06222022	202206 300-14100-10000	WINN DIXIE 6.07	*	5.58	
		6/22/22 06222022	202206 300-14100-10000	WINN DIXIE 6.05	*	4.29	
		6/22/22 06222022	202206 300-14100-10000	WINN DIXIE 6.05	*	2.97	
		6/22/22 06222022	202206 300-14100-10200	WALMART 6.02	*	7.52	
		6/22/22 06222022	202206 300-14100-10000	WINN DIXIE 5.28	*	4.98	
		6/22/22 06222022	202206 300-14100-10000	WINN DIXIE 5.31	*	7.47	
		6/22/22 06222022	202206 300-14100-10200	WINN DIXIE 5.29	*	8.58	
		6/22/22 06222022	202206 300-14100-10000	WINN DIXIE 5.30	*	12.75	

VIER --VIERA EAST-- HSMITH

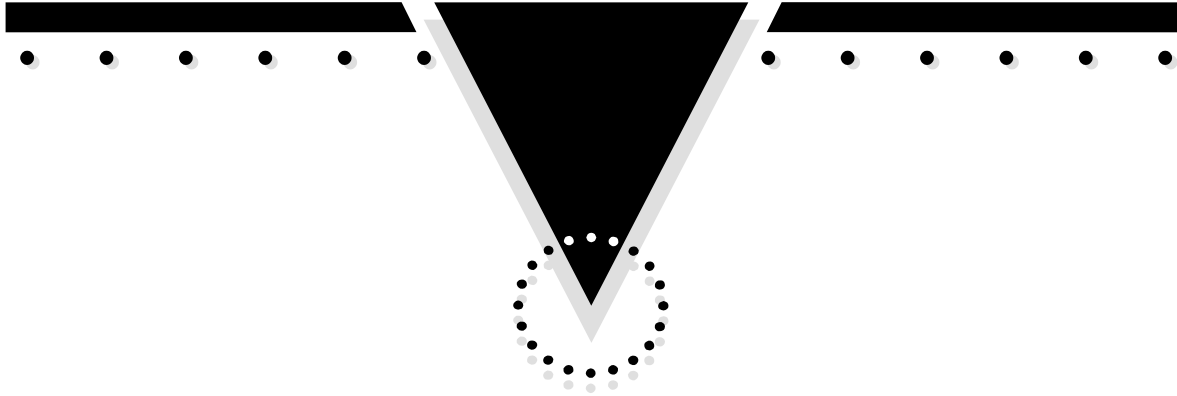
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
7/14/22	00364	7/06/22 07062022	202207 350-57200-46300	REIMBURSE	*	16.33	
				DAVID JUDY			16.33 029838
7/14/22	01394	7/01/22 62702316	202207 330-57200-54600	DISHWASHER RENTAL	*	106.97	
				ECOLAB			106.97 029839
7/14/22	01196	7/08/22 93081524	202207 350-57200-46300	SERVICES	*	9.96	
				E-Z-GO A TEXTRON COMPANY			9.96 029840
7/14/22	00108	7/20/22 00047522	202207 320-57200-48000	ADS	*	1,264.98	
				FLORIDA TODAY			1,264.98 029841
7/14/22	01010	7/04/22 31961969	202207 320-57200-34100	COPIER LEASE	*	120.31	
		7/04/22 31961969	202207 300-13100-10000	COPIER LEASE	*	120.32	
				GREAT AMERICA LEASING CORPORATION			240.63 029842
7/14/22	01524	7/01/22 KARAOKE1	202207 330-57200-56000	ENTERTAINMENT	*	300.00	
		7/01/22 0019	202207 330-57200-12005	EAGLE TAVERN MANAGEMENT	*	2,708.33	
		7/08/22 07082022	202207 300-14100-10000	REIMBURSE	*	104.01	
		7/12/22 07122022	202207 330-57200-51200	REIMBURSE	*	525.00	
				JEFFREY SPENCER			3,637.34 029843
7/14/22	00626	7/13/22 1666358	202205 310-57200-31500	ATTORNEY FEES	*	5,886.00	
				SHUTTS & BOWEN LLP			5,886.00 029844
7/14/22	01210	7/09/22 35124277	202207 320-57200-51000	OFFICES SUPPLIES	*	32.98	
		7/09/22 35124771	202207 320-57200-51000	OFFICE SUPPLIES	*	72.42	
				STAPLES ADVANTAGE			105.40 029845
7/14/22	01421	6/30/22 0622-TR7	202206 300-13100-10000	GF ADMIN	*	8.33	
		6/30/22 0622-TR7	202206 300-13100-10000	GF MAINT	*	33.33	

VIER --VIERA EAST-- HSMITH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		6/30/22	0622-TR7 202206 390-57200-22000		*	58.34	
			GC MAINT				
				WAGeworks, INC.			100.00 029846
7/14/22	01370	6/30/22	838196 202206 390-57200-46000		*	736.74	
			FOLIAR PARK				
		6/30/22	838196 202206 390-57200-47500		*	1,280.00	
			FOLIAR PARK				
				BRONSONS TURF & HORTICULTURE			2,016.74 029847
7/14/22	01391	7/08/22	P0386304 202207 390-57200-46000		*	145.56	
			FILTERS				
		7/08/22	P0386304 202207 390-57200-46110		*	113.36	
			OIL				
				FLORIDA COAST EQUIPMENT INC			258.92 029848
7/14/22	01509	7/06/22	24292434 202207 390-57200-47500		*	925.00	
			TRIBUNE				
				HELENA AGRI-ENT., LLC			925.00 029849
7/14/22	01501	7/06/22	4826 202207 390-57200-46000		*	510.00	
			ANNUAL TESTING				
		7/06/22	4826 202207 300-13100-10000		*	510.00	
			ANNUAL TESTING				
				JSR FUELING TECHNOLOGIES, LLC			1,020.00 029850
7/14/22	01358	6/30/22	00100282 202206 390-57200-54200		*	33.10	
			CYLINDER RENTAL				
				NEXAIR, LLC			33.10 029851
7/14/22	00807	7/07/22	920 1423 202207 390-57200-54100		*	157.88	
			UNIFORMS 7/7/22				
				UNIFIRST CORPORATION			157.88 029852
TOTAL FOR BANK B						98,862.00	
TOTAL FOR REGISTER						98,862.00	

VIER --VIERA EAST-- HSMITH

SECTION B



Viera East Community Development District

Unaudited Financial Reporting

June 30, 2022



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Viera East
Community Development District
Combined Balance Sheet
June 30, 2022

Governmental Fund Types

	<u>General</u>	<u>Capital Reserve</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Golf Course/Recreation</u>	<u>Totals (memorandum only)</u>
<i>Assets</i>						
Operating Account	\$633,693	\$619,823	----	----	\$634,641	\$1,888,157
Accounts Receivable	----	----	----	----	\$327	\$327
Due From Golf Course	\$54,214	----	----	----	----	\$54,214
Due From General Fund	----	----	----	----	\$233,077	\$233,077
Due from Debt Service	----	----	----	----	\$22,922	\$22,922
Due from Other	----	----	----	----	\$5,162	\$5,162
Due from Capital Projects	----	\$27,046	----	----	----	\$27,046
Inventory - Pro Shop	----	----	----	----	\$39,485	\$39,485
Inventory - Hook and Eagle	----	----	----	----	\$22,752	\$22,752
<u>Investments:</u>						
State Board	----	\$121,980	----	----	----	\$121,980
Benefit Assessment- Series 2012	----	----	----	----	\$4,127	\$4,127
Reserve - Series 2012	----	----	----	----	\$280,137	\$280,137
Bond Service- Series 2012	----	----	----	----	\$7	\$7
Bond Service- Series 2006	----	----	\$91,764	----	----	\$91,764
Reserve- Series 2020	----	----	\$234,613	----	----	\$234,613
Temporary Interest Series 2020	----	----	\$90,334	----	----	\$90,334
Project- Series 2020	----	----	----	\$2,848,185	----	\$2,848,185
Improvements (Net of Depreciation)	----	----	----	----	\$1,089,032	\$1,089,032
Prepaid Expenses- Debt	----	----	----	----	\$127,250	\$127,250
Prepaid Expenses- Operations	\$3,789	----	----	----	\$40,178	\$43,967
Total Assets	\$691,697	\$768,849	\$416,711	\$2,848,185	\$2,499,097	\$7,224,538
<i>Liabilities</i>						
Accounts Payable	\$10,370	\$440	----	----	\$16,502	\$27,312
Accrued Expenses	----	----	----	----	\$15,241	\$15,241
Deferred Revenue- Season Advance	----	----	----	----	\$70,290	\$70,290
Deferred Revenue- Special Assessments O&M	----	----	----	----	\$4,558	\$4,558
Deferred Revenue- Special Assessments Debt	----	----	----	----	\$231,955	\$231,955
Deposit-Divots Grill	----	----	----	----	\$1,814	\$1,814
Due to General Fund	----	----	----	----	\$54,214	\$54,214
Accrued Interest Payable	----	----	----	----	\$42,004	\$42,004
Sales Tax Payable	----	----	----	----	\$20,603	\$20,603
Event Deposits	----	----	----	----	(\$9,304)	(\$9,304)
Due to Golf Course	\$233,077	----	\$22,922	----	----	\$255,999
Due to Capital Reserve	----	----	----	\$27,046	----	\$27,046
Accrued Payroll Payable	\$11,380	----	----	----	\$31,685	\$43,065
Bonds Payable - Series 2012	----	----	----	----	\$2,470,000	\$2,470,000
Bond Discount	----	----	----	----	(\$13,414)	(\$13,414)
Deferred Loss	----	----	----	----	(\$130,973)	(\$130,973)
<i>Fund Equity</i>						
Net Assets	----	----	----	----	(\$306,078)	(\$306,078)
<i>Fund Balances</i>						
Assigned - First Quarter	\$176,000	----	----	----	----	\$176,000
Nonspendable - Prepaid Expense	\$3,789	----	----	----	----	\$3,789
Unassigned	\$257,082	----	----	----	----	\$257,082
Assigned- Capital Reserve Fund	----	\$768,409	----	----	----	\$768,409
Restricted for Capital Projects	----	----	----	\$2,821,139	----	\$2,821,139
Restricted for Debt Service	----	----	\$393,789	----	----	\$393,789
Total Liabilities, Fund Equity, Other	\$691,697	\$768,849	\$416,711	\$2,848,185	\$2,499,097	\$7,224,538

Viera East

Community Development District

General Fund
Statement of Revenues & Expenditures
For Period Ending June 30, 2022

Adopted Budget	Prorated Budget 6/30/22	Actual 6/30/22	Variance
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Revenues

Maintenance Assessments	\$808,157	\$808,157	\$808,157	\$0
Golf Course Administrative Services	\$56,280	\$42,210	\$42,210	\$0
Donations for Park Material	\$0	\$0	\$5,975	\$5,975
Miscellaneous Income- Farmers Market	\$0	\$0	\$13,567	\$13,567
Interest Income	\$100	\$75	\$55	(\$20)

Total Revenues	\$864,536	\$850,441	\$869,963	\$19,522
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Administrative Expenditures

Supervisors Fees	\$30,496	\$22,872	\$18,747	\$4,125
Engineering Fees	\$5,000	\$3,750	\$875	\$2,875
Attorney's Fees	\$5,000	\$3,750	\$9,398	(\$5,648)
Dissemination	\$1,000	\$750	\$750	\$0
Trustee Fees	\$5,600	\$4,200	\$0	\$4,200
Annual Audit	\$6,500	\$4,875	\$0	\$4,875
Collection Agent	\$2,500	\$1,875	\$1,875	\$0
Management Fees	\$103,454	\$77,590	\$77,591	(\$0)
Postage	\$1,500	\$1,125	\$939	\$186
Printing & Binding	\$2,500	\$1,875	\$4,297	(\$2,422)
Insurance- Liability	\$8,040	\$6,030	\$5,247	\$783
Legal Advertising	\$1,500	\$1,125	\$797	\$328
Other Current Charges	\$1,500	\$1,125	\$221	\$904
Office Supplies	\$1,500	\$1,125	\$70	\$1,055
Dues & Licenses	\$175	\$175	\$175	\$0
Information Technology	\$4,250	\$3,188	\$3,188	(\$0)

Total Administrative	\$180,515	\$135,430	\$124,169	\$11,261
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Viera East

Community Development District

General Fund
Statement of Revenues & Expenditures
For Period Ending June 30, 2022

Adopted Budget	Prorated Budget 6/30/22	Actual 6/30/22	Variance
-------------------	----------------------------	-------------------	----------

Operating Expenditures

Salaries	\$147,487	\$110,615	\$114,549	(\$3,934)
Administration Fee	\$1,388	\$1,041	\$834	\$207
FICA Expense	\$11,283	\$8,462	\$8,336	\$126
Health Insurance	\$17,410	\$13,058	\$12,744	\$314
Workers Compensation	\$2,891	\$2,168	\$1,884	\$284
Unemployment	\$842	\$632	\$681	(\$50)
Other Contractual	\$7,500	\$5,625	\$11,293	(\$5,668)
Marketing- Lifestyle/Amenities	\$18,000	\$13,500	\$13,499	\$1
Training	\$500	\$375	\$0	\$375
Uniforms	\$500	\$375	\$0	\$375

Total Operating	\$207,801	\$155,851	\$163,821	(\$7,970)
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Maintenance Expenditures

Canal Maintenance	\$14,000	\$10,500	\$0	\$10,500
Lake Bank Restoration	\$30,000	\$24,000	\$24,000	\$0
Environmental Services	\$20,000	\$15,000	\$1,409	\$13,591
Water Management System	\$99,000	\$74,250	\$86,844	(\$12,594)
Midge Control	\$15,000	\$11,250	\$0	\$11,250
Contingencies	\$2,000	\$1,500	\$3,157	(\$1,657)
Fire Line Maintenance	\$2,000	\$2,000	\$2,000	\$0
Basin Repair	\$3,000	\$2,250	\$117	\$2,133

Total Maintenance	\$185,000	\$140,750	\$117,528	\$23,222
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Viera East

Community Development District

General Fund
Statement of Revenues & Expenditures
For Period Ending June 30, 2022

Adopted Budget	Prorated Budget 6/30/22	Actual 6/30/22	Variance
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Grounds Maintenance Expenditures

Salaries	\$166,108	\$124,581	\$100,433	\$24,148
Administrative Fees	\$3,446	\$2,585	\$1,668	\$916
FICA	\$12,707	\$9,530	\$7,352	\$2,178
Health Insurance	\$28,182	\$21,137	\$13,582	\$7,554
Workers Compensation	\$3,256	\$2,442	\$1,652	\$790
Unemployment	\$2,506	\$1,880	\$894	\$986
Telephone	\$6,250	\$4,688	\$5,414	(\$726)
Utilities	\$7,200	\$5,400	\$6,801	(\$1,401)
Property Appraiser	\$1,990	\$1,493	\$1,989	(\$496)
Insurance- Property	\$2,197	\$1,648	\$1,976	(\$328)
Repairs	\$15,000	\$11,250	\$13,249	(\$1,999)
Fuel	\$10,000	\$7,500	\$15,841	(\$8,341)
Park Maintenance	\$7,500	\$5,625	\$7,010	(\$1,385)
Sidewalk Repair	\$10,000	\$7,500	\$0	\$7,500
Chemicals	\$4,000	\$3,000	\$3,309	(\$309)
Contingencies	\$4,000	\$3,000	\$2,972	\$28
Refuse	\$6,000	\$4,500	\$2,640	\$1,860
Office Supplies	\$750	\$563	\$0	\$563
Uniforms	\$3,000	\$2,250	\$2,609	(\$359)
Fire Alarm System	\$7,500	\$5,625	\$4,604	\$1,021
Rain Bird Pump System	\$27,576	\$20,682	\$21,146	(\$464)
Park Materials	\$0	\$0	\$1,748	(\$1,748)

Total Grounds Maintenance	\$329,168	\$246,876	\$216,889	\$29,987
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Total Expenditures	\$902,484	\$678,906	\$622,407	\$56,499
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Operating Income (Loss)	(\$37,948)	\$171,535	\$247,556	\$76,021
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Non Operating Revenues/(Expenditures)

Reserve Funding- Transfer Out (Capital Reserve)	(\$5,000)	(\$5,000)	(\$5,000)	\$0
Reserve Funding- Transfer Out (Excess)	\$0	\$0	\$0	\$0

Total Non Operating Revenues/(Expenditures)	(\$5,000)	(\$5,000)	(\$5,000)	\$0
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Excess Revenue/(Expenditures)	(\$42,948)	\$166,535	\$242,556	\$76,021
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Beginning Fund Balance	\$42,948	\$194,315		
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Ending Fund Balance	\$0	\$436,870		
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Viera East

Community Development District

Capital Reserve Fund
Statement of Revenues & Expenditures
For Period Ending June 30, 2022

Adopted Budget	Prorated Budget 6/30/22	Actual 6/30/22	Variance
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Revenues

Interest Income	\$1,000	\$750	\$321	(\$429)
Reserve Funding - Transfer In (General)	\$5,000	\$5,000	\$5,000	\$0
Reserve Funding - Transfer In (Golf)	\$6,694	\$6,694	\$6,694	\$0
Reserve Funding - Transfer In (PY Excess)	\$0	\$0	\$450,000	\$450,000

Total Revenues	\$12,694	\$12,444	\$462,015	\$449,571
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Expenditures

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

Total Expenditures	\$125,000	\$0	\$0	\$0
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Excess Revenues/(Expenditures)	(\$112,306)	\$462,015		
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Beginning Fund Balance	\$315,696	\$306,394		
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Ending Fund Balance	\$203,390	\$768,409		
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Viera East
Community Development District

Capital Reserve Fund
Capital Outlay Check Register Detail
For Period Ending June 30, 2022

Check Date	Vendor	Detail	Amount
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Capital Outlay

FY2022

Total

\$	-
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Viera East

Community Development District

Debt Service Fund Series 2006
Statement of Revenues & Expenditures
For Period Ending June 30, 2022

	Adopted Budget	Prorated Budget 6/30/22	Actual 6/30/22	Variance
<u>Revenues</u>				
Special Assessments	\$2,089,942	\$2,005,735	\$2,005,735	\$0
Interest Income	\$100	\$75	\$41	(\$34)
Total Revenues	\$2,090,042	\$2,005,810	\$2,005,776	(\$34)
<u>Expenditures</u>				
<u>Series 2006</u>				
Interest-11/1	\$65,119	\$65,119	\$65,119	\$0
Interest-5/1	\$65,119	\$65,119	\$65,119	\$0
Principal-5/1	\$2,265,000	\$2,265,000	\$2,265,000	\$0
Total Expenditures	\$2,395,238	\$2,395,238	\$2,395,238	\$0
Excess Revenues/(Expenditures)	(\$305,196)		(\$389,461)	
Beginning Fund Balance	\$458,327		\$458,303	
Ending Fund Balance	\$153,131		\$68,841	

Viera East

Community Development District

Debt Service Fund Series 2020
Statement of Revenues & Expenditures
For Period Ending June 30, 2022

	Adopted Budget	Prorated Budget 6/30/22	Actual 6/30/22	Variance
<u>Revenues</u>				
Interest Income	\$500	\$375	\$16	(\$359)
Total Revenues	\$500	\$375	\$16	(\$359)
<u>Expenditures</u>				
<u>Series 2020</u>				
Interest-11/1	\$90,308	\$90,308	\$90,308	\$0
Interest-5/1	\$90,308	\$90,308	\$90,308	\$0
Total Expenditures	\$180,615	\$180,615	\$180,615	\$0
Excess Revenues/(Expenditures)	(\$180,115)		(\$180,599)	
Beginning Fund Balance	\$270,953		\$505,547	
Ending Fund Balance	\$90,838		\$324,948	

Viera East

Community Development District

Capital Projects Fund Series 2020
Statement of Revenues & Expenditures
For Period Ending June 30, 2022

	Actual 6/30/22
<u>Revenues</u>	
Interest Income	\$178
Total Revenues	\$178
<u>Expenditures</u>	
Capital Outlay	\$1,963,246
Cost of Issuance	\$0
Total Expenditures	\$1,963,246
Excess Revenues/(Expenditures)	(\$1,963,068)
Beginning Fund Balance	\$4,784,207
Ending Fund Balance	\$2,821,139

Viera East
Community Development District
Golf Course/Recreation Fund - Operations
Statement of Revenues & Expenditures
For Period Ending June 30, 2022

	Adopted Budget	Current Month			Year-to-Date		
		Actuals	Budget	Variance	Actuals	Budget	Variance
<i>Number of Rounds</i>							
Paid Rounds	35,250	3,124	2,753	371	35,219	28,708	6,511
Member Rounds	10,000	705	781	(76)	7,303	8,144	(841)
Comp Rounds	3,000	93	234	(141)	1,582	2,443	(861)
EZ Links	3,000	0	234	(234)	-	2,376	(2,376)
GolfNow	2,000	284	156	128	2,235	1,629	606
Total Memberships	60	4	-	4	59	60	(1)
<i>Revenue per Round</i>							
Paid Rounds	\$40	\$35	\$35	(\$1)	\$41	\$41	(\$0)
<i>Revenues</i>							
Greens Fees	\$1,426,357	\$108,051	\$97,705	\$10,345	\$1,447,322	\$1,183,163	\$264,159
Gift Cards- Sales	\$25,000	\$702	\$1,713	(\$1,011)	\$7,375	\$20,738	(\$13,362)
Gift Cards- Usage	(\$25,000)	(\$914)	(\$1,713)	\$798	(\$13,786)	(\$20,738)	\$6,952
Season Advance/Trail Fees	\$210,000	\$20,730	\$14,385	\$6,345	\$208,964	\$174,195	\$34,769
Associate Memberships	\$42,000	\$1,106	\$2,877	(\$1,771)	\$24,734	\$34,839	(\$10,105)
Driving Range	\$80,000	\$8,765	\$5,480	\$3,285	\$83,876	\$66,360	\$17,516
Golf Lessons	\$2,100	\$355	\$144	\$211	\$2,305	\$1,742	\$563
Merchandise Sales	\$115,000	\$8,644	\$7,878	\$766	\$98,046	\$95,393	\$2,653
Assessments -Recreation Operating	\$18,239	\$1,519	\$1,521	(\$2)	\$13,674	\$13,676	(\$2)
Miscellaneous Income	\$15,000	\$471	\$1,251	(\$780)	\$9,370	\$11,247	(\$1,877)
Total Revenues	\$1,908,696	\$149,428	\$131,241	\$18,187	\$1,881,879	\$1,580,614	\$301,265
<i>Golf Course Expenditures</i>							
Other Contractual Services	\$15,000	\$1,149	\$1,251	\$102	\$11,243	\$11,247	\$4
Telephone	\$2,500	\$194	\$209	\$15	\$1,283	\$1,875	\$591
Postage	\$2,000	\$0	\$167	\$167	\$0	\$1,500	\$1,500
Printing & Binding	\$1,000	\$0	\$83	\$83	\$0	\$750	\$750
Utilities	\$15,900	\$158	\$1,326	\$1,168	\$3,337	\$11,922	\$8,585
Repairs & Maintenance	\$8,000	\$537	\$667	\$131	\$14,471	\$5,998	(\$8,472)
Marketing- Golf Marketing	\$39,000	\$1,058	\$3,253	\$2,195	\$14,283	\$29,242	\$14,959
Bank Charges	\$35,000	\$5,064	\$2,919	(\$2,145)	\$33,467	\$26,243	(\$7,224)
Office Supplies	\$4,000	\$68	\$334	\$266	\$2,799	\$2,999	\$200
Operating Supplies	\$5,000	\$564	\$417	(\$147)	\$2,650	\$3,749	\$1,099
Dues, Licenses & Subscriptions	\$8,000	\$140	\$667	\$527	\$9,193	\$5,998	(\$3,195)
Drug Testing- All departments	\$500	\$0	\$42	\$42	\$0	\$375	\$375
Training, Education & Employee Relations	\$3,000	\$38	\$250	\$212	\$560	\$2,249	\$1,690
Contractual Security	\$3,000	\$2,910	\$250	(\$2,660)	\$3,328	\$2,249	(\$1,079)
IT Services	\$3,000	\$0	\$250	\$250	\$3,424	\$2,249	(\$1,175)
Total Golf Course Expenditures	\$144,900	\$11,879	\$12,085	\$206	\$100,038	\$108,646	\$8,608

Viera East
Community Development District
Golf Course/Recreation Fund - Operations
Statement of Revenues & Expenditures
For Period Ending June 30, 2022

	Adopted Budget	Actuals	Current Month Budget	Variance	Actuals	Year-to-Date Budget	Variance
Golf Operation Expenditures							
Salaries	\$239,595	\$20,698	\$19,965	(\$733)	\$174,492	\$179,689	\$5,197
Administrative Fee	\$19,039	\$1,271	\$1,587	\$316	\$12,222	\$14,279	\$2,056
FICA Expense	\$18,329	\$1,544	\$1,527	(\$17)	\$13,135	\$13,746	\$611
Health Insurance	\$739	\$1,199	\$62	(\$1,138)	\$7,642	\$554	(\$7,088)
Workers Compensation	\$4,696	\$327	\$391	\$64	\$2,861	\$3,522	\$660
Unemployment	\$12,835	\$478	\$1,070	\$592	\$4,356	\$9,626	\$5,270
Golf Printing	\$2,200	\$0	\$183	\$183	\$1,574	\$1,650	\$76
Utilities	\$22,500	\$1,696	\$1,875	\$179	\$16,067	\$16,875	\$808
Repairs	\$250	\$201	\$21	(\$180)	\$1,647	\$188	(\$1,460)
Pest Control	\$1,200	\$93	\$100	\$7	\$884	\$900	\$16
Supplies	\$10,000	\$484	\$833	\$349	\$8,638	\$7,500	(\$1,138)
Uniforms	\$1,500	\$0	\$125	\$125	\$0	\$1,125	\$1,125
Training, Education & Employee Relations	\$2,000	\$0	\$167	\$167	\$0	\$1,500	\$1,500
Fuel	\$500	\$0	\$42	\$42	\$0	\$375	\$375
Cart Lease	\$87,763	\$7,169	\$7,314	\$145	\$64,356	\$65,822	\$1,466
Cart Maintenance	\$4,000	\$944	\$333	(\$611)	\$5,024	\$3,000	(\$2,024)
Driving Range	\$10,000	\$1,376	\$833	(\$543)	\$8,028	\$7,500	(\$528)
Total Golf Operation Expenditures	\$437,146	\$37,481	\$36,428	(\$1,053)	\$320,929	\$327,851	\$6,922
Merchandise Sales							
Cost of Goods Sold	\$77,000	\$2,274	\$6,417	\$4,143	\$57,233	\$57,750	\$518
Total Merchandise Sales	\$77,000	\$2,274	\$6,417	\$4,143	\$57,233	\$57,750	\$518

Viera East
Community Development District
Golf Course/Recreation Fund - Operations
Statement of Revenues & Expenditures
For Period Ending June 30, 2022

	Adopted Budget	Current Month			Year-to-Date		
		Actuals	Budget	Variance	Actuals	Budget	Variance
Golf Course Maintenance							
Salaries	\$420,047	\$34,431	\$35,004	\$573	\$316,579	\$315,035	(\$1,544)
Administrative Fees	\$9,595	\$602	\$800	\$198	\$5,823	\$7,196	\$1,373
FICA Expense	\$32,134	\$2,607	\$2,678	\$71	\$23,701	\$24,101	\$399
Employee Insurance	\$43,225	\$2,265	\$3,602	\$1,337	\$24,742	\$32,419	\$7,677
Workers Compensation	\$9,341	\$543	\$778	\$235	\$5,218	\$7,006	\$1,788
Unemployment	\$7,165	\$150	\$597	\$447	\$3,677	\$5,374	\$1,696
Fire Alarm System	\$4,000	\$0	\$333	\$333	\$0	\$3,000	\$3,000
Utilities/Water	\$26,200	\$2,018	\$2,183	\$165	\$19,523	\$19,650	\$127
Repairs	\$48,000	\$2,384	\$4,000	\$1,616	\$27,100	\$36,000	\$8,900
Fuel & Oil	\$40,000	\$5,363	\$3,333	(\$2,030)	\$32,547	\$30,000	(\$2,547)
Pest Control	\$1,000	\$108	\$83	(\$24)	\$917	\$750	(\$167)
Irrigation/Drainage	\$30,000	\$301	\$2,500	\$2,199	\$9,259	\$22,500	\$13,241
Sand and Topsoil	\$26,500	\$943	\$2,208	\$1,265	\$11,684	\$19,875	\$8,191
Flower/Mulch	\$7,000	\$0	\$583	\$583	\$4,531	\$5,250	\$719
Fertilizer	\$139,000	\$11,394	\$11,583	\$190	\$138,151	\$104,250	(\$33,901)
Seed/Sod	\$16,500	\$0	\$1,375	\$1,375	\$0	\$12,375	\$12,375
Trash Removal	\$2,000	\$207	\$167	(\$40)	\$1,897	\$1,500	(\$397)
Contingency	\$6,000	\$113	\$500	\$387	\$11,271	\$11,271	\$0
First Aid	\$800	\$0	\$67	\$67	\$467	\$600	\$133
Office Supplies	\$1,000	\$0	\$83	\$83	\$310	\$750	\$440
Operating Supplies	\$15,000	\$0	\$1,250	\$1,250	\$10,370	\$11,250	\$880
Training	\$1,000	\$0	\$83	\$83	\$2,389	\$750	(\$1,639)
Janitorial Supplies	\$1,000	\$0	\$83	\$83	\$40	\$750	\$710
Janitorial Services	\$20,000	\$950	\$1,667	\$717	\$8,522	\$15,000	\$6,478
Soil & Water Testing	\$1,000	\$0	\$83	\$83	\$1,663	\$750	(\$913)
Uniforms	\$8,500	\$773	\$708	(\$64)	\$7,947	\$6,375	(\$1,572)
Equipment Rental	\$2,000	\$33	\$167	\$134	\$301	\$1,500	\$1,199
Equipment Lease	\$177,975	\$13,919	\$14,831	\$913	\$117,674	\$133,481	\$15,808
Small Tools	\$500	\$0	\$42	\$42	\$0	\$375	\$375
Total Golf Course Maintenance	\$1,096,482	\$79,103	\$91,374	\$12,271	\$786,304	\$829,133	\$42,828

Viera East
Community Development District
Golf Course/Recreation Fund - Operations
Statement of Revenues & Expenditures
For Period Ending June 30, 2022

	Adopted Budget	Actuals	Current Month Budget	Variance	Actuals	Year-to-Date Budget	Variance
Administrative Expenditures							
Legal Fees	\$1,500	\$0	\$125	\$125	\$5,886	\$1,125	(\$4,761)
Engineering	\$0	\$0	\$0	\$0	\$980	\$0	(\$980)
Arbitrage	\$600	\$0	\$50	\$50	\$450	\$450	\$0
Dissemination	\$1,000	\$83	\$83	\$0	\$750	\$750	\$0
Trustee Fees	\$4,100	\$0	\$342	\$342	\$8,178	\$3,075	(\$5,103)
Annual Audit	\$1,500	\$0	\$125	\$125	\$0	\$1,125	\$1,125
Golf Course Administrative Services	\$56,280	\$4,690	\$4,690	\$0	\$42,210	\$42,210	\$0
Insurance	\$85,019	\$7,531	\$7,085	(\$446)	\$69,530	\$63,764	(\$5,766)
Property Taxes	\$10,000	\$740	\$833	\$93	\$10,634	\$7,500	(\$3,134)
Total Administrative Expenditures	\$159,999	\$13,045	\$13,333	\$288	\$138,619	\$119,999	(\$18,619)
Total Revenues	\$1,908,696	\$149,428	\$131,241	\$18,187	\$1,881,879	\$1,580,614	\$301,265
Total Expenditures	\$1,915,527	\$143,781	\$159,636	\$15,855	\$1,403,123	\$1,443,379	\$40,256
Operating Income (Loss)	(\$6,831)	\$5,647	(\$28,395)	\$34,042	\$478,757	\$137,236	\$341,521
Non Operating Revenues/(Expenditures)							
Special Assessments	\$560,250	\$77,318	\$46,688	\$30,631	\$450,823	\$420,188	\$30,635
Interest Income	\$1,000	\$1	\$83	(\$82)	\$12	\$750	(\$738)
Reserve Funding- Transfer Out (Capital Reserve)	(\$6,694)	(\$6,694)	(\$6,694)	\$0	(\$6,694)	(\$6,694)	\$0
Reserve Funding- Transfer Out (PY Excess)	\$0	\$0	\$0	\$0	(\$450,000)	\$0	(\$450,000)
Interfund Transfer In- Restaurant	\$17,700	\$0	\$0	\$0	\$0	\$0	\$0
Gain on Sale of Asset	\$0	\$0	\$0	\$0	\$300	\$0	\$300
Interest Expense	(\$140,425)	(\$11,702)	(\$11,702)	\$0	(\$105,319)	(\$105,319)	\$0
Principal Expense	(\$425,000)	(\$35,417)	(\$35,417)	(\$0)	(\$317,750)	(\$318,750)	\$1,000
Total Non Operating Revenues/(Expenditures)	\$6,831	\$23,507	(\$7,042)	\$30,549	(\$428,628)	(\$9,825)	(\$418,803)
Change in Net Assets	\$0	\$29,154	(\$35,437)	\$64,590	\$50,128	\$127,410	(\$77,282)
Beginning Net Assets	\$0	----	----	----	(\$328,497)	----	----
Ending Net Assets	\$0	----	----	----	(\$278,368)	----	----

Viera East
Community Development District
 Restaurant- Hook & Eagle
 Statement of Revenues & Expenditures
 For Period Ending June 30, 2022

	Adopted Budget	Prorated Budget 6/30/22	Actual 6/30/22	Variance
<u>Revenues</u>				
Food Sales	\$9,200	\$6,900	\$183,615	\$176,715
Wine Sales	\$400	\$300	\$8,311	\$8,011
Beer Sales	\$6,400	\$4,800	\$106,839	\$102,039
Beverage Sales	\$1,600	\$1,200	\$28,429	\$27,229
Liquor Sales	\$2,400	\$1,800	\$57,653	\$55,853
Gift Card Sales	\$0	\$0	\$8,829	\$8,829
Gift Cards Usage	\$0	\$0	\$0	\$0
Total Revenues	\$20,000	\$15,000	\$393,676	\$378,676
<u>Restaurant Expenditures</u>				
Restaurant Manager Contract	\$0	\$0	\$48,750	(\$48,750)
Salaries	\$0	\$0	\$106,354	(\$106,354)
Administrative Fee	\$0	\$0	\$4,806	(\$4,806)
FICA Expense	\$0	\$0	\$11,580	(\$11,580)
Health Insurance	\$0	\$0	\$10,306	(\$10,306)
Workers Compensation	\$0	\$0	\$1,661	(\$1,661)
Unemployment	\$0	\$0	\$4,376	(\$4,376)
Telephone	\$0	\$0	\$2,450	(\$2,450)
Utilities	\$0	\$0	\$8,000	(\$8,000)
Pest Control	\$1,200	\$900	\$880	\$20
Equipment Lease	\$1,100	\$825	\$906	(\$81)
Repairs	\$0	\$0	\$6,940	(\$6,940)
Kitchen Equipment/Supplies	\$0	\$0	\$6,844	(\$6,844)
Paper & Plastic Supplies	\$0	\$0	\$7,034	(\$7,034)
Operating Supplies	\$0	\$0	\$21,581	(\$21,581)
Food Cost	\$0	\$0	\$75,290	(\$75,290)
Snack Cost	\$0	\$0	\$7,000	(\$7,000)
Beer Cost	\$0	\$0	\$47,297	(\$47,297)
Beverage Cost	\$0	\$0	\$13,474	(\$13,474)
Wine Cost	\$0	\$0	\$3,294	(\$3,294)
Liquor Cost	\$0	\$0	\$15,934	(\$15,934)
First Aid	\$0	\$0	\$206	(\$206)
Entertainment	\$0	\$0	\$9,150	(\$9,150)
Delivery/Gas	\$0	\$0	\$2,671	(\$2,671)
Uniforms	\$0	\$0	\$474	(\$474)
Dues & License	\$0	\$0	\$4,127	(\$4,127)
Total Restaurant Expenditures	\$2,300	\$1,725	\$421,386	(\$419,661)
Operating Income (Loss)	\$17,700	\$13,275	(\$27,710)	(\$40,985)
<u>Non Operating Revenues/(Expenditures)</u>				
Interfund Transfer Out- Golf Course	(\$17,700)	\$0	\$0	\$0
Total Non Operating Revenues/(Expenditures)	(\$17,700)	\$0	\$0	\$0
Excess Revenue/(Expenditures)	\$0	\$13,275	(\$27,710)	(\$40,985)
Beginning Fund Balance	\$0		\$0	
Ending Fund Balance	\$0		(\$27,710)	

**Viera East General Fund
Month to Month**

Revenues

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Maintenance Assessments	\$0	\$231,577	\$488,701	\$10,364	\$16,052	\$5,215	\$28,893	\$27,354	\$0	\$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	\$0	\$0	\$0	\$42,210
Donations for Park Material	\$1,250	\$1,200	\$0	\$1,200	\$0	\$0	\$625	\$500	\$1,200	\$0	\$0	\$0	\$5,975
Miscellaneous Income- Farmers Market	\$745	\$777	\$863	\$2,896	\$715	\$5,194	\$1,003	\$228	\$1,148	\$0	\$0	\$0	\$13,567
Interest Income	\$52	\$0	\$0	\$1	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55
Total Revenues	\$6,737	\$238,244	\$494,253	\$19,151	\$21,458	\$15,099	\$35,211	\$32,772	\$7,038	\$0	\$0	\$0	\$869,963

Administrative Expenditures

Supervisors Fees	\$1,343	\$2,247	\$2,473	\$1,341	\$2,471	\$2,367	\$2,243	\$2,018	\$2,243	\$0	\$0	\$0	\$18,747
Engineering Fees	\$0	\$0	\$0	\$0	\$0	\$1,025	\$0	(\$150)	\$0	\$0	\$0	\$0	\$875
Attorney's Fees	\$0	\$3,289	\$2,879	\$1,096	\$1,538	\$0	\$597	\$0	\$0	\$0	\$0	\$0	\$9,398
Dissemination	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$750
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Collection Agent	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$0	\$0	\$0	\$1,875
Management Fees	\$8,621	\$8,621	\$8,621	\$8,621	\$8,621	\$8,621	\$8,621	\$8,621	\$8,621	\$0	\$0	\$0	\$77,591
Postage	\$3	\$25	\$790	\$145	\$0	(\$129)	\$64	\$41	\$1	\$0	\$0	\$0	\$939
Printing & Binding	\$32	\$83	\$99	\$111	\$3	\$3,565	\$88	\$86	\$231	\$0	\$0	\$0	\$4,297
Insurance- Liability	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$0	\$0	\$0	\$5,247
Legal Advertising	\$0	\$0	\$623	\$174	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$797
Other Current Charges	\$82	\$25	\$23	\$0	\$0	\$27	\$20	\$24	\$20	\$0	\$0	\$0	\$221
Office Supplies	\$0	\$10	\$10	\$10	\$0	\$10	\$10	\$10	\$10	\$0	\$0	\$0	\$70
Dues & Licenses	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Information Technology	\$354	\$354	\$354	\$354	\$354	\$354	\$354	\$354	\$354	\$0	\$0	\$0	\$3,188
Total Administrative	\$11,485	\$15,528	\$16,747	\$12,726	\$13,862	\$16,715	\$12,872	\$11,879	\$12,354	\$0	\$0	\$0	\$124,169

Operating Expenditures

Salaries	\$13,286	\$12,015	\$13,478	\$12,571	\$11,895	\$12,260	\$13,512	\$12,973	\$12,560	\$0	\$0	\$0	\$114,549
Administration Fee	\$100	\$91	\$99	\$88	\$85	\$88	\$97	\$94	\$91	\$0	\$0	\$0	\$834
FICA Expense	\$914	\$805	\$915	\$993	\$882	\$909	\$1,002	\$966	\$950	\$0	\$0	\$0	\$8,336
Health Insurance	\$804	\$812	\$1,653	\$1,718	\$1,718	\$1,718	\$1,536	\$1,176	\$1,608	\$0	\$0	\$0	\$12,744
Workers Compensation	\$239	\$216	\$243	\$188	\$188	\$194	\$213	\$205	\$198	\$0	\$0	\$0	\$1,884
Unemployment	\$0	\$0	\$86	\$483	\$89	\$2	\$6	\$9	\$6	\$0	\$0	\$0	\$681
Other Contractual	\$1,008	\$857	\$933	\$1,369	\$1,658	\$1,368	\$1,374	\$1,494	\$1,232	\$0	\$0	\$0	\$11,293
Marketing- Lifestyle/Amenities	\$2,400	\$783	\$1,437	\$1,200	\$1,200	\$1,503	\$2,400	\$2,577	\$0	\$0	\$0	\$0	\$13,499
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
Total Operating	\$18,751	\$15,579	\$18,844	\$18,610	\$17,715	\$18,042	\$20,140	\$19,495	\$16,645	\$0	\$0	\$0	\$163,821

**Viera East General Fund
Month to Month**

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Maintenance Expenditures</i>													
Canal Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lake Bank Restoration	\$0	\$0	\$0	\$24,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,000
Environmental Services	\$0	\$0	\$0	\$0	\$0	\$720	\$545	\$144	\$0	\$0	\$0	\$0	\$1,409
Water Management System	\$8,368	\$10,218	\$9,768	\$9,343	\$9,193	\$10,903	\$8,568	\$10,718	\$9,768	\$0	\$0	\$0	\$86,844
Midge Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingencies	\$0	\$0	\$0	\$1,200	\$0	\$0	\$1,957	\$0	\$0	\$0	\$0	\$0	\$3,157
Fire Line Maintenance	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000
Basin Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$117	\$0	\$0	\$0	\$0	\$0	\$117
Total Maintenance	\$10,368	\$10,218	\$9,768	\$34,543	\$9,193	\$11,623	\$11,188	\$10,862	\$9,768	\$0	\$0	\$0	\$117,528
<i>Grounds Maintenance Expenditures</i>													
Salaries	\$12,209	\$10,821	\$12,528	\$9,815	\$10,162	\$10,763	\$11,512	\$11,522	\$11,101	\$0	\$0	\$0	\$100,433
Administrative Fees	\$200	\$182	\$163	\$212	\$171	\$176	\$194	\$188	\$182	\$0	\$0	\$0	\$1,668
FICA	\$894	\$792	\$922	\$710	\$742	\$776	\$840	\$847	\$830	\$0	\$0	\$0	\$7,352
Health Insurance	\$1,079	\$1,630	\$1,376	\$1,721	\$1,721	\$1,721	\$1,516	\$1,179	\$1,638	\$0	\$0	\$0	\$13,582
Workers Compensation	\$220	\$195	\$215	\$155	\$161	\$168	\$182	\$182	\$175	\$0	\$0	\$0	\$1,652
Unemployment	\$0	\$0	\$172	\$178	\$307	\$138	\$35	\$34	\$29	\$0	\$0	\$0	\$894
Telephone	\$557	\$611	\$555	\$545	\$545	\$586	\$584	\$584	\$847	\$0	\$0	\$0	\$5,414
Utilities	\$904	\$830	\$684	\$879	\$779	\$675	\$637	\$633	\$782	\$0	\$0	\$0	\$6,801
Property Appraiser	\$0	\$0	\$1,989	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,989
Insurance- Property	\$220	\$220	\$220	\$220	\$220	\$220	\$220	\$220	\$220	\$0	\$0	\$0	\$1,976
Repairs	\$1,095	\$5,140	\$454	\$47	\$1,332	\$3,765	\$86	\$1,306	\$26	\$0	\$0	\$0	\$13,249
Fuel	\$2,254	\$450	\$1,330	\$1,497	\$1,387	\$1,101	\$3,127	\$2,064	\$2,632	\$0	\$0	\$0	\$15,841
Park Maintenance	\$0	\$0	\$146	\$803	\$2,232	\$589	\$1,881	\$1,268	\$91	\$0	\$0	\$0	\$7,010
Sidewalk Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Chemicals	\$0	\$459	\$663	\$0	\$0	\$746	\$0	\$924	\$516	\$0	\$0	\$0	\$3,309
Contingencies	\$0	\$800	\$0	\$926	\$0	\$1,100	\$0	\$0	\$146	\$0	\$0	\$0	\$2,972
Refuse	\$240	\$480	\$240	\$480	\$480	\$720	\$0	\$0	\$0	\$0	\$0	\$0	\$2,640
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Uniforms	\$215	\$161	\$350	\$259	\$259	\$641	\$215	\$227	\$283	\$0	\$0	\$0	\$2,609
Fire Alarm System	\$512	\$512	\$512	\$512	\$512	\$512	\$512	\$512	\$512	\$0	\$0	\$0	\$4,604
Rain Bird Pump System	\$2,298	\$2,298	\$2,528	\$2,298	\$2,298	\$2,298	\$2,298	\$2,528	\$2,298	\$0	\$0	\$0	\$21,146
Park Materials	\$0	\$1,748	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,748
Total Grounds Maintenance	\$22,896	\$27,328	\$25,045	\$21,257	\$23,306	\$26,693	\$23,838	\$24,219	\$22,307	\$0	\$0	\$0	\$216,889
Total Expenditures	\$63,499	\$68,652	\$70,403	\$87,137	\$64,076	\$73,073	\$68,038	\$66,454	\$61,075	\$0	\$0	\$0	\$622,407
Operating Income (Loss)	(\$56,762)	\$169,592	\$423,850	(\$67,986)	(\$42,618)	(\$57,974)	(\$32,827)	(\$33,682)	(\$54,037)	\$0	\$0	\$0	\$247,556
<i>Non Operating Revenues/(Expenditures)</i>													
Reserve Funding- Transfer Out (Capital Reserve)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$5,000)	\$0	\$0	\$0	(\$5,000)
Reserve Funding- Transfer Out (Excess)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Operating Revenues/Expenditures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$5,000)	\$0	\$0	\$0	(\$5,000)
Excess Revenue/(Expenditures)	(\$56,762)	\$169,592	\$423,850	(\$67,986)	(\$42,618)	(\$57,974)	(\$32,827)	(\$33,682)	(\$59,037)	\$0	\$0	\$0	\$242,556

**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	3,227	3,817	3,732	4,526	4,934	4,648	3,948	3,124	0	0	0	35,219
Member Rounds	701	814	784	794	870	1,054	864	717	705	0	0	0	7,303
Comp Rounds	214	329	156	234	142	157	137	120	93	0	0	0	1,582
EZ Links	0	0	0	0	0	0	0	0	0	0	0	0	-
GolfNow	308	71	293	178	246	287	276	292	284	0	0	0	2,235
<i>Revenue per Round</i>													
Paid Rounds	\$40	\$40	\$40	\$46	\$46	\$47	\$40	\$33	\$35	\$0	\$0	\$0	\$366
<u>Revenues:</u>													
Greens Fees	\$129,023	\$129,054	\$153,395	\$170,075	\$207,689	\$234,291	\$185,022	\$130,722	\$108,051	\$0	\$0	\$0	\$1,447,322
Gift Cards - Sales	\$349	\$397	\$3,300	\$219	\$706	\$680	\$665	\$359	\$702	\$0	\$0	\$0	\$7,375
Gift Cards - Usage	(\$1,925)	(\$281)	(\$1,538)	(\$2,627)	(\$2,218)	(\$1,556)	(\$1,335)	(\$1,391)	(\$914)	\$0	\$0	\$0	(\$13,786)
Season Advance/Trail Fees	\$20,573	\$22,472	\$21,895	\$24,159	\$26,317	\$26,856	\$24,956	\$21,006	\$20,730	\$0	\$0	\$0	\$208,964
Associate Memberships	\$1,738	\$2,565	\$3,555	\$4,582	\$3,792	\$4,078	\$2,212	\$1,106	\$1,106	\$0	\$0	\$0	\$24,734
Driving Range	\$7,266	\$7,328	\$10,607	\$7,590	\$9,971	\$11,312	\$10,812	\$10,225	\$8,765	\$0	\$0	\$0	\$83,876
Golf Lessons	\$175	\$175	\$175	\$175	\$175	\$335	\$335	\$405	\$355	\$0	\$0	\$0	\$2,305
Merchandise Sales	\$12,204	\$7,720	\$10,220	\$8,083	\$10,009	\$12,199	\$14,745	\$14,223	\$8,644	\$0	\$0	\$0	\$98,046
Special Assessments - Operations	\$1,519	\$1,519	\$1,519	\$1,519	\$1,519	\$1,519	\$1,519	\$1,519	\$1,519	\$0	\$0	\$0	\$13,674
Miscellaneous Income	\$574	\$253	\$404	\$417	\$486	\$1,291	\$797	\$4,677	\$471	\$0	\$0	\$0	\$9,370
Total Revenues	\$171,495	\$171,201	\$203,533	\$214,192	\$258,445	\$291,004	\$239,730	\$182,851	\$149,428	\$0	\$0	\$0	\$1,881,879
<u>Golf Course Expenditures:</u>													
Other Contractual Services	\$1,246	\$1,763	\$609	\$1,232	\$1,281	\$1,268	\$1,269	\$1,426	\$1,149	\$0	\$0	\$0	\$11,243
Telephone/Internet	\$106	\$106	\$106	\$106	\$106	\$171	\$194	\$194	\$194	\$0	\$0	\$0	\$1,283
Postage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Printing & Binding	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utilities	\$342	\$393	\$671	\$338	\$356	\$402	\$335	\$342	\$158	\$0	\$0	\$0	\$3,337
Repairs & Maintenance	\$2,527	\$2,610	\$1,886	\$2,006	\$2,910	\$818	\$1,020	\$158	\$537	\$0	\$0	\$0	\$14,471
Advertising	\$1,735	\$1,748	\$2,434	\$1,739	\$1,329	\$1,814	\$974	\$1,454	\$1,058	\$0	\$0	\$0	\$14,283
Bank Charges	\$2,979	\$4,423	\$4,390	\$6,157	\$5,709	\$4,145	\$249	\$351	\$5,064	\$0	\$0	\$0	\$33,467
Office Supplies	\$636	\$129	\$340	\$238	\$230	\$640	\$292	\$226	\$68	\$0	\$0	\$0	\$2,799
Operating Supplies	\$157	\$164	\$516	\$434	\$179	\$125	\$332	\$179	\$564	\$0	\$0	\$0	\$2,650
Dues, Licenses & Subscriptions	\$180	\$0	\$388	\$0	\$7,140	\$573	\$0	\$772	\$140	\$0	\$0	\$0	\$9,193
Drug Testing - All Departments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Training, Education & Employee Relations	\$0	\$91	\$234	\$73	\$0	\$0	\$0	\$124	\$38	\$0	\$0	\$0	\$560
Contractual Security	\$0	\$0	\$268	\$151	\$0	\$0	\$0	\$0	\$2,910	\$0	\$0	\$0	\$3,328
IT Services	\$810	\$0	\$575	\$1,230	\$0	\$332	\$0	\$477	\$0	\$0	\$0	\$0	\$3,424
Total Golf Course Expenditures	\$10,719	\$11,426	\$12,416	\$13,704	\$19,240	\$10,288	\$4,664	\$5,703	\$11,879	\$0	\$0	\$0	\$100,038

**Viera East Golf Course
Month to Month**

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i><u>Golf Operations:</u></i>													
Salaries	\$19,463	\$16,253	\$17,856	\$16,580	\$17,980	\$20,943	\$22,417	\$22,302	\$20,698	\$0	\$0	\$0	\$174,492
Administrative Fee	\$1,427	\$1,298	\$1,510	\$1,216	\$1,334	\$1,353	\$1,435	\$1,378	\$1,271	\$0	\$0	\$0	\$12,222
FICA Expense	\$1,475	\$1,231	\$1,352	\$1,256	\$1,363	\$1,590	\$1,693	\$1,631	\$1,544	\$0	\$0	\$0	\$13,135
Health Insurance	\$521	\$596	\$663	\$631	\$689	\$631	\$1,660	\$1,051	\$1,199	\$0	\$0	\$0	\$7,642
Workers Compensation	\$350	\$293	\$308	\$262	\$284	\$331	\$354	\$352	\$327	\$0	\$0	\$0	\$2,861
Unemployment	\$401	\$266	\$403	\$591	\$642	\$331	\$672	\$572	\$478	\$0	\$0	\$0	\$4,356
Golf Printing	\$0	\$0	\$0	\$1,574	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,574
Utilities	\$342	\$2,726	\$1,459	\$903	\$3,212	\$2,031	\$1,905	\$1,795	\$1,696	\$0	\$0	\$0	\$16,067
Repairs	\$50	\$0	\$0	\$0	\$0	\$1,396	\$0	\$0	\$201	\$0	\$0	\$0	\$1,647
Pest Control	\$122	\$95	\$99	\$95	\$95	\$95	\$95	\$95	\$93	\$0	\$0	\$0	\$884
Supplies	\$508	\$1,371	\$1,697	\$1,906	\$910	\$423	\$282	\$1,058	\$484	\$0	\$0	\$0	\$8,638
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	\$7,363	\$7,072	\$6,908	\$7,169	\$7,333	\$7,363	\$7,072	\$6,908	\$7,169	\$0	\$0	\$0	\$64,356
Cart Maintenance	\$1,148	\$33	\$0	\$0	\$0	\$1,260	\$0	\$1,640	\$944	\$0	\$0	\$0	\$5,024
Driving Range	\$0	\$3,000	\$1,015	\$365	\$250	\$404	\$809	\$809	\$1,376	\$0	\$0	\$0	\$8,028
Total Golf Operation Expenditures	\$33,170	\$34,233	\$33,270	\$32,547	\$34,092	\$38,151	\$38,394	\$39,591	\$37,481	\$0	\$0	\$0	\$320,929
<i><u>Merchandise Sales:</u></i>													
Cost of Goods Sold	\$5,774	\$4,835	\$9,352	\$3,250	\$9,910	\$8,328	\$6,520	\$6,990	\$2,274	\$0	\$0	\$0	\$57,233
Total Merchandise Sales	\$5,774	\$4,835	\$9,352	\$3,250	\$9,910	\$8,328	\$6,520	\$6,990	\$2,274	\$0	\$0	\$0	\$57,233

**Viera East Golf Course
Month to Month**

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u><i>Golf Course Maintenance:</i></u>													
Salaries	\$38,081	\$36,410	\$40,894	\$34,707	\$31,197	\$31,610	\$34,364	\$34,885	\$34,431	\$0	\$0	\$0	\$316,579
Administrative Fees	\$701	\$674	\$743	\$644	\$603	\$574	\$632	\$652	\$602	\$0	\$0	\$0	\$5,823
FICA Expense	\$2,851	\$2,732	\$3,065	\$2,588	\$2,324	\$2,359	\$2,563	\$2,613	\$2,607	\$0	\$0	\$0	\$23,701
Employee Insurance	\$2,315	\$2,739	\$2,978	\$3,912	\$2,877	\$2,992	\$2,592	\$2,073	\$2,265	\$0	\$0	\$0	\$24,742
Workers Compensation	\$685	\$654	\$703	\$548	\$493	\$499	\$543	\$550	\$543	\$0	\$0	\$0	\$5,218
Unemployment	\$71	\$94	\$577	\$1,158	\$824	\$466	\$161	\$176	\$150	\$0	\$0	\$0	\$3,677
Fire Alarm System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utilities/Water	\$1,886	\$1,987	\$1,957	\$1,464	\$2,526	\$2,357	\$2,544	\$2,784	\$2,018	\$0	\$0	\$0	\$19,523
Repairs	\$2,736	\$2,093	\$3,012	\$3,159	\$4,577	\$1,861	\$1,611	\$5,666	\$2,384	\$0	\$0	\$0	\$27,100
Fuel & Oil	\$4,791	\$1,084	\$2,917	\$3,039	\$2,577	\$2,235	\$6,350	\$4,190	\$5,363	\$0	\$0	\$0	\$32,547
Pest Control	\$112	\$99	\$95	\$99	\$99	\$99	\$104	\$104	\$108	\$0	\$0	\$0	\$917
Irrigation/Drainage	\$1,231	\$581	\$926	\$1,039	\$1,908	\$1,398	\$1,138	\$738	\$301	\$0	\$0	\$0	\$9,259
Sand and Topsoil	\$990	\$1,031	\$489	\$2,858	\$1,444	\$341	\$341	\$3,248	\$943	\$0	\$0	\$0	\$11,684
Flower/Mulch	\$497	\$973	\$1,508	\$973	\$497	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$4,531
Fertilizer	\$32,201	\$4,395	\$11,196	\$12,630	\$13,609	\$15,770	\$19,638	\$17,319	\$11,394	\$0	\$0	\$0	\$138,151
Seed/Sod	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trash Removal	\$207	\$414	\$0	\$243	\$207	\$207	\$207	\$207	\$207	\$0	\$0	\$0	\$1,897
Contingency	\$3,950	\$0	\$113	\$0	\$45	\$4,200	\$0	\$2,850	\$113	\$0	\$0	\$0	\$11,271
First Aid	\$129	\$22	\$0	\$0	\$141	\$0	\$0	\$176	\$0	\$0	\$0	\$0	\$467
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$310	\$0	\$0	\$0	\$0	\$310
Operating Supplies	\$3,147	\$1,116	\$1,579	\$935	\$377	\$1,407	\$1,023	\$785	\$0	\$0	\$0	\$0	\$10,370
Training	\$0	\$886	\$0	\$45	\$78	\$145	\$275	\$960	\$0	\$0	\$0	\$0	\$2,389
Janitorial Supplies	\$0	\$30	\$0	\$0	\$10	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40
Janitorial Services	\$922	\$950	\$950	\$950	\$950	\$950	\$950	\$950	\$950	\$0	\$0	\$0	\$8,522
Soil & Water Testing	\$707	\$707	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,663
Uniforms	\$669	\$797	\$1,645	\$663	\$620	\$854	\$819	\$1,107	\$773	\$0	\$0	\$0	\$7,947
Equipment Rental	\$34	\$33	\$34	\$34	\$31	\$34	\$33	\$34	\$33	\$0	\$0	\$0	\$301
Equipment Lease	\$8,520	\$13,473	\$12,789	\$14,276	\$11,517	\$12,180	\$15,699	\$15,302	\$13,919	\$0	\$0	\$0	\$117,674
Small Tools	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Golf Course Maintenance	\$107,431	\$73,972	\$88,421	\$85,966	\$79,527	\$82,622	\$91,585	\$97,678	\$79,103	\$0	\$0	\$0	\$786,304
<u><i>Administrative Expenditures:</i></u>													
Legal Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,886	\$0	\$0	\$0	\$0	\$5,886
Engineering	\$210	\$0	\$0	\$0	\$0	\$0	\$0	\$770	\$0	\$0	\$0	\$0	\$980
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$450	\$0	\$0	\$0	\$0	\$0	\$450
Dissemination	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$750
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$8,178	\$0	\$0	\$0	\$0	\$0	\$8,178
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Golf Course Administrative Services	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$0	\$0	\$0	\$42,210
Insurance	\$7,531	\$7,531	\$7,531	\$7,531	\$7,531	\$9,066	\$7,745	\$7,531	\$7,531	\$0	\$0	\$0	\$69,530
Property Taxes	\$0	\$870	\$740	\$5,322	\$740	\$740	\$740	\$740	\$740	\$0	\$0	\$0	\$10,634
Total Administrative Expenditures	\$12,515	\$13,174	\$13,045	\$17,626	\$13,045	\$14,580	\$21,887	\$19,701	\$13,045	\$0	\$0	\$0	\$138,619
Total Revenues	\$171,495	\$171,201	\$203,533	\$214,192	\$258,445	\$291,004	\$239,730	\$182,851	\$149,428	\$0	\$0	\$0	\$1,881,879
Total Expenditures	\$169,608	\$137,641	\$156,504	\$153,094	\$155,814	\$153,968	\$163,050	\$169,663	\$143,781	\$0	\$0	\$0	\$1,403,123
Operating Income (Loss)	\$1,887	\$33,560	\$47,029	\$61,098	\$102,631	\$137,037	\$76,680	\$13,188	\$5,647	\$0	\$0	\$0	\$478,757

**Viera East Golf Course
Month to Month**

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Non Operating Revenues/(Expenditures):</u>													
Special Assessments - Debt Service	\$46,688	\$46,688	\$46,688	\$46,688	\$46,688	\$46,688	\$46,688	\$46,688	\$77,318	\$0	\$0	\$0	\$450,823
Interest Income	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$2	\$1	\$0	\$0	\$0	\$12
Reserve Funding- Transfer Out (Capital Reserve)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$6,694)	\$0	\$0	\$0	(\$6,694)
Reserve Funding- Transfer Out (PY Excess)	\$0	\$0	(\$450,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$450,000)
Interfund Transfer In- Restaurant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Gain on Sale of Asset	\$0	\$0	\$300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300
Interest Expense	(\$11,702)	(\$11,702)	(\$11,702)	(\$11,702)	(\$11,702)	(\$11,702)	(\$11,702)	(\$11,702)	(\$11,702)	\$0	\$0	\$0	(\$105,319)
Principal Expense	(\$34,417)	(\$35,417)	(\$35,417)	(\$35,417)	(\$35,417)	(\$35,417)	(\$35,417)	(\$35,417)	(\$35,417)	\$0	\$0	\$0	(\$317,750)
Total Non Operating Revenues/(Expenditures)	\$571	(\$429)	(\$450,130)	(\$429)	(\$429)	(\$430)	(\$429)	(\$429)	\$23,507	\$0	\$0	\$0	(\$428,628)
Net Non Operating Income / (Loss)	\$2,458	\$33,131	(\$403,100)	\$60,669	\$102,201	\$136,607	\$76,250	\$12,759	\$29,154	\$0	\$0	\$0	\$50,128

**Viera East Restaurant
Month to Month**

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Revenues:</u>													
Food Sales	\$10,435	\$11,776	\$15,252	\$20,215	\$18,898	\$24,805	\$30,379	\$27,348	\$24,507	\$0	\$0	\$0	\$183,615
Wine Sales	\$466	\$835	\$780	\$1,100	\$876	\$1,114	\$1,235	\$945	\$960	\$0	\$0	\$0	\$8,311
Beer Sales	\$8,602	\$8,427	\$11,356	\$9,879	\$13,116	\$13,492	\$15,837	\$14,121	\$12,007	\$0	\$0	\$0	\$106,839
Beverage Sales	\$1,752	\$2,322	\$2,933	\$2,492	\$3,159	\$3,642	\$4,091	\$3,945	\$4,093	\$0	\$0	\$0	\$28,429
Liquor Sales	\$2,248	\$3,991	\$6,126	\$6,571	\$8,673	\$7,436	\$8,102	\$7,855	\$6,651	\$0	\$0	\$0	\$57,653
Gift Card Sales	\$349	\$1,368	\$3,782	\$219	\$706	\$680	\$665	\$359	\$702	\$0	\$0	\$0	\$8,829
Gift Cards Usage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$23,852	\$28,719	\$40,230	\$40,476	\$45,428	\$51,169	\$60,310	\$54,573	\$48,920	\$0	\$0	\$0	\$393,676
<u>Restaurant Expenditures:</u>													
Restaurant Manager Contract	\$5,417	\$5,417	\$5,417	\$5,417	\$5,417	\$5,417	\$5,417	\$5,417	\$5,417	\$0	\$0	\$0	\$48,750
Salaries	\$9,259	\$13,375	\$18,409	\$9,833	\$10,427	\$7,608	\$13,588	\$12,482	\$11,373	\$0	\$0	\$0	\$106,354
Administrative Fee	\$422	\$421	\$656	\$569	\$427	\$492	\$746	\$532	\$540	\$0	\$0	\$0	\$4,806
FICA Expense	\$801	\$1,176	\$1,736	\$1,200	\$1,150	\$1,178	\$1,523	\$1,491	\$1,324	\$0	\$0	\$0	\$11,580
Health Insurance	\$0	\$80	\$0	\$1,848	\$1,639	\$1,639	\$1,489	\$1,212	\$2,398	\$0	\$0	\$0	\$10,306
Workers Compensation	\$140	\$211	\$290	\$162	\$154	\$156	\$194	\$184	\$171	\$0	\$0	\$0	\$1,661
Unemployment	\$459	\$434	\$711	\$565	\$538	\$642	\$375	\$376	\$277	\$0	\$0	\$0	\$4,376
Telephone	\$349	\$246	\$246	\$246	\$246	\$340	\$259	\$259	\$259	\$0	\$0	\$0	\$2,450
Utilities	\$713	\$547	\$963	\$186	\$1,490	\$1,117	\$949	\$1,077	\$957	\$0	\$0	\$0	\$8,000
Pest Control	\$122	\$95	\$95	\$95	\$95	\$95	\$95	\$95	\$93	\$0	\$0	\$0	\$880
Equipment Lease	\$101	\$100	\$101	\$100	\$100	\$101	\$101	\$101	\$101	\$0	\$0	\$0	\$906
Repairs	\$1,776	\$4,168	\$0	\$0	\$427	\$0	\$125	\$294	\$150	\$0	\$0	\$0	\$6,940
Kitchen Equipment/Supplies	\$1,037	\$270	\$0	\$0	\$0	\$0	\$93	\$0	\$5,443	\$0	\$0	\$0	\$6,844
Paper & Plastic Supplies	\$867	\$511	\$686	\$1,028	\$473	\$977	\$697	\$1,351	\$444	\$0	\$0	\$0	\$7,034
Operating Supplies	\$10,181	\$1,846	\$2,638	\$1,107	\$979	\$1,822	\$1,546	\$399	\$1,064	\$0	\$0	\$0	\$21,581
Food Cost	\$2,158	\$6,474	\$8,355	\$7,324	\$6,633	\$9,708	\$9,425	\$8,678	\$16,534	\$0	\$0	\$0	\$75,290
Snack Cost	\$717	\$2,152	\$192	\$86	(\$1,143)	\$2,013	\$264	\$477	\$2,242	\$0	\$0	\$0	\$7,000
Beer Cost	\$1,967	\$5,900	\$4,876	\$4,057	\$4,696	\$7,127	\$3,152	\$9,091	\$6,431	\$0	\$0	\$0	\$47,297
Beverage Cost	\$743	\$2,229	\$917	\$3,040	\$434	\$2,016	\$1,381	\$1,003	\$1,711	\$0	\$0	\$0	\$13,474
Wine Cost	\$190	\$570	\$304	\$720	(\$79)	\$587	\$25	\$481	\$495	\$0	\$0	\$0	\$3,294
Liquor Cost	\$616	\$1,848	\$2,509	\$2,320	\$2,154	\$974	\$1,132	\$2,824	\$1,557	\$0	\$0	\$0	\$15,934
First Aid	\$171	\$0	\$0	\$0	\$17	\$0	\$0	\$18	\$0	\$0	\$0	\$0	\$206
Entertainment	\$300	\$0	\$800	\$750	\$650	\$1,350	\$1,950	\$1,850	\$1,500	\$0	\$0	\$0	\$9,150
Delivery/Gas	\$0	\$0	\$37	\$0	\$788	\$509	\$544	\$298	\$495	\$0	\$0	\$0	\$2,671
Uniforms	\$0	\$474	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$474
Dues & License	\$455	\$599	\$959	\$49	\$1,869	\$49	\$49	\$49	\$49	\$0	\$0	\$0	\$4,127
Total Restaurant Expenditures	\$38,961	\$49,141	\$50,895	\$40,703	\$39,582	\$45,918	\$45,120	\$50,041	\$61,024	\$0	\$0	\$0	\$421,386
Operating Income (Loss)	(\$15,109)	(\$20,423)	(\$10,665)	(\$226)	\$5,846	\$5,250	\$15,189	\$4,532	(\$12,104)	\$0	\$0	\$0	(\$27,710)
<u>Non Operating Revenues/(Expenditures):</u>													
Interfund Transfer out- Golf Course	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Operating Revenues/(Expenditures)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Non Operating Income / (Loss)	(\$15,109)	(\$20,423)	(\$10,665)	(\$226)	\$5,846	\$5,250	\$15,189	\$4,532	(\$12,104)	\$0	\$0	\$0	(\$27,710)

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	\$12,204	\$7,720	\$10,220	\$8,083	\$10,009	\$12,199	\$14,745	\$14,223	\$8,644	\$0	\$0	\$0	\$98,046
Total Revenues	\$12,204	\$7,720	\$10,220	\$8,083	\$10,009	\$12,199	\$14,745	\$14,223	\$8,644	\$0	\$0	\$0	\$98,046
<i>Expenditures</i>													
Cost of Goods Sold	\$5,774	\$4,835	\$9,352	\$3,250	\$9,910	\$8,328	\$6,520	\$6,990	\$2,274	\$0	\$0	\$0	\$57,233
Total Expenditures	\$5,774	\$4,835	\$9,352	\$3,250	\$9,910	\$8,328	\$6,520	\$6,990	\$2,274	\$0	\$0	\$0	\$57,233
Operating Income (Loss)	\$6,430	\$2,885	\$868	\$4,832	\$98	\$3,871	\$8,225	\$7,233	\$6,370	\$0	\$0	\$0	\$40,813

Viera East
Community Development District
Long Term Debt Report

Series 2006 Water Management Refunding Bonds	
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)
Less: May 1, 2022 Principal	(\$2,265,000)
Current Bonds Outstanding	\$0

(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.

Series 2012 Special Assessment Revenue Bonds	
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:	\$280,137
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)
Less: May 1, 2022 Principal	(\$445,000)
Current Bonds Outstanding	\$2,025,000

Series 2020 Special Assessment Revenue Bonds	
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:	\$234,613
Bonds outstanding - 7/10/20	\$7,685,000
Current Bonds Outstanding	\$7,685,000

Viera East
Community Development District
Special Assessment Receipts - FY2022

Date	Net	Gen Fund	Debt Svc 2006	Rec Fund	Total
11/10/21	\$ 66,396	\$ 15,434	\$ 39,914	\$ 11,048	\$ 66,396
11/23/21	\$ 929,820	\$ 216,143	\$ 558,959	\$ 154,718	\$ 929,820
12/9/21	\$ 1,960,557	\$ 455,745	\$ 1,178,584	\$ 326,228	\$ 1,960,557
12/21/21	\$ 141,771	\$ 32,956	\$ 85,225	\$ 23,590	\$ 141,771
1/11/22	\$ 44,584	\$ 10,364	\$ 26,801	\$ 7,419	\$ 44,584
2/9/22	\$ 69,052	\$ 16,052	\$ 41,511	\$ 11,490	\$ 69,052
3/9/22	\$ 22,435	\$ 18,702	\$ -	\$ 3,733	\$ 22,435
4/7/22	\$ 124,331	\$ 28,902	\$ 74,741	\$ 20,688	\$ 124,331
5/10/22	\$ 111,494	\$ 13,860	\$ -	\$ 97,634	\$ 111,494
6/14/22	\$ 8,724	\$ -	\$ -	\$ 8,724	\$ 8,724
6/16/22	\$ 13,033	\$ -	\$ -	\$ 13,033	\$ 13,033

\$ 3,492,198	\$ 808,157	\$ 2,005,735	\$ 678,306	\$ 3,492,198
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	Net Assessed	Percentage	Assessments Collected	Assessments Transferred	Balance to Transfer
Debt Service Fund	\$ 2,089,942	60.11%	\$ 2,005,735	\$ (2,005,735)	\$ -
General Fund	\$ 808,157	23.25%	\$ 808,157	\$ (808,157)	\$ -
Recreation Fund	\$ 578,489	16.64%	\$ 678,306	\$ (523,003)	\$ 118,322
	\$ 3,476,588	100.00%	\$ 3,492,198	\$ (3,336,895)	\$ 118,322

Percentage Collected	100.45%
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Viera East
Community Development District
Golf Course/Recreation Fund- Operations
Prior Month/Year Comparison

	Actuals 6/30/21	Actuals 6/30/22	Variance	Year to Date 6/30/21	Year to Date 6/30/22	Variance
<i>Revenues:</i>						
Greens Fees	\$ 126,214	\$ 108,051	\$ (18,163)	\$ 1,302,772	\$ 1,447,322	\$ 144,549
Gift Cards - Sales	\$ 706	\$ 702	\$ (4)	\$ 8,582	\$ 7,375	\$ (1,207)
Gift Cards - Usage	\$ (1,544)	\$ (914)	\$ 629	\$ (16,511)	\$ (13,786)	\$ 2,725
Season Advance/Trail Fees	\$ 22,821	\$ 20,730	\$ (2,091)	\$ 180,464	\$ 208,964	\$ 28,499
Associate Memberships	\$ 2,133	\$ 1,106	\$ (1,027)	\$ 36,814	\$ 24,734	\$ (12,080)
Driving Range	\$ 7,869	\$ 8,765	\$ 897	\$ 71,265	\$ 83,876	\$ 12,611
Golf Lessons	\$ 175	\$ 355	\$ 180	\$ 1,575	\$ 2,305	\$ 730
Merchandise Sales	\$ 10,858	\$ 8,644	\$ (2,214)	\$ 92,679	\$ 98,046	\$ 5,367
Special Assessments - Operations	\$ 1,519	\$ 1,519	\$ -	\$ 13,674	\$ 13,674	\$ 0
Miscellaneous Income	\$ (2,346)	\$ 471	\$ 2,816	\$ 4,227	\$ 9,370	\$ 5,143
Total Revenues	<u>\$ 168,405</u>	<u>\$ 149,428</u>	<u>\$ (18,977)</u>	<u>\$ 1,695,543</u>	<u>\$ 1,881,879</u>	<u>\$ 186,337</u>
<i>Expenditures:</i>						
Golf Course Expenditures	\$ 10,690	\$ 11,879	\$ (1,189)	\$ 100,815	\$ 100,038	\$ 777
Golf Operations	\$ 30,176	\$ 37,481	\$ (7,304)	\$ 226,528	\$ 320,929	\$ (94,401)
Merchandise Sales	\$ 9,239	\$ 2,274	\$ 6,965	\$ 62,931	\$ 57,233	\$ 5,699
Golf Course Maintenance	\$ 85,356	\$ 79,103	\$ 6,253	\$ 646,580	\$ 786,304	\$ (139,725)
Administrative	\$ 14,132	\$ 13,045	\$ 1,087	\$ 123,321	\$ 138,619	\$ (15,297)
Total Expenditures	<u>\$ 149,593</u>	<u>\$ 143,781</u>	<u>\$ 5,812</u>	<u>\$ 1,160,176</u>	<u>\$ 1,403,123</u>	<u>\$ (242,947)</u>
Operating Income/(Loss)	<u><u>\$ 18,812</u></u>	<u><u>\$ 5,647</u></u>	<u><u>\$ (13,165)</u></u>	<u><u>\$ 535,367</u></u>	<u><u>\$ 478,757</u></u>	<u><u>\$ (56,610)</u></u>

I. Cash Flows:										Projections			
Actuals													
	October	November	December	January	February	March	April	May	June	July	August	September	Totals
Starting Funds													
Carry Forward	\$ 116,311	\$ 103,089	\$ 116,227	\$ 152,590	\$ 213,462	\$ 321,939	\$ 464,226	\$ 556,095	\$ 573,814	\$ 567,357	\$ 530,996	\$ 507,801	
Revenues													
Golf Course	\$ 195,348	\$ 199,919	\$ 243,763	\$ 254,668	\$ 303,873	\$ 342,173	\$ 300,039	\$ 237,423	\$ 198,348	\$ 123,980	\$ 137,162	\$ 97,999	\$ 2,634,697
Course Operations	\$ 171,495	\$ 171,201	\$ 203,533	\$ 214,192	\$ 258,445	\$ 291,004	\$ 239,730	\$ 182,851	\$ 149,428	\$ 122,418	\$ 135,880	\$ 96,579	\$ 2,236,757
Restaurant	\$ 23,852	\$ 28,719	\$ 40,230	\$ 40,476	\$ 45,428	\$ 51,169	\$ 60,310	\$ 54,573	\$ 48,920	\$ 1,562	\$ 1,282	\$ 1,420	\$ 397,940
Total All Cash	\$ 311,658	\$ 303,009	\$ 359,990	\$ 407,259	\$ 517,335	\$ 664,112	\$ 764,265	\$ 793,518	\$ 772,163	\$ 691,337	\$ 668,158	\$ 605,800	\$ 2,634,697
Expenses													
Golf Course	\$ 208,569	\$ 186,782	\$ 207,399	\$ 193,796	\$ 195,396	\$ 199,886	\$ 208,170	\$ 219,703	\$ 204,806	\$ 160,341	\$ 160,357	\$ 160,321	\$ 2,305,528
Course Operations	\$ 169,608	\$ 137,641	\$ 156,504	\$ 153,094	\$ 155,814	\$ 153,968	\$ 163,050	\$ 169,663	\$ 143,781	\$ 160,194	\$ 160,194	\$ 160,205	\$ 1,883,715
Restaurant	\$ 38,961	\$ 49,141	\$ 50,895	\$ 40,703	\$ 39,582	\$ 45,918	\$ 45,120	\$ 50,041	\$ 61,024	\$ 147	\$ 163	\$ 116	\$ 421,813
Cash Less Expenses	\$ 103,089	\$ 116,227	\$ 152,590	\$ 213,462	\$ 321,939	\$ 464,226	\$ 556,095	\$ 573,814	\$ 567,357	\$ 530,996	\$ 507,801	\$ 445,479	
										Projected Revenues FY 2022			\$ 2,634,697
										Projected Expenses FY 2022			\$ 2,305,528
										Projected Surplus(Deficit) FY 2022			\$ 329,168

Project Fund	Estimated Original Costs	Changes	Projected Revised Costs	Approved Costs	Remaining	Spent	Status/Estimation
Irrigation System	\$2,080,000	\$351,200	\$2,431,200	\$2,431,200	\$0	\$1,665,588	Authorization 2021-1 Engineer Approved, Req 20-21, and req 24, Req 28, Req 38, Req 45, 87, 90, 105, 106, 108
Clubhouse	\$580,000	\$400,000	\$980,000	\$980,000	\$0	\$389,323	Req 52, 60-64, 66,70, 74, 75, 77, 84, 91, 94, 96, 101, 104, 107, 109, 110, 11
Driving Range Tee	\$20,000	\$77,000	\$97,000	\$96,900	\$100	\$0	
Maintenance Building Repairs	\$40,000		\$40,000	\$34,950	\$5,050	\$9,730	Req 51, 72
Bunker Renovation & Liners	\$1,090,000	-\$762,579	\$327,421	\$730	\$326,691	\$730	Req 89
Regrass Fairways and Slopes	\$125,000	-\$30,000	\$95,000	\$7,862	\$87,138	\$7,862	Hole #2 Approved - \$7,862.40 - Req 6
Golf Course Lake - Banks	\$150,000		\$150,000	\$69,230	\$80,770	\$0	
Sidewalk Repair	\$75,000		\$75,000	\$49,399	\$25,601	\$49,399	Req 13, Req 25, Req 48, 71, 73
Culvert Repair #7 - Butterfly Valve	\$37,500		\$37,500		\$37,500	\$0	
Cart Path Extensions	\$175,000		\$175,000		\$175,000	\$0	
Tee Box Renovation	\$150,000	-\$30,000	\$120,000		\$120,000	\$0	
#7 Green	\$65,000		\$65,000		\$65,000	\$0	
Woodside Park Restrooms	\$25,000		\$25,000		\$25,000	\$0	
Pump Station Filter	\$35,000		\$35,000		\$35,000	\$0	
Contingency	\$180,690	-\$180,690	\$0		\$0	\$0	
Maintenance Equipment	\$337,000	\$128,669	\$465,669	\$478,185	\$12,516	\$425,185	Req 4, 7-10, 12, Req 27, Req 34, Req 41, Req 42, Req 112
Dog Park - COMPLETED	\$55,000	\$9,461	\$64,461	\$64,461	\$0	\$64,461	Req 43, 46, 47, 58, 59, 65, 67, 68, 78, 80, 81, 91, 97, 98, 99, 100
							Req #5, 16-18 for Engineering, Req #11 for \$98,595.16, Req #15 for \$308,358, Req #19, Req 22-23, Req 29 & 30, Reqs 33 and 35, Req 37, Req
<i>Bulkheads - COMPLETED</i>	\$375,000	\$344,142	\$719,142	\$719,142	\$0	\$719,142	44 Project Complete
							Req 14, Req 26, Req 31, Req 36, Req 39-40, Req 49 and 50, Req 54 and
<i>Woodside Park Playground - COMPLETED</i>	\$45,000	\$75,192	\$120,192	\$120,192	\$0	\$120,192	55, Req 56, 57, 72, 76, 79, 85, 86, 88, 92, 93, 95, 102, 103
<i>Pavillion - ELIMINATED</i>	\$95,000	-\$95,000	\$0	\$0	\$0	\$0	
<i>Lost Revenue - ELIMINATED</i>	\$287,395	-\$287,395	\$0		\$0	\$0	
	\$6,022,585	\$0	\$6,022,585	\$5,052,251	\$995,367	\$3,451,612	

\$457,500