

Viera East

Community Development District

Adopted Budget

FY2023



**Viera East
Community Development District**

Table of Contents

	<u>Pages</u>
General Fund	1-2
General Fund Narrative	3-10
Capital Reserve	11
Debt Service- Series 2020	12
Debt Service Fund - Series 2020 Amortization	13
Food and Beverage	14
Food and Beverage Narrative	15-18
Golf Course	19-21
Golf Course Narrative	22-32
Recreation Fund Debt Service -Series 2012 Amortization	33

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

Actual FY 2021	Adopted Budget FY 2022	Actual Thru 7/31/22	Projected Next 2 Months	Total Projected @ 9/30/22	Adopted Budget FY 2023
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Revenues

Maintenance Assessments	\$808,157	\$808,157	\$808,157	\$0	\$808,157	\$ 1,378,973
Golf Course Administrative Services	\$56,280	\$56,280	\$46,900	\$9,380	\$56,280	\$56,280
Donations for Park Materials	\$3,000	\$0	\$5,975	\$800	\$6,775	\$5,000
Miscellaneous Income- Farmers Market	\$0	\$0	\$13,871	\$2,500	\$16,371	\$20,000
Interest Income	\$4	\$100	\$55	\$15	\$70	\$100
Carryforward Surplus	\$0	\$42,948	\$0	\$0	\$0	\$0

Total Revenues	\$867,441	\$907,484	\$874,957	\$12,695	\$887,652	\$1,460,353
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Administrative Expenditures

Supervisors Fees	\$31,550	\$30,496	\$20,990	\$4,198	\$25,188	\$30,519
Engineering Fees	\$2,438	\$5,000	\$875	\$175	\$1,050	\$5,000
Attorney's Fees	\$20,276	\$5,000	\$9,528	\$1,906	\$11,433	\$20,000
Dissemination	\$1,000	\$1,000	\$833	\$167	\$1,000	\$1,000
Trustee Fees	\$10,641	\$5,600	\$0	\$5,600	\$5,600	\$5,600
Annual Audit	\$5,750	\$6,500	\$0	\$6,500	\$6,500	\$6,500
Collection Agent	\$2,500	\$2,500	\$2,083	\$417	\$2,500	\$2,500
Management Fees	\$100,440	\$103,454	\$86,212	\$17,242	\$103,454	\$106,557
Postage	\$2,093	\$1,500	\$1,571	\$150	\$1,721	\$1,500
Printing & Binding	\$1,424	\$2,500	\$4,655	\$150	\$4,805	\$3,500
Insurance- Liability	\$8,517	\$8,040	\$5,830	\$1,166	\$6,996	\$9,607
Legal Advertising	\$2,037	\$1,500	\$797	\$159	\$956	\$1,500
Other Current Charges	\$695	\$1,500	\$242	\$48	\$290	\$1,500
Office Supplies	\$1,202	\$1,500	\$180	\$36	\$216	\$1,500
Dues & Licenses	\$175	\$175	\$175	\$0	\$175	\$175
Information Technology	\$3,400	\$4,250	\$3,542	\$708	\$4,250	\$4,378

Total Administrative	\$194,135	\$180,515	\$137,511	\$38,622	\$176,134	\$201,336
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Operating Expenditures

Salaries	\$144,820	\$147,487	\$129,616	\$25,923	\$155,540	\$159,817
Administration Fee	\$1,909	\$1,388	\$925	\$185	\$1,110	\$1,354
FICA Expense	\$9,373	\$11,283	\$9,267	\$1,853	\$11,121	\$12,226
Health Insurance	\$17,814	\$17,410	\$14,352	\$2,870	\$17,222	\$23,159
Workers Compensation	\$3,522	\$2,891	\$2,085	\$417	\$2,501	\$3,132
Unemployment	\$992	\$842	\$681	\$0	\$681	\$1,078
Other Contractual	\$9,762	\$7,500	\$11,983	\$2,397	\$14,379	\$12,000
Marketing- Lifestyle/Amenities	\$0	\$18,000	\$15,899	\$7,200	\$23,099	\$18,000
Training	\$0	\$500	\$0	\$250	\$250	\$500
Uniforms	\$0	\$500	\$0	\$250	\$250	\$500

Total Operating	\$188,193	\$207,801	\$184,808	\$41,345	\$226,153	\$231,766
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Maintenance Expenditures

Canal Maintenance	\$9,827	\$14,000	\$0	\$10,000	\$10,000	\$14,000
Lake Bank Restoration	\$57,000	\$30,000	\$24,000	\$0	\$24,000	\$30,000
Environmental Services	\$15,126	\$20,000	\$1,409	\$10,000	\$11,409	\$20,000
Water Management System	\$106,751	\$99,000	\$95,762	\$19,152	\$114,914	\$115,000
Midge Control	\$6,922	\$15,000	\$0	\$1,000	\$1,000	\$10,000
Contingencies	\$0	\$2,000	\$3,157	\$631	\$3,789	\$2,000
Fire Line Management	\$800	\$2,000	\$2,000	\$400	\$2,400	\$3,500
Basin Repair	\$0	\$3,000	\$117	\$23	\$141	\$3,000

Total Maintenance	\$196,426	\$185,000	\$126,445	\$41,207	\$167,653	\$197,500
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Viera East
Community Development District
General Fund
Adopted Operating Budget
Fiscal Year 2023

	Actual FY 2021	Adopted Budget FY 2022	Actual Thru 7/31/22	Projected Next 2 Months	Total Projected @ 9/30/22	Adopted Budget FY 2023
<i>Grounds Maintenance Expenditures</i>						
Salaries	\$129,923	\$166,108	\$111,573	\$22,315	\$133,887	\$176,074
Administrative Fees	\$3,060	\$3,446	\$1,850	\$370	\$2,220	\$3,010
FICA	\$9,556	\$12,707	\$8,168	\$1,634	\$9,801	\$13,970
Health Insurance	\$17,427	\$28,182	\$15,220	\$3,044	\$18,264	\$31,692
Workers Compensation	\$3,133	\$3,256	\$1,828	\$366	\$2,194	\$3,601
Unemployment	\$1,745	\$2,506	\$897	\$179	\$1,077	\$2,734
Telephone	\$6,910	\$6,250	\$6,020	\$1,204	\$7,224	\$7,020
Utilities	\$6,715	\$7,200	\$7,603	\$1,521	\$9,124	\$10,032
Property Appraiser	\$1,989	\$1,990	\$1,989	\$0	\$1,989	\$1,990
Insurance- Property	\$1,499	\$2,197	\$2,196	\$439	\$2,635	\$2,479
Repairs	\$18,528	\$15,000	\$19,712	\$3,942	\$23,655	\$20,000
Fuel	\$14,508	\$10,000	\$17,699	\$3,540	\$21,238	\$21,000
Park Maintenance	\$4,447	\$7,500	\$11,664	\$2,333	\$13,996	\$17,500
Sidewalk Repair	\$0	\$10,000	\$0	\$0	\$0	\$10,000
Chemicals	\$2,304	\$4,000	\$3,309	\$662	\$3,971	\$4,000
Contingencies	\$6,827	\$4,000	\$2,972	\$594	\$3,567	\$4,000
Refuse	\$4,560	\$6,000	\$5,040	\$1,008	\$6,048	\$6,000
Office Supplies	\$765	\$750	\$0	\$150	\$150	\$750
Uniforms	\$2,519	\$3,000	\$2,836	\$567	\$3,403	\$3,000
Fire Alarm System	\$7,315	\$7,500	\$5,116	\$1,023	\$6,139	\$7,500
Rain Bird Pump System	\$28,501	\$27,576	\$23,444	\$4,689	\$28,133	\$27,581
Park Materials	\$3,221	\$0	\$2,773	\$555	\$3,328	\$10,000
Bay Hill Flow Way Maintenance	\$0	\$0	\$0	\$0	\$0	\$25,000
Maintenance Reserve- Transfer Out	\$1,211	\$5,000	\$5,000	\$0	\$5,000	\$420,817
Maintenance Reserve- Transfer Out (Excess)	\$0	\$0	\$0	\$10,672	\$10,672	\$0
Total Grounds Expenditures	\$276,660	\$334,168	\$256,907	\$60,805	\$317,712	\$829,751
Total Expenses	\$855,414	\$907,484	\$705,671	\$181,980	\$887,652	\$1,460,353
Excess Revenue/(Expenditures)	\$12,027	\$0	\$169,285	(\$169,285)	\$0	\$0

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

Viera East

Community Development District

General Fund Budget

Revenues:

Maintenance Assessments

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

Golf Course Administrative Services

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

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

Interest Income

The District will earn interest on balances invested during the year

Administrative Expenditures:

Supervisors Fees

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

Engineering Fees

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

Attorney Fees

Legal Counsel:

Shutts and Bowen LLP

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

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

Viera East

Community Development District

General Fund Budget

Dissemination

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

- Series 2006 Water Management \$1,000

Trustee Fees

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

Annual Audit

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

Collection Agent

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

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

Management Fees

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

Postage

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

Printing & Binding

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

Insurance- Liability

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

Description	Admin Amount	Field Amount	Annual Amount
General Liability	\$ 5,821	\$ -	\$ 5,821
POL/EPLI	\$ 3,786	\$ -	\$ 3,786
Property	\$ -	\$ 2,479	\$ 2,479
Total	\$ 9,607	\$ 2,479	\$ 12,086

Viera East

Community Development District

General Fund Budget

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Dues & Licenses

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

Information Technology

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

Operating Expenditures:

Salaries & Wages

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

Administration Fee

Represents fee to Applied Business Solutions for administration of pay and benefits. Applied Business Solutions charges an administration fee of \$21.23 per employee.

FICA

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

Health Insurance

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

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

Viera East

Community Development District

General Fund Budget

Workers Compensation

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

Unemployment

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

Other Contractual

Miscellaneous fees and contracts incurred for the District.

Description	Annual Amount
ADT Security	\$ 5,742
Ecolab Pest Elimination	\$ 4,318
Xelar Copier	\$ 1,444
Additional Contract Funds	\$ 496
Total Annual Budget	\$ 12,000

Marketing- Lifestyle/Amenities

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

Training

Expense involved in providing training for staff.

Uniforms

Expense involved in providing uniforms for the administration staff.

Maintenance Expenditures:

Canal Maintenance

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

Lake Bank Restoration

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

Viera East

Community Development District

General Fund Budget

Environmental Services

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

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

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

Water Management System

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

Description	Monthly Amount	Annual Amount
Natural Areas Management	\$ 3,654	\$ 43,850
Wingate & Auburn Lake Aquatic Weed Control	\$ 736	\$ 8,837
Bayhill Wetland Maintenance (Bi-Monthly)	\$ 200	\$ 2,400
Aquatic Weed Control	\$ 3,777	\$ 45,325
Header Canal Maintenance (Quarterly)	\$ 1,400	\$ 5,600
Unanticipated Repairs/Improvements		\$ 8,988
Total	\$ 9,768	\$ 115,000

Midge Control

Lake spraying for midge control throughout the CDD.

Contingencies

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

Fire Line Maintenance

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

Basin Repair

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

Viera East

Community Development District

General Fund Budget

Grounds Maintenance Expenditures:

Salaries & Wages

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

Administration Fee

Represents fee to Applied Business Solutions for administration of pay and benefits. Applied Business Solutions charges an administration fee of \$21.23 per employee.

FICA

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

Health Insurance

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

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

Workers Compensation

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

Unemployment

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

Telephone

Expenses incurred for the telephone and fax machine.

Vendor	Monthly Amount	Annual Amount
Blueline Telecom Group	\$ 584	\$ 7,002
Contingency		\$ 18
Total		\$ 7,020

Viera East

Community Development District

General Fund Budget

Utilities

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

Vendor	Account	Monthly Amount	Annual Amount
FPL	83490-45156	\$ 680	\$ 8,160
Contingency			\$ 1,872
Total			\$ 10,032

Property Appraiser

Fees incurred for the Brevard County Property Appraiser performing work in support of processing and distributing non-ad valorem assessment information. The cost for the FY2023 year will be \$1,990.

Insurance- Property

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

Description	Admin Amount	Field Amount	Annual Amount
General Liability	\$ 5,821	\$ -	\$ 5,821
POL/EPLI	\$ 3,786	\$ -	\$ 3,786
Property	\$ -	\$ 2,479	\$ 2,479
Total	\$ 9,607	\$ 2,479	\$ 12,086

Repairs

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

Fuel

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

Park Maintenance

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

Sidewalk Repair

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

Chemicals

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

Contingencies

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

Viera East

Community Development District

General Fund Budget

Refuse

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

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

Office Supplies

Costs for items used in office.

Uniforms

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

Vendor	Monthly Amount	Annual Amount
Unifirst	\$ 219	\$ 2,624
		\$ 376
Total		\$ 3,000

Fire and Burglary Alarm System

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

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

Rain Bird Pump System

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

Vendor	Monthly Amount	Annual Amount
Rain Bird	\$ 2,298	\$ 27,581
Total Annual Budget		\$ 27,581

Maintenance Reserves – Transfer Out

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

Maintenance Reserves – Transfer Out (PY Excess)

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

Viera East
Community Development District
Capital Reserve Fund
Adopted Budget
Fiscal Year 2023

Adopted Budget FY 2022	Actual Thru 7/31/22	Projected Next 5 Months	Total Projected @ 9/30/22	Adopted Budget FY 2023
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Revenues

Beginning Fund Balance	\$315,696	\$306,394	\$0	\$306,394	\$848,174
Interest Income	\$1,000	\$508	\$65	\$573	\$500
Reserve Funding - Transfer In (General)	\$5,000	\$5,000	\$0	\$5,000	\$420,817
Reserve Funding - Transfer In (Golf)	\$6,694	\$6,694	\$0	\$6,694	\$252,806
Reserve Funding - Transfer In (General Excess)	\$0	\$0	\$10,672	\$10,672	\$0
Reserve Funding - Transfer In (Golf Excess)	\$0	\$450,000	\$0	\$450,000	\$0
Interfund Transfer In- Water Management Bonds	\$0	\$68,842	\$0	\$68,842	\$1

Total Revenues

\$328,390	\$837,437	\$10,737	\$848,174	\$1,522,298
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Expenditures

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

Total Expenditures

\$125,000	\$0	\$0	\$0	\$125,000
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Excess Revenues (Expenditures)

\$203,390	\$837,437	\$10,737	\$848,174	\$1,397,298
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Potential Capital Reserve Split			
	<u>General Fund</u>	<u>Golf Course</u>	<u>Total</u>
Beginning Balance- 9/30/21	\$ 98,180	\$ 208,214	\$ 306,394
Interest Income	\$ -	\$ -	\$ 573
FY22 Contributions	\$ 5,000	\$ 6,694	\$ 11,694
FY21 Gross Profit	\$ -	\$ 450,000	\$ 450,000
FY22 Projected Excess	\$ 10,672	\$ -	\$ 10,672
Excess from Water Management Bonds	\$ 29,404	\$ 39,437	\$ 68,842
Projected Excess Revenue Fund End of FY22	\$ 143,257	\$ 704,345	\$ 848,174

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

Adopted Budget FY 2022	Actual Thru 7/31/22	Projected Next 2 Months	Total Projected @ 9/30/22	Adopted Budget FY 2023
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Revenues

Special Assessments	\$ -	\$ -	\$ -	\$ -	\$ 655,615
Interest Income	\$ 500	\$ 17	\$ 8	\$ 25	\$ 500
Beginning Fund Balance	\$ 270,953	\$ 270,936	\$ -	\$ 270,936	\$ 90,346

Total Revenues

\$ 271,453	\$ 270,954	\$ 8	\$ 270,961	\$ 746,461
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Expenditures

Series 2020

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

Total Expenditures

\$ 180,615	\$ 180,615	\$ -	\$ 180,615	\$ 655,615
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Excess Revenues (Expenditures)

\$ 90,838	\$ 90,339	\$ 8	\$ 90,346	\$ 90,846
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* Excess Revenues needed to pay the 11/1/23 Interest Payment

\$ 85,558

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

Viera East

Community Development District

Debt Service - Series 2020

Amortization Schedule

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

Viera East
Community Development District
 Restaurant- Hook and Eagle
 Adopted Operating Budget
 Fiscal Year 2023

	Actual FY 2021	Adopted Budget FY 2022	Actual Thru 7/31/22	Projected Next 2 Months	Total Projected @ 9/30/22	Adopted Budget FY 2023
<u>Revenues</u>						
Food Sales	\$11,908	\$9,200	\$208,329	\$41,666	\$249,995	\$290,000
Snack Sales	\$0	\$0	\$524	\$500	\$1,024	\$20,000
Wine Sales	\$0	\$400	\$8,712	\$1,742	\$10,455	\$11,700
Beer Sales	\$0	\$6,400	\$120,642	\$24,128	\$144,771	\$169,000
Beverage Sales	\$0	\$1,600	\$31,908	\$6,382	\$38,290	\$29,250
Liquor Sales	\$0	\$2,400	\$66,351	\$13,270	\$79,621	\$87,000
Rental Income	\$21,503	\$0	0	\$0	\$0	\$0
Gift Card Sales	\$0	\$0	\$8,829	\$1,766	\$10,594	\$0
Gift Cards Usage	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$33,411	\$20,000	\$445,295	\$87,689	\$524,155	\$606,950
<u>Restaurant Expenditures</u>						
Restaurant Manager Contract	\$0	\$0	\$54,167	\$10,833	\$65,000	\$65,000
Salaries	\$0	\$0	\$118,338	\$23,668	\$142,006	\$164,037
Administrative Fee	\$0	\$0	\$5,356	\$1,071	\$6,427	\$8,832
FICA Expense	\$0	\$0	\$12,901	\$2,580	\$15,481	\$12,166
Health Insurance	\$0	\$0	\$11,757	\$2,351	\$14,109	\$20,243
Workers Compensation	\$0	\$0	\$1,829	\$366	\$2,195	\$3,048
Unemployment	\$0	\$0	\$4,500	\$900	\$5,400	\$5,408
Telephone	\$0	\$0	\$2,968	\$594	\$3,562	\$3,200
Utilities	\$0	\$0	\$9,126	\$1,825	\$10,951	\$12,000
Pest Control	\$1,236	\$1,200	\$974	\$195	\$1,168	\$1,200
Equipment Lease	\$1,268	\$1,100	\$1,108	\$222	\$1,330	\$1,300
Repairs	\$1,906	\$0	\$6,940	\$1,388	\$8,328	\$7,500
Kitchen Equipment/Supplies	\$5,093	\$0	\$6,844	\$1,369	\$8,212	\$3,000
Paper & Plastic Supplies	\$676	\$0	\$7,693	\$1,539	\$9,232	\$10,000
Operating Supplies	\$1,838	\$0	\$24,200	\$4,840	\$29,040	\$30,000
Janitorial Supplies	\$341	\$0	\$0	\$0	\$0	\$0
First Aid	\$0	\$0	\$206	\$41	\$247	\$500
Entertainment	\$0	\$0	\$11,555	\$2,311	\$13,866	\$10,000
Delivery/Gas	\$0	\$0	\$3,026	\$605	\$3,631	\$5,000
Uniforms	\$0	\$0	\$474	\$95	\$569	\$1,000
Dues & License	\$323	\$0	\$4,701	\$940	\$5,641	\$5,000
Total Restaurant Expenditures	\$12,682	\$2,300	\$288,662	\$57,732	\$346,395	\$368,434
<u>Cost of Goods Sold</u>						
Food Cost	\$2,075	\$0	\$84,755	\$16,951	\$101,707	\$124,000
Snack Cost	\$437	\$0	\$7,250	\$1,450	\$8,700	\$10,000
Beer Cost	\$0	\$0	\$52,576	\$10,515	\$63,091	\$59,150
Beverage Cost	\$0	\$0	\$15,768	\$3,154	\$18,922	\$11,700
Wine Cost	\$0	\$0	\$3,444	\$689	\$4,133	\$4,095
Liquor Cost	\$0	\$0	\$17,315	\$3,463	\$20,778	\$26,100
Total Cost of Goods Sold	\$2,512	\$0	\$181,110	\$36,222	\$217,332	\$235,045
Total Revenues	\$33,411	\$20,000	\$445,295	\$87,689	\$524,155	\$606,950
Total Expenditures	\$15,194	\$2,300	\$469,772	\$93,954	\$563,727	\$603,479
Operating Income (Loss)	\$18,218	\$17,700	(\$24,477)	(\$6,266)	(\$39,571)	\$3,471
<u>Non Operating Revenues/(Expenditures)</u>						
Interfund Transfer Out- Golf Course	\$0	(\$17,700)	\$0	\$0	\$0	(\$3,471)
Interfund Transfer In- Golf Course	\$0	\$0	\$0	\$39,571	\$39,571	\$0
Total Non Operating Revenues/(Expenditures)	\$0	(\$17,700)	\$0	\$39,571	\$39,571	(\$3,471)
Net Non Operating Income / (Loss)	\$18,218	\$0	(\$24,477)	\$33,305	\$0	\$0

Viera East

Community Development District

Food & Beverage Operating Budget

Revenues:

Food

Represents all food sales for Hook and Eagle Tavern. Also includes all catering and banquet sales.

Wine

Represents all wine sales for Hook and Eagle Tavern. Also includes all catering and banquet sales.

Beer

Represents all beer sales for Hook and Eagle Tavern. Also includes all catering and banquet sales.

Beverage

Represents all non-alcoholic beverage sales for Hook and Eagle Tavern. Also includes all catering and banquet sales.

Liquor

Represents all liquor sales for Hook and Eagle Tavern. Also includes all catering and banquet sales.

Expenditures:

Restaurant Manager Contract

Salaries & Wages

The District currently has a 1 full time and 30 part time employees to handle the Golf operations of the District. The proposed amount includes a 1.75% cost of living increase for qualifying full time employees.

Administration Fee

Represents fee to Applied Business Solutions for administration of pay and benefits. Applied Business Solutions charges an administration fee of \$21.23 per employee.

FICA

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

Viera East

Community Development District

Food & Beverage Operating Budget

Health Insurance

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

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

Workers Compensation

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

Unemployment

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

Telephone

The District has internet and TV services through Charter Communications for Hook & Eagle Tavern.

Vendor	Monthly Amount	Annual Amount
Charter Communications	\$ 259	\$ 3,112
Contengincy		\$ 88
Total		\$ 3,200

Utilities

The District has accounts with City of Cocoa and FPL for utilities in Hook & Eagle Tavern.

Vendor	Account	Monthly Amount	Annual Amount
FPL	03449-33189	\$ 750	\$ 9,000
City of Cocoa	150351-112664	\$ 200	\$ 2,400
Contingency			\$ 600
Total			\$ 12,000

Viera East

Community Development District

Food & Beverage Operating Budget

Pest Control

The estimated costs for Ecolab Pest Elimination to provide monthly pest control services.

Vendor	Monthly Amount	Annual Amount
Ecolab Pest Elimination	\$ 95	\$ 1,141
Contingency		\$ 59
Total		\$ 1,200

Equipment Lease

The estimated cost to Ecolab for the dish machine rental.

Vendor	Monthly Amount	Annual Amount
Ecolab	\$ 88	\$ 1,054
Contingency		\$ 46
Total		\$ 1,100

Repairs

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

Kitchen Equipment/Supplies

Represents various operating supplies purchased such as thermometers, silverware, microwave, storage cabinets, etc.

Paper & Plastic Supplies

Represents various operating supplies purchased such as paper towels, plastic utensils, paper plates, etc.

Operating supplies

Represents various operating supplies purchased

First Aid

Cost of work gloves, ear plugs, support belts, and other first aid supplies needed during the fiscal year.

Viera East

Community Development District

Food & Beverage Operating Budget

Delivery/Gas

The District has an account with Florida City Gas for natural gas for Hook & Eagle Tavern. Also includes any fuel surcharges for deliveries to the restaurant.

Vendor	Account	Monthly Amount	Annual Amount
Florida City Gas	83490-45156	\$ 400	\$ 4,800
Contingency			\$ 200
Total			\$ 5,000

Uniforms

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

Dues and License

Represents the cost of all restaurant operating licenses through DPBR.

COGS:

Food

Represents food supplies purchased for the restaurant or catering events.

Snack

Represents snacks purchased for the restaurant.

Beer

Represents beer purchased for the restaurant.

Wine

Represents wine purchased for the restaurant.

Liquor

Represents liquor purchased for the restaurant.

Other Sources and Uses:

Transfer In- Golf Course

Represents the Golf Course's obligated amount to transfer to Food & Beverage should there be a shortfall in the operating account.

Viera East
Community Development District
 Golf Course
 Adopted Operating Budget
 Fiscal Year 2023

	Actual FY 2021	Adopted Budget FY 2022	Actual Thru 7/31/22	Projected Next 2 Months	Total Projected @ 9/30/22	Adopted Budget FY 2023
<u>Revenues</u>						
Greens Fees	\$1,599,085	\$1,426,357	\$1,553,318	\$310,664	\$1,863,981	\$1,775,027
Gift Cards- Sales	\$10,217	\$25,000	\$7,976	\$1,595	\$9,571	\$25,000
Gift Cards- Usage	(\$18,355)	(\$25,000)	(\$15,012)	(\$3,002)	(\$18,014)	(\$25,000)
Season Advance/Trail Fees	\$252,869	\$210,000	\$228,728	\$45,746	\$274,474	\$240,000
Associate Memberships	\$40,053	\$42,000	\$25,919	\$5,184	\$31,103	\$42,000
Driving Range	\$89,733	\$80,000	\$91,419	\$18,284	\$109,702	\$80,000
Golf Lessons	\$2,100	\$2,100	\$3,240	\$648	\$3,888	\$2,100
Merchandise Sales	\$119,537	\$115,000	\$107,783	\$21,557	\$129,340	\$115,000
Assessments -Recreation Operating	\$18,232	\$18,239	\$15,193	\$3,039	\$18,232	\$18,239
Miscellaneous Income	\$6,020	\$15,000	\$9,413	\$1,883	\$11,296	\$15,000
Total Revenues	\$2,119,491	\$1,908,696	\$2,027,977	\$405,595	\$2,433,573	\$2,287,366
<u>General Expenditures</u>						
Other Contractual Services	\$15,971	\$15,000	\$12,514	\$2,503	\$15,017	\$15,000
Telephone	\$1,394	\$2,500	\$1,477	\$295	\$1,772	\$2,500
Postage	\$1,623	\$2,000	\$0	\$0	\$0	\$2,000
Printing & Binding	\$0	\$1,000	\$0	\$0	\$0	\$0
Utilities	\$16,791	\$15,900	\$3,684	\$737	\$4,421	\$5,500
Repairs & Maintenance	\$19,697	\$8,000	\$15,072	\$3,014	\$18,087	\$15,000
Marketing- Golf Marketing	\$19,418	\$39,000	\$16,362	\$3,272	\$19,634	\$35,000
Bank Charges	\$46,081	\$35,000	\$33,794	\$6,759	\$40,553	\$40,000
Office Supplies	\$3,167	\$4,000	\$3,043	\$609	\$3,652	\$4,500
Operating Supplies	\$3,937	\$5,000	\$2,871	\$574	\$3,446	\$4,000
Dues, Licenses & Subscriptions	\$9,314	\$8,000	\$9,193	\$1,839	\$11,032	\$9,500
Drug Testing- All departments	\$1,070	\$500	\$0	\$0	\$0	\$500
Training, Education & Employee Relations	\$1,990	\$3,000	\$1,153	\$231	\$1,383	\$3,000
Contractual Security	\$3,985	\$3,000	\$3,328	\$666	\$3,994	\$3,000
IT Services	\$3,222	\$3,000	\$4,049	\$810	\$4,859	\$3,000
Total Golf Course Expenditures	\$147,659	\$144,900	\$106,542	\$21,308	\$127,850	\$142,500
<u>Golf Operations:</u>						
Salaries	\$200,975	\$239,595	\$194,447	\$38,889	\$233,336	\$247,235
Administrative Fee	\$16,629	\$19,039	\$13,438	\$2,688	\$16,126	\$18,767
FICA Expense	\$15,357	\$18,329	\$14,569	\$2,914	\$17,483	\$18,913
Health Insurance	\$1,561	\$739	\$8,900	\$1,780	\$10,680	\$12,353
Workers Compensation	\$4,865	\$4,696	\$3,173	\$635	\$3,807	\$4,846
Unemployment	\$7,899	\$12,835	\$4,778	\$956	\$5,734	\$10,853
Golf Printing	\$2,414	\$2,200	\$1,574	\$315	\$1,888	\$2,500
Utilities	\$22,064	\$22,500	\$17,793	\$3,559	\$21,351	\$22,500
Repairs	\$387	\$250	\$1,647	\$329	\$1,977	\$1,000
Pest Control	\$1,236	\$1,200	\$977	\$195	\$1,173	\$1,300
Supplies	\$15,281	\$10,000	\$9,507	\$1,901	\$11,409	\$12,000
Uniforms	\$0	\$1,500	\$0	\$500	\$500	\$1,500
Training, Education & Employee Relations	\$200	\$2,000	\$0	\$500	\$500	\$2,000
Fuel	\$0	\$500	\$0	\$0	\$0	\$0
Cart Lease	\$89,529	\$87,763	\$71,689	\$14,338	\$86,027	\$87,763
Cart Maintenance	\$5,153	\$4,000	\$6,114	\$1,223	\$7,337	\$5,000
Driving Range	\$2,659	\$10,000	\$8,028	\$1,606	\$9,634	\$10,000
Total Golf Operation Expenditures	\$386,209	\$437,146	\$356,634	\$72,327	\$428,961	\$458,530

**Viera East
Community Development District
Golf Course
Adopted Operating Budget
Fiscal Year 2023**

	Actual FY 2021	Adopted Budget FY 2022	Actual Thru 7/31/22	Projected Next 2 Months	Total Projected @ 9/30/22	Adopted Budget FY 2023
<u>Merchandise Sales:</u>						
Cost of Goods Sold	\$78,438	\$77,000	\$65,215	\$13,043	\$78,259	\$80,000
Total Merchandise Sales	\$78,438	\$77,000	\$65,215	\$13,043	\$78,259	\$80,000
<u>Golf Course Maintenance:</u>						
Salaries	\$399,991	\$420,047	\$350,766	\$70,153	\$420,920	\$433,512
Administrative Fees	\$9,905	\$9,595	\$6,415	\$1,283	\$7,698	\$8,176
FICA Expense	\$29,518	\$32,134	\$26,269	\$5,254	\$31,523	\$32,900
Health Insurance	\$40,038	\$43,225	\$27,115	\$5,423	\$32,538	\$41,298
Workers Compensation	\$9,598	\$9,341	\$5,569	\$1,114	\$6,683	\$9,420
Unemployment	\$6,191	\$7,165	\$3,792	\$758	\$4,550	\$7,165
Consulting Fees	\$2,000	\$0	\$0	\$0	\$0	\$0
Fire Alarm System	\$557	\$4,000	\$0	\$1,500	\$1,500	\$4,000
Utilities/Water	\$29,906	\$26,200	\$22,384	\$4,477	\$26,861	\$26,200
Repairs	\$42,203	\$48,000	\$30,532	\$6,106	\$36,638	\$48,000
Fuel & Oil	\$30,797	\$40,000	\$36,432	\$7,286	\$43,718	\$40,000
Pest Control	\$1,151	\$1,000	\$1,025	\$205	\$1,230	\$1,500
Irrigation/Drainage	\$13,867	\$30,000	\$9,442	\$1,888	\$11,331	\$30,000
Sand and Topsoil	\$9,017	\$26,500	\$13,052	\$2,610	\$15,663	\$26,500
Flower/Mulch	\$3,222	\$7,000	\$4,531	\$906	\$5,438	\$7,000
Turf Nutrition Program	\$88,073	\$139,000	\$147,280	\$29,456	\$176,735	\$175,000
Seed/Sod	\$1,681	\$16,500	\$0	\$0	\$0	\$16,500
Trash Removal	\$2,854	\$2,000	\$2,104	\$421	\$2,525	\$3,000
Contingency	\$2,209	\$6,000	\$11,271	\$2,254	\$13,525	\$6,000
First Aid	\$660	\$800	\$467	\$93	\$560	\$800
Office Supplies	\$0	\$1,000	\$310	\$62	\$372	\$0
Operating Supplies	\$9,286	\$15,000	\$10,808	\$2,162	\$12,970	\$15,000
Training	\$2,428	\$1,000	\$2,389	\$478	\$2,866	\$2,000
Janitorial Supplies	\$568	\$1,000	\$56	\$11	\$67	\$1,000
Janitorial Services	\$0	\$20,000	\$9,472	\$1,894	\$11,366	\$20,000
Soil & Water Testing	\$0	\$1,000	\$1,663	\$333	\$1,996	\$1,000
Uniforms	\$7,952	\$8,500	\$8,586	\$1,717	\$10,304	\$10,000
Equipment Rental	\$230	\$2,000	\$335	\$67	\$402	\$2,000
Equipment Lease	\$161,865	\$177,975	\$136,568	\$27,314	\$163,882	\$187,550
Small Tools	\$0	\$500	\$0	\$250	\$250	\$500
Total Golf Course Maintenance	\$905,766	\$1,096,482	\$868,635	\$175,477	\$1,044,112	\$1,156,021
<u>Administrative Expenditures:</u>						
Legal Fees	\$0	\$1,500	\$5,886	\$0	\$5,886	\$1,500
Engineering	\$0	\$0	\$6,590	\$1,318	\$7,908	\$0
Arbitrage	\$440	\$600	\$450	\$0	\$450	\$600
Dissemination	\$1,000	\$1,000	\$833	\$167	\$1,000	\$1,000
Trustee Fees	\$4,431	\$4,100	\$8,178	\$0	\$8,178	\$4,100
Annual Audit	\$1,500	\$1,500	\$0	\$1,500	\$1,500	\$1,500
Golf Course Administrative Services	\$56,280	\$56,280	\$46,900	\$9,380	\$56,280	\$56,280
Insurance	\$81,510	\$85,019	\$77,062	\$15,412	\$92,474	\$111,000
Property Taxes	\$23,041	\$10,000	\$11,462	\$2,292	\$13,754	\$15,000
Total Administrative Expenditures	\$168,202	\$159,999	\$157,361	\$30,069	\$187,430	\$190,980
<u>Reserves:</u>						
Renewal & Replacement	\$31,219	\$6,694	\$6,694	\$0	\$6,694	\$252,806
Total Reserves	\$31,219	\$6,694	\$6,694	\$0	\$6,694	\$252,806
Total Revenues	\$2,119,491	\$1,908,696	\$2,027,977	\$405,595	\$2,433,573	\$2,287,366
Total Expenditures	\$1,717,494	\$1,922,221	\$1,561,080	\$312,224	\$1,873,305	\$2,280,837
Operating Income (Loss)	\$401,997	(\$13,525)	\$466,897	\$93,371	\$560,268	\$6,529

Viera East
Community Development District
 Golf Course
 Adopted Operating Budget
 Fiscal Year 2023

	Actual FY 2021	Adopted Budget FY 2022	Actual Thru 7/31/22	Projected Next 2 Months	Total Projected @ 9/30/22	Adopted Budget FY 2023
<u>Non Operating Revenues/(Expenditures):</u>						
Assessments -Recreation Debt Service	\$583,887	\$560,250	\$528,141	\$32,109	\$560,250	\$560,250
Interest Income	\$17	\$1,000	\$13	\$8	\$21	\$1,000
Reserve Funding- Transfer Out (PY Excess)	\$0	\$0	(\$450,000)	\$0	(\$450,000)	\$0
Interfund Transfer In- Restaurant	\$0	\$17,700	\$0	\$0	\$0	\$3,471
Interfund Transfer Out- Restaurant	\$0	\$0	\$0	(\$39,571)	(\$39,571)	\$0
Gain on Sale of Asset	\$45	\$0	\$300	\$0	\$300	\$0
Interest Expense	(\$140,425)	(\$140,425)	(\$117,021)	(\$23,404)	(\$140,425)	(\$101,250)
Principal Expense	(\$425,000)	(\$425,000)	(\$353,167)	(\$71,833)	(\$425,000)	(\$470,000)
Total Non Operating Revenues/(Expenditures)	\$18,523	\$13,525	(\$391,733)	(\$102,692)	(\$494,426)	(\$6,529)
Net Non Operating Income / (Loss)	\$420,521	\$0	\$75,164	(\$9,321)	\$65,842	\$0

Viera East

Community Development District

Recreational Operating Budget

Revenues:

Greens Fees

Estimated revenue for public paid rounds of golf.

Gift Card- Sales

Estimated amount of gift cards sold that can be used for discounted rounds of golf, merchandise or restaurant purchases. The full amount of the sale is recorded as revenue at the time of purchase.

Gift Card- Usage

Estimated usage of gift cards once purchased. Once the gift cards have been used at the District, the amount used is recorded against the revenue.

Season Advance/Trail Fees

Estimated revenue of customers who purchase memberships to the District golf course in advance for the year.

Associate Memberships

Estimated costs of all associate memberships sold. The associate membership costs \$79 and lasts for one year. The membership gets the member a 20% discount on golf rounds and other discounts on range balls, apparel, and USGA handicap service.

Driving Range

Estimated revenue from the District's driving range.

Golf Lessons

Estimated revenue from golfing lessons given at the golf course. The District leases the golf instruction program to the Mike Hogan Golf Academy.

Merchandise Sales

Estimated revenue of clothing, equipment, and supplies sold in the District's Pro Shop.

Assessments- Recreation Operations

The District will levy Non-Ad Valorem assessments in all the assessable property within the District to help fund all of the General Operating Expenditures for the fiscal year.

Miscellaneous Income

Estimated annual revenue for various miscellaneous charges billed and collected by the District.

Viera East

Community Development District

Recreational Operating Budget

General Expenditures:

Other Contractual Services

Contractual Services include the following contracts:

Vendor	Monthly Amount	Annual Amount
Brighthouse (Cable & Internet)	\$ 350	\$ 4,200
Waste Management (Dumpster Removal)	\$ 338	\$ 4,057
Great America Financial	\$ 93	\$ 1,117
American Safety and First Aide		\$ 500
Crystal High Rise, Inc		\$ 250
Slug A Bug (Termite Renewal)		\$ 325
Contingency		\$ 4,551
Total Annual Budget		<u>\$15,000</u>

Telephone

Represents regular telephone lines, credit card, and Internet access. A portion of expenses related to the District are transferred to General Fund.

Vendor	Monthly Amount	Annual Amount
Greybar Financial Services	\$ 289	\$ 3,469
Cricket	\$ 104	\$ 1,248
Contengincy		\$ 783
Total		<u>\$ 5,500</u>

Postage

Mailing payroll checks, checks for vendors, overnight deliveries and any other required correspondence that is directly related to the golf course. A portion of expenses related to the District are transferred to General Fund.

Printing & Binding

Printing of computerized checks, brochures, correspondence, promotional cards, stationary, rack cards, envelopes, etc. A portion of expenses related to the District are transferred to General Fund.

Viera East

Community Development District

Recreational Operating Budget

Utilities

The District has the following utility accounts related to the operations:

Vendor	Account	Monthly Amount	Annual Amount
FPL	10579-42334	\$ 180	\$ 2,160
FPL	91273-57086	\$ 30	\$ 360
City of Cocoa	313093-70192	\$ 125	\$ 1,500
City of Cocoa	150351-141774	\$ 75	\$ 900
Contingency			\$ 480
Total			\$ 5,400

Repairs & Maintenance

Any miscellaneous repairs and maintenance, including electrical, plumbing, hardware, locksmiths, painting and HVAC. A portion of expenses related to the District are transferred to General Fund.

Marketing- Golf Marketing

Represents advertising for the golf course in the Yellow Pages, newspapers, periodicals, brochures and magazines, rack cards and holders, and promotional organizations. A portion of expenses related to the District are transferred to General Fund.

Bank Charges

Bank charges related to credit card usage, as well as account service charges for the operating checking account fund

Office Supplies

Any office supplies that may need to be purchased during the fiscal year, i.e., paper, minute books, file folders, labels, paper clips, etc.

Operating Supplies

Represents various operating supplies purchased

Viera East

Community Development District

Recreational Operating Budget

Dues, Licenses & Subscriptions

The following represents the estimated cost for license, membership subscriptions and permit renewals for the fiscal year:

Vendor	Description	Annual Amount
City of Rockledge	Business License	\$ 200
Florida State Golf Association	Membership	\$ 150
Florida State Golf Association	Handicap fees	5000
Brevard County	Business Tax License	\$ 82
FL Space	Membership	\$ 805
Cocoa Beach Regional Chapter	Membership	\$ 535
US Golf Association	Membership	\$ 150
Amazon Prime	Membership	\$ 156
GCSAA	Gold Membership	\$ 435
Contingency		\$ 1,987
Total		\$ 9,500

Training, Education & Employee Relations

Costs incurred in sending District personnel to any training seminars or having personnel trained on site for different aspects to more efficiently and effectively operate the golf course. Also, any expense incurred for staff meetings and help wanted ads.

Contractual Security

Security system costs for the maintenance and clubhouse alarm systems.

IT Services

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

Golf Operations Expenditures:

Salaries & Wages

The District currently has a 1 full time and 30 part time employees to handle the Golf operations of the District. The proposed amount includes a 1.75% cost of living increase for qualifying full time employees.

Administration Fee

Represents fee to Applied Business Solutions for administration of pay and benefits. Applied Business Solutions charges an administration fee of \$21.23 per employee.

FICA

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

Viera East

Community Development District

Recreational Operating Budget

Health Insurance

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

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

Workers Compensation

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

Unemployment

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

Golf Printing

Printing for materials needed for the course.

Utilities

Estimated cost of basic utilities for Golf operations:

Vendor	Account	Monthly Amount	Annual Amount
FPL	03449-33189	\$ 585	\$ 7,020
FPL	07938-52104	\$ 925	\$ 11,100
City of Cocoa	150351-112664	\$ 100	\$ 1,200
Banleaco		\$ 202	\$ 2,421
Contingency			\$ 759
Total			\$ 22,500

Repairs

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

Pest Control

The estimated costs for Ecolab Pest Elimination to provide monthly pest control services.

Vendor	Monthly Amount	Annual Amount
Ecolab Pest Elimination	\$ 95	\$ 1,141
Contingency		\$ 159
Total		\$ 1,300

Supplies

Estimated costs of miscellaneous supplies that the District may need to purchase for golf operations.

Viera East

Community Development District

Recreational Operating Budget

Uniforms

The estimated costs of uniforms for pro shop personnel. Once hired, all employees get a District golf shirt to wear during work hours.

Training, Education & Employee Relations

The District will incur the cost of the Assistant Pro Program and any training deemed necessary for the Pro Shop staff or cart facility personnel, for example, cart mechanics training and any help wanted ads.

Fuel

Costs for gasoline for all golf carts from Glover Oil Company.

Cart Lease

The expense related to leasing of carts for golf course.

Vendor	Monthly Amount	Annual Amount
The Huntington National	\$ 6,553	\$ 78,635
The Huntington National	\$ 355	\$ 4,260
Yamaha Lease	\$ 164	\$ 1,968
Golf Cart	\$ 97	\$ 1,164
Contingency		\$ 1,736
Total		\$ 87,763

Cart Maintenance

The expense related to any repairs and maintenance of the golf carts that are incurred during the year.

Driving Range Supplies

Any expenses incurred related to the driving range operation, for example range balls, tokens, buckets, bag stands, clock rope and sand/water buckets.

Merchandise Sales

Cost of Goods Sold

Represents cost of clothing, equipment, and supplies sold in the Pro Shop.

Golf Course Maintenance:

Salaries & Wages

The District currently has 10 full-time and 4 part-time employee's to handle the golf course maintenance. The proposed amount includes a 1.75% cost of living increase for qualifying full time employees.

Viera East

Community Development District

Recreational Operating Budget

Administration Fee

Represents fee to Applied Business Solutions for administration of pay and benefits. Applied Business Solutions charges an administration fee of \$21.23 per employee.

FICA

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

Health Insurance

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

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

Workers Compensation

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

Unemployment

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

Fire and Burglary Alarm System

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

Utilities/Water

Estimated costs of basic utilities for the maintenance staff:

Vendor	Account	Monthly Amount	Annual Amount
FPL	83490-45156	\$ 1,750	\$ 21,000
City of Cocoa	313093-70192	\$ 350	\$ 4,200
Contingency			\$ 1,000
Total			\$ 26,200

Fuel & Oil

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

Viera East

Community Development District

Recreational Operating Budget

Pest Control

The estimated costs for Ecolab Pest Elimination to provide monthly pest control services.

Vendor	Monthly Amount	Annual Amount
Ecolab Pest Elimination	\$ 118	\$ 1,416
Contingency		\$ 84
Total		\$ 1,500

Irrigation/Drainage

Estimated irrigation and drainage maintenance expenditures that may occur during the fiscal year.

Sand/Topsoil

Cost related to sand and topsoil expenditures that may occur during the fiscal year. The District buys all supplies from Golf Specialties, Inc. Some supplies may include top-dress sand, divot sand, and shell rock for the golf course.

Flowers/Mulch

Estimated cost of flowers and mulch for the golf course and clubhouse.

Turf Nutrition Program

Estimated costs of fertilizer, herbicide, insecticide, fungicide and other chemicals needed for the golf course.

Seed/Sod

Cost of seed and sod expenditures for the golf course that may occur during the fiscal year.

Trash Removal

Estimated costs for trash removal services to empty dumpster(s) once a month by Waste Management at the golf course:

Vendor	Monthly Amount	Annual Amount
Waste Management, Inc.	\$ 207	\$ 2,482
Contingency		\$ 518
Total		\$ 3,000

Contingencies

Funding of unanticipated costs.

First Aid

Cost of work gloves, ear plugs, support belts, and other first aid supplies needed during the fiscal year.

Viera East

Community Development District

Recreational Operating Budget

Office Supplies

Any office supplies that may need to be purchased during the fiscal year, i.e., paper, minute books, file folders, labels, paper clips, etc.

Operating Supplies

Represents various operating supplies purchased

Training

Training seminars for golf course maintenance staff.

Janitorial Supplies

Costs of janitorial supplies that may occur during the fiscal year.

Soil & Water Testing

Costs for soil and water testing that may occur during the fiscal year.

Uniforms

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

Vendor	Monthly Amount	Annual Amount
Unifirst	\$ 800	\$ 9,600
Contingency		\$ 400
Total		\$ 10,000

Equipment Rental

Rental of larger capital items required for Course Maintenance.

Equipment Lease

The District currently has the following equipment leases for the golf course:

Vendor	Monthly Amount	Annual Amount
The Huntington National	\$ 6,541	\$ 78,494
The Huntington National	\$ 1,066	\$ 12,792
The Huntington National	\$ 5,116	\$ 61,392
The Huntington National	\$ 420	\$ 5,036
The Huntington National	\$ 372	\$ 4,470
The Huntington National	\$ 652	\$ 7,828
The Huntington National	\$ 431	\$ 5,168
The Huntington National	\$ 248	\$ 2,976
Wells Fargo Financial	\$ 652	\$ 7,830
Dex Imaging	\$ 131	\$ 1,567
Total		\$ 187,550

Viera East

Community Development District

Recreational Operating Budget

Small Tools

Represents small tools purchased for golf course maintenance.

Administrative Expenditures:

Legal Fees

The District's attorney will be providing general legal services to the District that are directly related to operations of the golf course, i.e., reviewing contracts, agreements, resolutions, rule amendments, etc.

Arbitrage

The District will contract with an Independent certified public accounting firm to annually calculate the District's Arbitrage Rebate Liability on Special Assessments Revenue Bonds.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c212(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Trustee Fees

The District issued Special Revenue Assessment Refunding Bonds, Series 2012 bonds that are deposited with a Trustee at U.S Bank.

Annual Audit

The District is required to annually have its financial records audited by an independent Certified Public Accounting Firm.

Golf Course Administrative Services

Cost of Administrative services provided for the CDD.

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

Viera East

Community Development District

Recreational Operating Budget

Insurance

EGIS Insurance and Risk Advisors provide the District's general liability, property, and crime insurance coverage. EGIS Insurance and Risk Advisors also provide a three year pollution policy.

Description	Annual Amount
General Liability	\$ 26,999
Property	\$ 77,458
Crime	\$ 1,330
Pollution Policy	\$ 4,891
Contingency	\$ 322
Total	\$ 111,000

Property Taxes

This amount is an estimate of property taxes that will need to be paid throughout this fiscal year.

Reserves

Renewal & Replacement

The golf course transfers 2% of its monthly revenues to the Capital Reserve Fund to help fund for equipment replacement and other capital expenditures estimated for the fiscal year.

Viera East
Community Development District
Recreation Fund Debt Service - Series 2012
Amortization Schedule

Date	Bond Balance	Interest	Principal	Interest	Fiscal Year Total
11/01/19	3,305,000			\$ 78,412.50	\$ 559,231.25
05/01/20	3,305,000	4.375%	\$410,000	\$ 78,412.50	
11/01/20	2,895,000			\$ 70,212.50	\$ 558,625.00
05/01/21	2,895,000	4.625%	\$425,000	\$ 70,212.50	
11/01/21	2,470,000			\$ 60,915.63	\$ 556,128.13
05/01/22	2,470,000	5.000%	\$445,000	\$ 60,915.63	
11/01/22	2,025,000			\$ 50,625.00	\$ 556,540.63
05/01/23	2,025,000	5.000%	\$470,000	\$ 50,625.00	
11/01/23	1,555,000			\$ 38,875.00	\$ 559,500.00
05/01/24	1,555,000	5.000%	\$490,000	\$ 38,875.00	
11/01/24	1,065,000			\$ 26,625.00	\$ 555,500.00
05/01/25	1,065,000	5.000%	\$520,000	\$ 26,625.00	
11/01/25	545,000			\$ 13,625.00	\$ 560,250.00
05/01/26	545,000	5.000%	\$545,000	\$ 13,625.00	\$ 558,625.00
			\$3,305,000	\$ 678,581.26	\$ 4,464,400.01