

***Viera East
Community Development District***

Agenda

October 27, 2022

AGENDA

Viera East
Community Development District

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

October 20, 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, October 27, 2022, at 7:00 p.m. in the **Multi- Purpose Room, Faith Lutheran Church, 5550 Faith Drive, Viera, FL.**

- I. Roll Call
- II. Pledge of Allegiance
- III. Public Comment Period
- IV. Approval of Minutes of the September 22, 2022, Board of Supervisors Meeting
- V. New Business
 - A. Consideration of Agreement for Aquatic Management Services with ECOR Industries, Inc.
 - B. Consideration of Agreement for Habitat Management Services with Kevin L. Erwin Consulting Ecologist, Inc.
 - C. Consideration of Proposal for Monument Landscaping with Ground Professionals, LLC
 - D. Consideration of Access Easement Agreement Between VECDD and DMI Nebraska, LLC
 - E. Discussion of Southern Patio Enclosures Proposal
- VI. Old Business
 - A. Action Items List
- VII. Staff Reports
 - A. General Manager's Report
 - B. District Manager's Report
 - i. Consideration of Requisitions No. 135- 140

C. Engineer's Report

- i. Discussion of Storm After Action Review and Culvert Study;
Storm Water Assessment

D. Lifestyle/ Marketing Report

E. 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

XI. Adjournment

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, September 22, 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
Chris Game	Golf Pro
Eddie Guerra	Golf Course
Ines Campo	Golf Course Administrator
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.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Public Comment Period

Mr. Showe: I do not have any Requests to Speak Forms, but we can open it up for any members of the audience who would like to make any comments. We'd ask that you please state your name and address and keep your comments to three minutes.

Resident (Andrea Gates, HOA): I'm Andrea Gates, the new President of the HOA.

Mr. Dale: Welcome, Andrea.

Resident (Andrea Gates, HOA): Thank you. I just wanted to thank you for taking quick action on the fish kill in Lake 43 and also, with the canal behind here. It looks better than it has in years. So, thanks for that. Just one question. The road that is between the lake and the canal, I understand is the CDD's. The grasses or weeds are looking bad and I don't know who is responsible for that.

Mr. Showe: I don't believe that is the CDD's. Do you have an address that's close to there?

Mr. Dale: So, we can find it on the map.

Mr. Showe: What's your address?

Resident (Andrea Gates, HOA): My address is 2074 Bayhill Drive. It's by our pool.

Mr. Dale: By the pool. Okay.

Mr. Showe: That should give me enough information. Give me one second. I'll pull up the map. The CDD doesn't own any roads throughout the community. So, we don't own that road.

Resident (Andrea Gates, HOA): Okay. We just wanted to check because if not, our grounds people...

Mr. Dale: We'll figure it out one way or the other.

Mr. Showe: Between the two lakes, I'm clicking on that road and nothing is pulling up. So, my guess is that maybe Brevard County. The CDD basically owns up to the sidewalk on each side of those lakes, but not the road and the sidewalk itself.

Resident (Andrea Gates, HOA): It's basically the grass burge on the side of the sidewalk.

Mr. Showe: Between the sidewalk and the curb?

Resident (Andrea Gates, HOA): Yes.

Mr. Showe: That's not CDD property.

Mr. McCarthy: The other side of the sidewalk is the CDD's.

Resident (Andrea Gates, HOA): Okay.

Mr. Showe: From the sidewalk towards the lake, is CDD property. From the sidewalk to the curb and road, is not the CDD's.

Resident (Andrea Gates, HOA): When you came out to help us with the problem in that canal, you brought in some heavy equipment and it cracked the concrete on the sidewalk. So, can you address that?

Mr. Showe: I'll make a note of that and we'll get a look at getting that addressed. Absolutely.

Resident (Andrea Gates, HOA): I can send you photographs today.

Mr. Showe: That would be great, if you could do that. I'm Mr. Jason Showe. Just shoot me an email with those pictures and we'll get it to the right folks.

Resident (Andrea Gates, HOA): I'm sorry that I'm taking up your time. This is my first time here.

Mr. Dale: No, no, no.

Resident (Andrea Gates, HOA): If anybody has information on who you used for the Woodside playground and Suseda playground, we were looking to spruce it up. The people who had information or sources are gone.

Mr. Dale: Well, for Woodside, I guess I'm probably the closest thing to the expert on that one. With Suseda, that is going to be our folks over at Fairway Management. Mr. Eric Byrd is the manager for Suseda. There are two different visions, two different types of playgrounds, that we'll be glad to talk to you about.

Mr. Carnesale: And owned by two different entities.

Mr. Dale: Right. I am going to deviate from the agenda just a little bit, since we don't have any other public speakers. Some of what Andrea's talking about, we did have a bad fish kill. It was due to an oxygen inversion in Lake 43 at Bayhill. I want to thank Tim and ECOR for getting out there the same day. Mr. Ed Grasser got out there immediately. It was multiple species. That's why they know it was an oxygen inversion.

Mr. Bedwell: It wasn't just tilapia.

Mr. Dale: Exactly. It wasn't an algae thing or anything. It was due to all of the rains and everything. I'm assuming they got everything pretty much cleaned up.

Resident (Andrea Gates, HOA): Pretty much. I see a lot of people out here already.

Mr. Dale: Which is wonderful.

Mr. Showe: As soon as I got the email, we tried to get it to everybody who needed to know so we could get that action taken.

Mr. Dale: Right.

Mr. Showe: The quicker we can get moving on it, the better.

Mr. Dale: Exactly.

Mr. Carnesale: Anytime he gets an email like that, he sends it to the entire Board.

Mr. Dale: I appreciate all our full timers on that. I appreciate you on that one, Jason. That was wonderful. To just touch on the other issue, the canal that we cleared back in January, as I understand it, we're making that an annual priority, going forward. That's a major flow way east-west that we have to keep clear. I did get a note from another gentleman last month or maybe in July, who was concerned that a lot of it had grown back, but that was during the time when we had essentially no rainfall and the red algae had grown. There's not a whole lot that we can really do about that one. We did get some spraying done by ECOR in July after that, but I think that cleared up a good chunk of it.

Resident (Andrea Gates, HOA): All of the dredging helped because it's deep in the middle, but when you go out to the sides, it's not. Even if there's a small amount of flow, it's not catching the sides. We've got a lot of conservation grass and stuff on the sides. So, the algae were just coming to the side.

Mr. Dale: Right.

Resident (Andrea Gates, HOA): We want to thank you.

Mr. Dale: That's nice. Thank you, but the Board was 100% supportive of that. One of the things that made me the happiest was an annual commitment of about \$25,000 to clear that drainage-way out and it was a five to zero vote. There was no quibbling from anybody about supporting that. The full Board was behind that and I very much appreciate it.

Mr. McCarthy: I'd like to applaud you for making the Board aware of it, because what happens is sometimes there's a problem in the system that we don't know about. People get all fired up and excited and there's a lack of communication. You solved that problem by bringing it to the Board's attention. So, thank you.

Resident (Andrea Gates, HOA): That's it. We put out the information to try and see if we can get a homeowner to use their meter to hook up the aerator.

Mr. Dale: That was the other thing. Again, the offer that this Board made about the aerator for Lake 43, where we've had the problem finding somebody to hook up to for electrical purposes, as soon as we find somebody, it's on the table. We already voted for it.

Resident (Andrea Gates, HOA): It's going to look fresh, as much as we don't like trenches.

Mr. Showe: I also talked to Tim and he spoke to ECOR. They may have an alternative solution instead of an aerator. I guess they found that if it was more tilapia based, there's a way you can put different fish in. That might take out some of the more fragile fish. He said they were looking at that too as an alternate. The aerators are good, but they don't solve every problem. So, I think they're trying to look at a more natural approach that might be a little better. I think they were experimenting with that in another community. ECOR is going to help us look at that as well.

Mr. McCarthy: Jason, do you have any idea what the cost of that is?

Mr. Showe: I don't know. They have to look at the lake and figure out how many fish and what population of the fish is.

Mr. McCarthy: Would the power company, if we request it, come out to give us an evaluation?

Mr. Showe: If we go with the aerator route, I think that ECOR could probably give us an estimate of how much power to utilize.

Mr. McCarthy: Okay.

Mr. Showe: We will also be able to come to an agreement with whoever lets us connect to their power to cover a certain portion. We can figure it out. There are a lot of ways to figure it out.

Resident (Andrea Gates, HOA): We came up with the idea of maybe approaching an investment company that has long-term rentals, so it's in their favor, if they're there for the long run.

Mr. Dale: I know that is a commitment on the part of a homeowner because it's not just the power coupling, it's also the compressor. It's not their backyard. It's our right-of-way, but still, you've got the compressor going back there. I understand that they're not terribly noisy, but there's still noise associated with it. The number that's stuck in my head from the last meeting when we talked about this, which was like a year ago, was somewhere around \$16,000, which was the number that I recall being thrown out there. Then plus whatever the electric costs are associated with it.

Mr. McCarthy: So, it's too astronomical to run a line back there or something?

Mr. Dale: I'm no expert by any stretch, but Tim and Ed actually went out one time with somebody from the power company. They've looked at it multiple times.

Mr. Showe: Also, the other challenge is, the CDD has no power there. So, we have to connect with somebody that has power there, which is either the homeowner or the HOA.

Mr. McCarthy: I didn't know if they'd come up and down the streets. There has to be powerlines somewhere.

Mr. Dale: Right. Well, we were hopeful at one time because there was an electrical box located near or a light pole or something that we thought we'd be able to tap into, but because there's no way to meter it, we weren't able to do anything with it.

Mr. McCarthy: Okay. You just see this aerator down here on Viera Boulevard out in the middle of nowhere, where do they to hook up to? There are no homes.

Mr. Dale: I know.

Mr. McCarthy: What are they hooking up to?

Mr. Showe: Well, the other thing is, ultimately, we could put our own meter and transformer there to cover it, but just that cost is many times what the aerator is.

Mr. McCarthy: That's what I remember.

Mr. Showe: So, its cost prohibitive.

Mr. Dale: You're talking six figures.

Mr. Showe: At least.

Mr. Dale: We'll tap into somebody else. We'll be happy to do that. Thank you for joining, Andrea. I thought this was a very important topic because Lake 43 is at least an annual discussion here. It's nice to be able to put a name and a face together. If you have any questions of us, you've got my email, my number and you've got Jason's. We're here to help you, guys.

Mr. Showe: Are there any other audience comments? Hearing none,

FOURTH ORDER OF BUSINESS

Approval of Minutes of the August 25 2022 Board of Supervisors Meeting

Mr. Showe: The minutes of the August 25th meeting were included as part of your agenda package and we can take any corrections or changes at this time.

On MOTION by Mr. Carnesale seconded by Mr. Bedwell with all in favor the Minutes of the August 25, 2022 Board of Supervisors Meeting were approved as amended.

FIFTH ORDER OF BUSINESS**New Business****A. Discussion of Draft Easement Regarding Drainage Canal**

Mr. Showe: The next item is a draft easement agreement. We've been talking with The Viera Company on this. The person who is looking at purchasing that property still doesn't know what their plans are yet. Our engineer expressed some concerns over the easement as it was drafted originally. Essentially, just as a quick background, the easement, which is a drainage easement, bisects the two properties that the person is looking to buy. What they were thinking of is purchasing the whole thing, including the easement and giving us access to maintain the drainage. But our engineer rightfully pointed out that we may not want that because if they make any changes to that drainage, it can impact the whole District. So, we would want some clarification in that easement that says they can't touch the drainage portion. When we indicated that, they basically said, *"Let us go back to them and work it out, so don't present anything tonight."* So, we'll just move on from that and as we get updates, we will present those later.

Mr. Dale: Okay.

Mr. Showe: You have some documents in your agenda. So, if you have any questions, just let me know. We expect to see some changes maybe on those. Ultimately, that drainage easement is plated over to the CDD as part of the master drainage for the entire community. So, one way or another, we're either going to own that drainage or take care of it.

Mr. Dale: Are there any culverts on it?

Mr. Showe: It's the main canal that goes the whole way up. I think it's just part of what takes water out.

Mr. Dale: Right, but I guess where I'm going with this is, I think there needs to be further discussion at some point that this Board needs to have but doing the study of all of the culverts in the District to find out what condition we're in because what we're seeing right now, is what just two culverts are costing us.

Mr. Showe: Yeah. I don't think there are any culverts here, based on what I saw. It's part of the master that takes it out of the community as a whole.

Mr. Dale: Right.

Mr. Showe: That's what it looks like. We'll get some more information on that.

Mr. Dale: I guess I just don't want any surprises there.

Mr. Showe: Yeah.

Mr. McCarthy: Is that our main drainage? Is that what you're saying?

Mr. Showe: Yeah.

Mr. McCarthy: I don't think we ever want to give up ownership.

Mr. Showe: No.

Mr. McCarthy: I don't care what they write.

Mr. Showe: Right. We made that clear when I communicated with them that we would have to have some really strong language in that easement agreement. If they were going to give us an easement to maintain it, we need some strong language that they're not going to alter it in any way, shape, or form.

Mr. McCarthy: We can change that.

Mr. Dale: Right.

Mr. Showe: The engineer's concern is if they buy the property to the left and to the right of it, maybe they put a drain on one side, a drain on the other and put a parking lot over the top, how do we maintain it? So, we definitely want to protect ourselves from a scenario like that. They promised they'd pay us back and they've always been good for it.

SIXTH ORDER OF BUSINESS

Old Business

A. Action Items List

Mr. Showe: Other than that, we have the Action Items List. I think the only thing on here for an update is the irrigation project. I don't know if you have an update on that, Eddie?

Mr. Guerra: They are on #17 now. We have to go back to #14.

Mr. Dale: Three more.

Mr. Guerra: We're almost there. Everything looks good. The dry range looks good. Grass is growing in.

Mr. Dale: Tremendously.

Mr. Guerra: The rain is helping.

Mr. McCarthy: It looks like they hooked at that pipe between the 13th and 14th restroom. The one that was laying there. Did they hook that up? It's never been hooked up to the system.

Mr. Guerra: Yeah.

Mr. Carnesale: Not related to that, but with the golf course, is opening day November 12th?

Mr. Guerra: Opening day is November 12th.

Mr. Carnesale: They were trying to make that into an event.

Mr. Guerra: Yes.

Mr. Carnesale: I just don't know if everybody is aware that Duran has an event on that same day.

Mr. Guerra: I didn't know.

Mr. Carnesale: Basically, they have a shotgun start with some professionals and the whole bit.

Mr. Dale: What are we talking about?

Mr. Carnesale: We're talking about November 12th, for the opening of our golf course.

Mr. Dale: Let's wait until we get to that on the agenda. This was just the update on the sprinkler system.

Mr. Guerra: We have four holes yet.

Mr. Dale: Yeah.

Mr. Bedwell: Did we ever get bids on the current path extension?

Mr. Dale: We did.

Mr. Guerra: There was a guy that came out and did some surveying.

Mr. Bedwell: This says that we were waiting on bids.

Mr. Showe: I need to update that. We approved \$80,000. So, I'll update that.

Mr. Bedwell: There's a guy that just got cart paths all over the country, I guess. He's the one that did it in front of the restaurant.

Mr. Dale: I'm referring to the curvy one coming down from #10. He did a wonderful job on that.

Mr. Showe: We did approve that. You're right.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. General Manager's Report

Mr. Dale: Let's move on to the General Manager's Report. Ed?

Mr. Guerra: Do you mean like pro-shop wise?

Mr. Dale: Maybe just give a general update on what's going on with the build-out and how many rain days we've had, finances or something like that.

Mr. Guerra: We were closed last Thursday and Sunday, all day, due to rain. Today, we were closed all day. Hopefully, tomorrow we'll be nine holes, if we don't get any more rain. Other than that, the golf course is in good shape. I got nothing but good reviews.

Mr. Bedwell: Were the sand traps moistened up?

Mr. Guerra: There's a couple. Eighteen is bad. There were a couple bunkers out there where, I guess you guys did some concrete underneath where the concrete is actually showing.

Mr. Bedwell: Yeah.

Mr. Guerra: It's just from rain though. You can't really tell.

Mr. Bedwell: Do we need sand for that?

Mr. Dale: That was going to be my next question. I was over at the maintenance building a week ago and they had a big pile of sand there.

Mr. Guerra: We'll definitely need it out there. We're about to dry up next week. Hopefully, the rain stops. I have to get with Jim and ask him what's going on.

Mr. Dale: That was going to be my next question. I 'm sure he's on top of it. There's got to be a reason why he doesn't want to put it somewhere else.

Mr. Guerra: He's got a lot of stuff going on. So, I will ask him tomorrow about the status of the bunkers.

Mr. Dale: Yeah. We can't have balls bouncing out of the sand traps.

Mr. Guerra: Sometimes it gets to the concrete.

Mr. Dale: Alright. Is there anything about the build-out that you want to specifically mention?

Mr. Guerra: On the building itself?

Mr. Dale: Yeah.

Mr. Guerra: The floors are getting done. It looks good. The bar looks great. We have everybody outside now. They love it out there. So, that's a big hit. We got the carpet in the pro shop. They are going to start this week with putting up all of the slat walls. We got our counter in. Slowly but surely, we are getting that done. Once we get our computers hooked up, we can start going from there.

Mr. Bedwell: When do they estimate the pro shop opening up again?

Mr. Guerra: Within the next two weeks.

Mr. Dale: I had a meeting with Joe and Jeff today and we talked about the pro shop. He's actually putting up the one-by-two framing for the slat walls.

Mr. Guerra: Yup.

Mr. Dale: The granite guy already did the measuring. There's going to be some electronics that he's going to have to rig up. We have two TVs going in there. One is going to be tied to the lighting system itself and then the other one, we'll have on The Golf Channel or whatever they want to have on.

Mr. Guerra: The new restaurant will be outside for a couple of weeks.

Mr. Dale: They are expecting the restaurant to be out for at least a couple of weeks.

Mr. Guerra: We have a lot of work to do in there.

Mr. Dale: That's the challenge. That's why I asked for the meeting with Jeff and Joe today. Because it's not so much on the Joe end of things, but more on the hood system that we've got to get in.

Mr. Guerra: Yeah.

Mr. Dale: Now all of a sudden, there's a part that they need. Then the other part of this is, they haven't pulled the permit yet. I know they applied for it, but it hasn't been approved.

Mr. Bedwell: It takes forever.

Mr. Dale: That's my concern. It could be up to five or six weeks for a permit, with as bad as things are right now. Joe said he will do what he can on his end, because he and his dad know people in the department to try to expedite those kinds of things. We pulled up all of the carpet in the restaurant and there's a ton of glue that was used to put the last carpet down. They were in with the grinders trying to grind and get ready for the epoxy coating and it just turned into like trying to grind gum. That is what it was like. So, they're bringing in tomorrow, some Zamboni type machine that is going to scrape the glue off of the floor.

Mr. Bedwell: Something bigger than a putty knife.

Mr. Guerra: Yes. They said no way.

Mr. Dale: They're bringing in the big guns tomorrow. Here's the main gist of what I was trying to get across to Joe and Jeff. Joe said that he can have the ceiling, the flooring and the interior of the customer part of the restaurant done within three weeks. That was what I communicated as the priority. We can keep the kitchen out in the patio area if we have to, but we

want the customers to be comfortable and in air conditioning, if that's what they choose, and not have any inclement weather issues or anything like that. I think we're going to be fine, but it may take a little bit longer to get the kitchen in the shape that we want it to be in.

Mr. Bedwell: How about the restrooms? When are they going in?

Mr. Carnesale: What restrooms?

Mr. Dale: You did bring up another big issue.

Mr. Carnesale: It's a hollow space.

Mr. Dale: As I was talking with the epoxy guys yesterday, the tile had cured over 25 years and it was so bad that they had to take chunks out. You've probably seen it. It's all pockmarked now inside of each of the restrooms. It's easy to level that out. They're going to do that. They would just bring in concrete and a two-by-four to level it out and it's fine. Here's the catch. It takes that concrete anywhere from two to four weeks to completely cure, not harden, but cure. In other words, get the alkalinity out so it's paintable. That is the same issue we ran into with the stucco. What is going to happen is they're looking for an alternative product to concrete, that they could use for leveling. If they can't, then we're staring at two to four weeks that that's going to have to cure before they can come in and do the epoxy. We can get everything else done. We can get all of the urinals and the sinks in and all of that kind of stuff. I talked Ines and we found out that it's going to be easy to extend the trailer, if we need to. What I don't like about that is it costs us money. It's probably \$400 per week or somewhere in that ballpark.

Mr. McCarthy: It's nice looking.

Mr. Dale: It's a very nice trailer. There is nice music on the inside of it.

Mr. Carnesale: I don't think anybody's ever seen a port-a-potty that fancy.

Mr. Dale: We're getting a lot of compliments on our port-a-potty.

Mr. Bedwell: That's a high class one.

Mr. McCarthy: The other thing is, after I play golf, I sat there and had something to eat and something to drink. It's cool there because of the size of the fans, I think. Those fans really generate a lot of air. All of a sudden you come from a 95-degree environment and you're into a comfortable spot and it's not air conditioned. I was amazed.

Mr. Dale: Yeah.

Mr. Carnesale: I was looking at that and it looked like for the golfers that are coming off of the golf course, where they'd been out in the sun directly, when they come in there and they are in a shaded area with the fans, they will feel comfortable.

Mr. McCarthy: I do.

Mr. Carnesale: For the people that are traveling to use the restaurant, they're going to want the air conditioning. So, we're talking about two different sets of people here. Okay? Like when we're doing things in the evenings and we're doing those kinds of things, the air conditioning is going to be important for those. The air conditioning is not as important for the people coming off of the golf course because they seem to be comfortable being outside.

Mr. McCarthy: You know what happens, Pete, it gets uncomfortable because it's too cold. Anytime I've gone out with my wife or friends at a restaurant, we bring a sweater, because people that are working are running around, they're hustling, moving around and you're sitting down. You're going to get cold.

Mr. Dale: I think we're going to wind up getting a lot more use out of that outdoor bar than we originally thought we were going to be getting.

Mr. McCarthy: Oh yeah. Absolutely.

Mr. Dale: I will share that last night for trivia, we had a full patio. It was very comfortable.

Mr. Guerra: With the nice weather.

Mr. Dale: The weather was nice. It was absolutely wonderful out there.

Mr. McCarthy: Those chairs aren't going anywhere. No one's going to walk away with them.

Mr. Guerra: A hurricane couldn't take those chairs.

Mr. Dale: I still have a muscle tear from putting them together four weeks ago.

Mr. McCarthy: You couldn't pay me to pick up one of those.

Mr. Dale: Those tables are heavy.

Mr. McCarthy: You need a young man.

Mr. Dale: Several, but we are going to have cameras. We already have cameras out there. So, if anybody is brave enough, we will be prosecuting if you walk off with something.

Mr. McCarthy: I can't imagine anybody picking them up.

Mr. Guerra: It's not worth it.

Mr. Dale: Alright. Thank you very much, Ed. Is there anything else for Ed?

Mr. Guerra: We're just trying to get it done.

Mr. McCarthy: Are you going to leave now?

Mr. Guerra: No. I can hang out.

Mr. McCarthy: I want to say something about Ed, but I wanted him to be here. Rob asked me to get together with him and go over some things as far as recruiting different businesses in Brevard County. I came across about 18 or 20 different companies. Some of them had the number of people that were employed and so forth. I wasn't sure what direction we were going in and he was very helpful. I also gave him a copy of the article from the Chairman of Viera that was in the newspaper, stating how Broward County was exploding and so forth.

Mr. Guerra: That was very interesting.

Mr. McCarthy: It was a good thing. But lastly, I said that the best thing we have is Eddie going out there representing us, because he has a good way of talking to people. He has a good way of listening to people. I did say to him, the hard part is getting in the door to talk to us about it, but once he gets in, I think he'll do well.

Mr. Bedwell: Are you talking about working with companies to give them a discount?

Mr. McCarthy: No. He is.

Mr. Bedwell: I brought an example that I will give to him.

Mr. Dale: Beautiful. Thank you. We're just trying to see what everybody else is doing and then put together our own thing.

Mr. Bedwell: They have big discounts, but because they overbuilt, they lowered the price more than what's on here for Duran.

Mr. Dale: Right.

Mr. Bedwell: It's like Harris Corporation. This would be an insert to offer cheap golf.

Mr. McCarthy: We offer good value golf.

Mr. Bedwell: It's just an example. You just change the name to Harris.

B. District Manager's Report**i. Consideration of Requisition No. 124, 126-132****ii. Ratification of Requisition No. 125 – ADDED****iii. Consideration of Requisition No. 133-134 - ADDED**

Mr. Showe: We have some requisitions for you tonight, Requisition No's. 124 through 134. Requisition No. 125 has already been submitted and paid, which was for Landirr for the driving range project. Other than that, they're all there for you and categorized. Requisition No. 124 is the next pay application for the irrigation system. That was approved by our Irrigation Consultant and District Engineer. Requisition No. 125, like I said, was the driving range project. Requisition No's. 126 through 132 are mostly for the restaurant, as well as a couple of irrigation issues and the Thor Guard system for the golf course. Requisition No's. 133 and 134, we handed out to you today because they came in a little late. Requisition No. 133 is for Aqua Turf International, our Irrigation Consultant that's overseeing the irrigation project. It is his next pay application for his contract as well as Mr. Dave Bell for the cycle work on the culvert pipes. We'll have the engineer inspect those culvert pipes before we pay those.

Mr. Dale: Our timing on those culvert pipes couldn't have been any better with all the rain that we got. We could've run into a problem on that one.

Mr. Showe: Yeah. Those are all of the requisitions. We can take any questions or comments or just a motion to approve.

Mr. Carnesale: My only question is on the Acquisition Construction Requisition Summary, GPS is listed in that first line from Aqua Turf International.

Mr. Showe: That's just how they coded it. It's part of his contract.

Mr. Carnesale: I'm just questioning what GPS stands for.

Mr. Showe: I think what he's doing is for every one of those sprinkler heads, he's marking it on a map with a GPS unit, so we have an actual map showing exactly where each sprinkler head is on a map.

Mr. Carnesale: Okay.

Mr. Showe: He's putting them by GPS coordinates.

Mr. Carnesale: Okay.

Mr. Showe: That was part of the contract that was approved for him.

Resident (Not Identified): I do have another question, if I may. When we're talking about the increase in the dues, a part of that was talking about the dog park. Is that the existing one or the new one?

Mr. Dale: That would have been our existing dog park.

Mr. Showe: Because of the dog park coming online this year, there were some additional increases in maintenance costs for us to maintain that facility.

Resident (Not Identified): Okay.

Mr. Showe: It's our current one. There are no new ones.

Mr. Carnesale: We're also looking at the entire park down the road, but not that far down the road, will be self-sufficient. Okay. We have the marketplace that takes place once a month and we collect money for the vendors that are there, as well as the food trucks. We also have signs on the fence, which is actually rented space for advertising. Okay? So, between those two, should be the funding for the upkeep going forward. You're not going to be looking at that as part of your tax dollars.

Resident (Not Identified): I want to also thank you for enforcing the trespassing.

Mr. Dale: Did they go out?

Resident (Not Identified): I saw one.

Mr. Dale: Okay. Was it a big one?

Resident (Not Identified): It was fairly obvious.

Mr. Dale: Okay. Because it's really just that one spot that I think was the issue.

Resident (Not Identified): An owner had put up their own little makeshift sign. We have seen people coming through to fish by that end of the lake by the pool.

Mr. Dale: Right. You just nailed it. If it's on the common area, they are able to fish in the water according to our fishing policy.

Resident (Not Identified): It's just because the playground and the pool are there, people are concerned about children.

Mr. Dale: Yeah. Let's talk about that some more after.

Mr. Bedwell: Jason, I have a question with all these requisitions. We always have this page here for the Consulting Engineer, but there's no signature.

Mr. Showe: He signs after you approve them.

Mr. Bedwell: I would like to know that he's agreed that they've done this work.

Mr. Showe: The checks don't get cut until he signs them. We typically have staff approve them first. Then you guys approve them as a Board. He reviews them and then they get cut and paid.

Mr. Bedwell: It seems backwards. That don't seem right, Jason.

Mr. Showe: We can do it differently going forward, but they don't get cut and paid until he's signed off on all of them.

Mr. Bedwell: I think we should know he approved it before we sign them.

Mr. Showe: Okay.

Mr. Bedwell: Go on.

Mr. Showe: Procedurally timing-wise, because you guys meet once a month, we have to get him in here when we can, so the vendors aren't waiting.

Mr. Bedwell: I understand that part. Okay.

Mr. Showe: I'd look for a motion from the Board if you're amenable to approve Requisition No's. 124 through 134.

On MOTION by Mr. Carnesale seconded by Mr. Bedwell with all in favor Requisitions No's. 124 through 134 were approved.

C. Lifestyle/Marketing Report

Mr. Dale: Michelle was not able to make it today. Paul will appreciate what teachers go through in these first couple of months when they start up, but she got the update out. The highlights, I think we've touched on some of them. We had trivia last night. It was full. We have karaoke tomorrow night. We're going to be doing that on the patio for the next couple of weeks. We had our Farmer's Market.

Mr. Bedwell: Is burger night tonight?

Mr. Dale: Burger night is tonight and we had people showing up.

Mr. Guerra: Unfortunately, I've been rained out on all my clinics. Next month, we'll be ready to go. I have a lot of following.

Ms. Campos: I can attest to good burgers.

Mr. Bedwell: The latest European models show the hurricane going into the gulf and then turning, coming right over Orlando the later part of this next week. Hopefully, it's just a projection. There's going to be tons of rain.

Mr. Dale: Oh, man.

Mr. Bedwell: Did you see that? The US model keeps it going west.

Mr. Dale: The Farmer's Market is not our biggest one. It's not our smallest one. It was just a successful one, this past one. We keep getting new vendors that want to come. At the last minute, again, because of illness, we lost our produce vendor for that one, but they swear they will be at the next one.

Mr. Bedwell: It's tough. There are a lot of Farmer's Markets. If you look at the list in Brevard County, there's a bunch of them.

Mr. Dale: Well, it's actually to the point where we ran into so many conflicts on the second Saturday, that we may just decide and say, "*Screw it.*" We didn't want to go head-to-head with the West Viera stuff on Friday.

Mr. Bedwell: Yeah.

Mr. Dale: But we may wind up doing that just because we wind up with so many other conflicts.

Mr. Bedwell: There is a big one in Viera Regional Park.

Mr. Dale: Yeah, that one's on the first Friday of the month. So, we'll see.

Mr. Bedwell: Yeah.

D. Restaurant Report

Mr. Dale: I think I shared most of what was going on with the restaurant with the build-out. In three weeks, I hope to have everything except the kitchen done, the roof, the ceiling raised, all the lighting and the flooring. We did get more of that epoxy flooring down into the center area.

Mr. Guerra: The rain put a hold on that.

Mr. Dale: Yeah. Well, they would have had the front area done, but the rain was just driving and it would have not gone down as well with all of that rain.

Mr. Guerra: The railing is up.

Mr. Dale: It looks very good. There's a little more concrete laying that they have to do around the perimeter. They need that to be able to anchor whether it's plastic or mesh. I don't care, whatever is decided on, but they need something to anchor it to from the fascia that goes straight down. So, there's going to be concrete around the perimeter.

Mr. Bedwell: Can I ask Eddie a question?

Mr. Dale: Sure.

Mr. Bedwell: Where are the players checking in now?

Mr. Guerra: Right there in the front where the outside bar is.

Mr. Bedwell: Because I came today and had to walk around.

Mr. Guerra: I know. We have to pick a door. As soon as we get the counters in and the IT guy comes in and gets all of our stuff hooked up, we'll be ready to go with that.

Mr. Bedwell: Okay.

Mr. Dale: I'm very glad that we moved her grand opening to November 12th, instead of keeping it in October like we had originally thought to do, but since we're on that, we're always going to run into something, whether it's Duran.

Mr. Carnesale: I'm not saying that it was a major problem. I'm just saying that it's something we should be aware of. Okay? Duran is having an event then and it's going to be a shotgun start. They are having advertising done for that. I saw that only because I belong to the Melbourne Chamber and it was in their publication that I saw it.

Mr. Dale: It just means there's 72 golfers that will not be attending our grand opening. We will take their families and everybody else.

Mr. Carnesale: So, I'm just saying that I wouldn't know about if it wasn't for the fact that I'm getting the Chamber news.

Mr. Dale: Ed, do you want to just touch on some of the things that you're talking about program-wise for that day?

Mr. Guerra: For that day, I talked with Steve. We're going to have the Eastern Florida Golf Team coming to help us out. Steve wanted to do a long drive contest. So, they bought me a Bushnell launch monitor. We'll have that out there for people to do long drives. We will have a putting contest. Hopefully, we'll have a dunk tank with Rob in it. We're still working on that.

Mr. Carnesale: You could probably raise the most money with that.

Mr. Guerra: We'll get some Duran golfers to come over.

Mr. Dale: I don't mind. I just don't like the whole carnival aspect of it. I'm not sure.

Mr. McCarthy: Leave him alone.

Mr. Dale: Believe me, if I go into the dunk tank, then that means I get to be as obnoxious as I want to the people throwing.

Mr. Guerra: We're just going to have some activities like that. Like I said, I have Eastern Florida coming out with girls and guys. We will do a demo.

Mr. Carnesale: But if we want to do the dunk tank, we should probably have every Board Member sit in it.

Mr. Guerra: We'll have a sign-up sheet.

Mr. McCarthy: If you're going to do it, be obnoxious to the people that make you go into the water.

Mr. Guerra: Yeah.

Mr. Dale: Because we're trying to sell more.

Mr. McCarthy: Yeah, but I'll be there to support you.

Mr. Guerra: We sat down and talked. We have the timeline for when things are happening.

Mr. Dale: We've got Mr. Frank Rios who is going to be playing solo on the patio. Frank and his band played at my wedding. They're wonderful. Our karaoke folks are going to be there. They're going to be our announcer. They have a lot of speaker equipment and stuff like that, but they're not really going to be there in the capacity as karaoke hosts. They're going to just be playing music and coordinating things.

Mr. Carnesale: Right.

Mr. Dale: I know that we' talked about getting some vendors like Moon Golf and a few others. We are turning it into just a really fun day. Jeff's planning on doing all kinds of food specials. So, it should be a good time.

EIGHTH ORDER OF BUSINESS

Treasurer's Report – Consideration of Financial Statements

A. Approval of Check Register

Mr. Dale: Jason, do you want to take care of the Treasurer's Report?

Mr. Showe: Yeah. Your Check Register with your General Fund checks total \$49,616.96, Capital Reserve checks total \$68,254.75 and Golf Course checks total \$80,347.96. We can take any questions on any of those items or a motion to approve.

On MOTION by Mr. Bedwell seconded by Mr. Carnesale with all in favor the Check Register for August 20, 2022 through September 15, 2022 in the amount of \$198,219.67 was approved.

B. Balance Sheet and Income Statement

Mr. Showe: You also have the Balance Sheet and Income Statement. No action is required by the Board, but it's there for your information. If you have any questions, let us know.

Mr. Bedwell: I have a question about the personnel regarding the bonus program. Was that tied to the Recreation Fund profit or was that the General Fund plus the Recreation Fund, the total profitability? Do you remember?

Mr. Showe: I'll look back, but I'm pretty sure it was just the golf course.

Mr. Dale: I'm 90% sure.

Mr. Bedwell: We're going to lose money this month. I'm just concerned. It doesn't have to reach a certain amount, does it? If we make money, do they get some kind of bonus?

Mr. Dale: At \$250,000, they get a 3% bonus. For every \$100,000 in profitability above that, it was an additional 1%.

Mr. Bedwell: We're going to lose money this month.

Mr. Guerra: Before the month, I think we were doing pretty good.

Mr. Dale: Last month, we were at \$385,000.

Mr. Bedwell: We lost a little bit this month.

Mr. Guerra: Yeah.

Mr. Bedwell: Usually September is worse.

Mr. Carnesale: But even with that, we should probably be over \$350,000.

Mr. Bedwell: We're at \$460,000, even if we lost \$50,000.

Mr. Carnesale: I'm just saying, even if we don't make \$450,000, we should be over \$350,000, which would mean they would get 4%.

Mr. Showe: In the last financials for cashflow, we're projecting \$374,000.

Mr. Dale: \$374,000?

Mr. Showe: And that's probably conservative.

Mr. Dale: So, the \$374,000, if we were to stay at that, we're looking at a 4% bonus.

Mr. McCarthy: That's a good thing.

Mr. Guerra: We'll make it work.

NINTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Dale: Pete, do you have anything?

Mr. Carnesale: Well, I have one which probably is going to make everybody mad. With the confusion that we still have as to whether the golf course is private or public, because we still have an awful lot of people that think it's private, are we going to begin whatever processes is needed to change the wording on the two giant signs coming off of Murrell Road?

Mr. Guerra: I know that they changed the associated membership to a loyalty program.

Mr. Carnesale: I'm not talking about memberships. I'm talking about signage.

Mr. Guerra: I got you.

Mr. Carnesale: We have two giant signs coming off of Murrell Road, on either end of the golf course, which say, "*Club*." Okay? The word, "*Club*" insinuates that it's a closed membership. Alright? All I'm saying is that we should be looking at how we could change that wording. The word, "*Viera*" would just stay the way it is. The bottom piece would actually be removed and then replaced with whatever we decided that we wanted to put there instead.

Mr. Dale: Actually, you're touching on something that Tim has talked about.

Mr. Guerra: Yeah, he talked about that.

Mr. Dale: He's even talked about the logo. I don't know that we should do anything, other than planting the seed here tonight.

Mr. Carnesale: That's what I was doing.

Mr. Dale: That's what I thought you were doing. The reasoning behind that is there are also other components to this. We've talked in the past about the digital sign. We have a new County Commissioner coming on board and we're going to see what happens on that front when we have our new County Commissioner coming in.

Mr. Bedwell: I believe that the name of the community is the Viera East Golf Club. The easiest thing to do is if you get the HOA to drop the word, "*Club*" or come up with a different name, which I don't know if they're capable of doing, rather than trying to change the golf course, let's change the name of the community, so it doesn't say, "*Viera East Golf Club*." We've got a marketing program,

Mr. Dale: Right.

Mr. Carnesale: Well, the thing is, those two signs are on CDD property. It is not a problem having the HOA on board with it. We should have the HOA.

Mr. Dale: Are you 100% sure? Are you talking about the two monument signs?

Mr. Carnesale: Yes.

Mr. Bedwell: Those are the HOA signs. He's not talking about the golf course. He's talking about the community.

Mr. Dale: Understood, but are they HOA signs or signs?

Mr. Bedwell: No, community signs.

Mr. Dale: I haven't had a chance to look into any of it.

Mr. Showe: I believe that they are mostly on our property according to the Property Appraiser.

Mr. Bedwell: They may be, but I'm telling you the sign was there when I first moved here many years ago. That's the name of the community.

Mr. Dale: Right. We're not going to throw anybody under the bus or anything like that. I think there's some fact gathering. That's part of the reason why I don't want to do anything right now.

Mr. Bedwell: I just think it's easier to change the name of the community or we can change the golf course name.

Mr. McCarthy: A club connotes a country club.

Mr. Dale: Right.

Mr. Guerra: Correct.

Mr. McCarthy: It's a municipal golf course. So, the word, "*Club*" is the wrong word in my view.

Mr. Dale: Yeah.

Mr. Carnesale: That's all I was getting at. These are the large signs coming in off of Murrell Road, which is the main road that everybody sees.

Mr. Bedwell: I think that's a good thing to do, Pete.

Mr. Dale: One of the easiest ones that I've heard Tim talk about, and I'm not looking for approval or anything, but I heard him mention, "*Viera East Golf Course*" instead of "*Viera East Golf Club*."

Mr. McCarthy: It is a public golf course. When you say, "*Club*," It's a private country club.

Mr. Dale: Right. I think when the time comes, we've got to determine who owns what. We're not going to throw anybody under the bus. Obviously, this is an issue for that specific community and is going to be part of the consideration and everything.

Mr. Bedwell: Our first step is to find out what the official name of that community is.

Mr. Dale: Right.

Mr. Bedwell: I think it's, "*Viera East Golf Club.*"

Mr. Dale: Right.

Mr. McCarthy: I think it's, "*Viera East Golf Course Community.*" When I write the check, that sticks out in my mind.

Mr. Bedwell: Maybe I'm wrong. We should be able to find that out.

Mr. McCarthy: I can find out when I get home. I think it's, "*Viera East Homeowners Community,*" but I could be wrong.

Mr. Bedwell: Okay.

Mr. Dale: I think it's something that's coming up that we've got to talk about.

Mr. Bedwell: Eventually. At the annual meeting, don't you list all of the communities in Viera East? What do they call that one?

Mr. Dale: It's VEGC. The Viera East Golf Course.

Mr. Guerra: Club is what I think is the C.

Mr. Bedwell: Those big signs on Murrell Road is advertising the community, not the golf club.

Mr. Dale: It's the Viera East Golf Community.

Mr. Bedwell: Yeah.

Mr. Bedwell: So, it doesn't say, "*Club.*" It says, "*Community.*" I don't see the word, "*Community*" on the sign.

Mr. Dale: Right.

Mr. Bedwell: Anyway.

Mr. Dale: There is a little bit of fact-finding that we have to do on that, but it's on the agenda at some point here.

Mr. Showe: Based on the Property Appraiser, the sign to the South, looks like at least where the words are, are on CDD property. The sign to the North, according to the Property Appraiser is clearly on CDD property, but again, that's not a survey. That's just a photo, so it's

not official. I think engaging in conversations with that community would be likely the best way to get started.

Mr. Dale: Yeah. Maybe you have a two-tiered thing.

Mr. Showe: Just make sure they don't oppose anything that you put there.

Mr. Dale: Right.

Mr. Showe: We can flag that for future discussion.

Mr. Carnesale: That's why I said begin the process of determining whatever is needed. I didn't state to actually go do it.

Mr. Dale: Paul?

Mr. McCarthy: I actually have one thing. Ines contacted me and the checks have to be signed. I'll go in and sign them tomorrow. Steve, I think is getting back on Monday. She'll have them out right away when Steve gets done with it.

Mr. Dale: Wonderful. Thank you.

Mr. McCarthy: You're welcome.

TENTH ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Dave Bedwell

Mr. Dale: It is with not great happiness that I have to present our next item.

Mr. Bedwell: It's about me.

Mr. Showe: You don't have to accept it. I think he's leaving either way.

Mr. Dale: I think he's going to go one way or the other.

Mr. Bedwell: I've enjoyed it.

Mr. McCarthy: Do we have to accept it?

Mr. Carnesale: Unfortunately, he's actually moving out of the area. He's not leaving because he didn't like the Board. He's not leaving because he didn't like what he was doing. He's leaving because he's physically moving.

Mr. Showe: Fair enough.

Mr. Dale: I do have one request, Dave. For our final meeting that Paul is going to be at...

Mr. Bedwell: Which is in November.

Mr. Dale: In November, do we have a date for the final?

Mr. Bedwell: The Board meeting or the workshop?

Mr. Dale: The last Board meeting.

Mr. Bedwell: That's the third week in November then. It changes in November and December.

Mr. Showe: That would be November 17th.

Mr. Dale: Okay. So, the 17th. If I can have it here at that one also.

Mr. Bedwell: I'll be here.

Mr. Dale: I just didn't have enough time to get things coordinated.

Mr. Bedwell: No, no, no. I'll be here on the 17th.

Mr. Dale: Between that and everything going on with the course, it's been crazy.

Mr. Bedwell: I saw you over there today. You looked like you were busy.

Mr. Dale: It's like pulling my hair out and then poor Eddie. We weren't even open and he's got the villagers with pickaxes ready.

Mr. Guerra: That was a fun experience.

Mr. Dale: He had some guy with a rain check that didn't want to accept no for an answer.

Mr. Carnesale: When I come by, all Eddie has time to do is to say, "*Hi.*"

Mr. Guerra: I just wave.

Mr. Dale: Thank you. You guys have been on this Board for quite a while.

Mr. McCarthy: I don't know if I'm allowed, but I may come to the Board meeting once in a while.

Mr. Dale: Just to laugh at us.

Mr. Showe: You don't have to live here to be able to come.

Mr. Carnesale: Nobody said that the audience has to live here.

Mr. Dale: It's important that all of that hard work you guys have put in gets recognized. But with that said, we have a vacancy.

Mr. Showe: Well, we would need to accept the resignation first. We would need a motion to accept that resignation.

On MOTION by Mr. Bedwell seconded by Mr. McCarthy with all in favor the resignation of Mr. Dave Bedwell was accepted.

B. Appointment of Individual to Fulfill the Board Vacancy with Term Ending November 2022

Mr. Showe: We now have a vacancy for Seat 1. Obviously, that's the seat Ms. Jennifer DeVries qualified for. So, if the remainder of the Board is amenable, you can appoint Jennifer to fill the seat, which would just be the term through the end of November 2022.

Mr. Dale: When was yours effective, Dave? Tonight, was it?

Mr. Bedwell: Yeah.

Mr. Dale: Okay.

Mr. Bedwell: It was the 29th or something. I don't know when.

Mr. Showe: Yeah. It's effective now. Essentially, you've accepted the resignation, so it was effective as of the end of this meeting.

Mr. Dale: Got it. Okay. I'm just thinking for purposes of signage, if anybody needs to sign anything or whatever. So, the thought process was, we've got Ron who's going to be coming onto the Board, but actually the person who's going to take that seat is Jennifer.

Mr. Bedwell: Yeah.

Mr. Dale: So, it seems to make more sense to have Jennifer fill that seat. That's my recommendation. We've been communicating with her and she is going to be back. She's out of town right now, but she'll be back the first week of October and we'll be able to be at the Board workshop. So, that's my recommendation. She is willing to take that seat, if somebody wants to make a motion to accept Jennifer on an appointment basis.

Mr. Showe: The official motion would be to appoint Jennifer to Seat 1.

On MOTION by Mr. Carnesale seconded by Mr. McCarthy with all in favor the appointment of Ms. Jennifer DeVries to fill Seat 1 with a term ending November 2022 was approved.

C. Administration of Oath of Office to Newly Appointed Supervisor

Ms. Jennifer DeVries was not present.

D. Consideration of Resolution 2022-04 Electing Officers

Mr. Showe: The next thing to do, so she would be able to sign documents, we prepared Resolution 2022-04. We would keep all of the seats the same, except Jennifer would fill Dave's spot as Assistant Secretary, for the purpose of signing documents. So, the motion would be to

approve Resolution 2022-04 with the current officers all remaining the same with the exception of switching Jennifer for Dave.

On MOTION by Mr. Carnesale seconded by Mr. McCarthy with all in favor electing Ms. Jennifer DeVries as Assistant Secretary as evidenced by Resolution 2022-04 was adopted.

Mr. Bedwell: Is she going to be here for the workshop?

Mr. Dale: Yes, sir.

Mr. Showe: We'll do the oath then.

Mr. Dale: At the workshop. Alright.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

SECTION A

**AGREEMENT BETWEEN ECOR INDUSTRIES, INC., AND
THE VIERA EAST COMMUNITY DEVELOPMENT DISTRICT REGARDING THE
PROVISION OF AQUATIC MANAGEMENT SERVICES**

This Agreement is made and entered into this _____ day of _____, 2022, by and between:

The **Viera East Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Brevard County, Florida, and with offices at 2300 Clubhouse Drive, Viera, Florida, 32955, ("District"), and

ECOR Industries, Inc., a Florida corporation located in Melbourne, Florida, with offices located at 2820 Electronics Drive, Melbourne, Florida 32935 ("Contractor").

RECITALS

WHEREAS, the District is a special purpose unit of local government established pursuant to and governed by Chapter 190, Florida Statutes;

WHEREAS, Contractor submitted a proposal attached here as Attachments "A", "B", "C", "D" and "E" incorporated herein by reference;

WHEREAS, the Board of Supervisors of the District selected the proposal submitted by Contractor; and

WHEREAS, Contractor represents that it is qualified to serve as an aquatic management contractor and provide such services to the District.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows;

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated, inclusive of the above referenced exhibits, into and form a material part of this Agreement.

SECTION 2. DUTIES. The duties, obligations, and responsibilities of the Contractor are those as described in incorporated Attachments "A", "B", "C", "D" and "E". Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Contractor shall report to the District Manager or his designee.

SECTION 3. COMPENSATION. District agrees to compensate the Contractor in accordance with Exhibit A. Contractor shall provide the District with an invoice on the first of the month on a monthly basis stating the services provided in the preceding month. Payment shall be made by the District after approval of the invoice by the District's Board of Supervisors.

SECTION 4. INDEPENDENT CONTRACTOR. The District and Contractor agree and acknowledge that Contractor shall serve as an independent contractor of the District.

SECTION 5. TERM. This Agreement shall commence on October 1, 2022 and shall continue for a period of one (1) year unless terminated in accordance with this Agreement.

SECTION 6. INSURANCE. The Contractor shall maintain the following insurance coverage's during the execution of this Project:

- Comprehensive General Liability covering all operations, including legal liability and completed operations/products liability, with minimum limits of \$1,000,000 combined single limit occurrence;
- Comprehensive Automobile Liability Insurance covering owned, non-owned, or rented automotive equipment to be used in performance of the Work with minimum limits of \$500,000 combined single limit per occurrence; and
- Workers compensation insurance in a form and in amounts prescribed by the laws of the State of Florida.

SECTION 7. INDEMNIFICATION. Contractor agrees to indemnify and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto. Contractor agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute.

SECTION 8. ENFORCEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

SECTION 9. RECOVERY OF COSTS AND FEES. In the event that either Party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the other party all attorneys fees and costs incurred, including reasonable attorneys' fees and costs.

SECTION 10. CANCELLATION. The District shall also have the right to cancel this Agreement at any time upon seven (7) days written notice due to Contractor's failure to perform in accordance with the terms of this Agreement or for any reason.

SECTION 11. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

SECTION 12. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing, which is executed by both of the parties hereto.

SECTION 13. ASSIGNMENT. Neither the District nor the Contractor may assign their rights, duties, or obligations under this Agreement or any monies to become due hereunder without the prior written approval of the other.

SECTION 14. APPLICABLE LAW. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

SECTION 15. CONFLICTS. In the event of a conflict between any provision of this Agreement and the terms and conditions, then this Agreement shall control.

SECTION 16. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is Jason Showe ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records

that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, JSHOWE@GMSCFL.COM, OR C/O GOVERNMENTAL MANAGEMENT SERVICES - CENTRAL FLORIDA, LLC, 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year first written above.

ATTEST:

**VIERA EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary

Chairman/Vice Chairman

WITNESS:

ECOR INDUSTRIES, INC.

Print Name of Witness

By: _____
Title: _____



2840 Electronics Dr - Melbourne, FL 32935
(321) 254-0930 - Fax (321) 254-4695

ATTACHMENTS A, B, C, D, E & F AQUATIC SERVICE SCOPE OF WORK

This Agreement made the date set forth below, by and between **ECOR Industries Inc.** also hereinafter called **ECOR**, and

Viera East Community Development District
2300 Clubhouse Drive
Viera, FL 32955

One Year: 10/01/22 – 09/30/23
Monthly Thereafter

hereinafter called “**Customer**”. The parties hereto agree as follows:

ECOR agrees to maintain the lakes and natural areas referenced in Attachments A, B, C, D & E in accordance with the terms and conditions of this agreement as listed below:

- ◆ Control of invasive and exotic emerged shoreline grasses, cattails, torpedo grass, etc., growing up to the high-water mark. Native plants deemed beneficial and desirable by the **Customer** will not be targeted.
- ◆ Control of filamentous and macrophytic algae.
- ◆ Control of invasive and exotic floating vegetation such as hyacinths, waterfern, and duckweed.
- ◆ Control of invasive and exotic submerged vegetation such as pondweed, eleocharis, and hydrilla with contact herbicides. Lakes requiring a whole water body dosage with a systemic herbicide will be quoted as needed.
- ◆ Supplemental stocking of 100 triploid grass carp as permitted under Florida Fish and Wildlife #MT-19-CR-97-0451
- ◆ Monthly inspection and treatment as may be required by **ECOR** to maintain a clean body of water.

Service Fees:

A statement and invoice for the month’s inspection and treatments will be mailed at the end of the month.

Customer agrees to pay **ECOR** in the following manner and amount with terms of Net 30:

Attachment A - \$4,147.36 monthly
Attachment B - \$4,012.40 monthly
Attachment C - \$1,540 quarterly
Attachment D - \$380 every other month
Attachment E - \$808.64 monthly
Attachment F - \$200 every other month

AQUATIC SERVICE ADDENDUM

1. **ECOR's** "Aquatic Service Agreement" will be conducted in a manner consistent with integrated lake management practices. This may include chemical and biological control along with the acceptance that some species of vegetation may be beneficial in maintaining a balanced aquatic ecosystem. **ECOR** is fully insured, licensed, and certified with documentation provided upon request.
2. It is the **Customer's** responsibility to notify **ECOR** of all work areas that are designated as mitigation sites and have desirable plants installed. **ECOR** assumes no responsibility for damaged plants where **Customer** has failed to notify **ECOR** of such areas.
3. **ECOR** will not be responsible for removal of dead vegetation such as cattails, hyacinths, or torpedo grass, which may take many months to decompose. **ECOR** may provide a quotation for such services upon request.
4. **ECOR** will not be responsible for the cleanup of any dead fish unless directly resulting from a negligent application by **ECOR** such as using an aquatic herbicide inconsistent with label directions. Fish kills may occur for a variety of reasons including but not limited to runoff, algae blooms, cloudy weather, water temperature, and low dissolved oxygen. **ECOR** may provide a quotation for such services upon request.
5. **ECOR** will not be responsible for the removal of trash or debris unless contracted to do so as an optional service.
6. **ECOR** will not be responsible for the installation or maintenance of any aeration devices.
7. **ECOR** will notify the **Customer** of any deficiencies in the water control structures that may require repair.
8. **ECOR** will notify the **Customer** of any erosion or washout problems. The report will site the specific lake with a general location (ie. Lake 10, northeast corner). **ECOR** is not responsible for any repairs or maintenance of erosion or washout areas.
9. **ECOR** advocates the use of triploid grass carp as a biological means of lake management. The stocking of these carp or any other fish is provided for vegetation management purposes only.
10. Water use restrictions after treatments are not often required. When restrictions are required, **ECOR** will notify the **Customer** in writing of all restrictions that apply. **ECOR** will not be held liable for damages resulting from the **Customer** failing to follow restrictions.
11. Customer agrees to pay **ECOR** upon completion of the work as reported and invoiced for that month with terms of Net 30. Past due balances shall be assessed a finance charge of 1.5% (18% APR) until the entire balance is paid in full. If the **Customer** fails to make payments as required, the account may be considered by **ECOR**, at its option, to be in default and the **Customer** shall be responsible for the payment of all costs of collection, including reasonable attorney fees, as allowed by law.

VIERA EAST COMMUNITY DEVELOPMENT DISTRICT 2022-23

AQUATIC WEED CONTROL

ATTACHMENT A - 39 SITES

NOTE: Please refer to site maps. Use the map/site numbers listed below to find general location of each site. The map/site number and site name shall be referenced on all invoices.

MAP GRID #	SITE NUMBER	SITE NAME	SURFACE ACRES	MONTH
B 2	2	MAINTENANCE GARAGE NORTH	1.46	\$ 40.88
B 2/3	3	ADDINGTON-BRIGHTWOOD	6.07	\$ 169.96
B 2	3A	ADDINGTON CT	2.27	\$ 63.56
A/B 2/3	4	BRIGHTWOOD	4.32	\$ 120.96
A/B 2	5	BRIGHTWOOD-CANTERBURY	4.00	\$ 112.00
B 2	6	DURBAN-VEGC ENTRANCE	3.31	\$ 92.68
A 2	8	CANTERBURY-HOLE 10	1.23	\$ 34.44
A 2	9	CANTERBURY	3.05	\$ 85.40
A/B 2	10	STRATFORD-HOLE 9	5.02	\$ 140.56
B 2	11	OAKLEFE-HOLE 18	1.40	\$ 39.20
A 1/2	12	STRATFORD PLACE	4.67	\$ 130.76
A 2	13	CANTERBURY NORTH	0.85	\$ 23.80
A 1	18	BLACKHEATH	6.56	\$ 183.68
A 1	19	WOODHALL-ABERDEEN	3.66	\$ 102.48
A 1	20	ABERDEEN	5.42	\$ 151.76
A 1	21	ABERDEEN-HOLE 5	3.45	\$ 96.60
B 1	22	COLLINGTREE-WOODHALL	2.21	\$ 61.88
C 7	24	HAMMOCK TRACE-EAST	3.15	\$ 88.20
A 1	25	ABERDEEN-BLACKHEATH	2.90	\$ 81.20
B/C 6/7	26	HAMMOCK LAKES-WEST	5.67	\$ 158.76
C 6/7	27	HAMMOCK LAKES-EAST	4.99	\$ 139.72
D 3	31	HERON'S LANDING	12.23	\$ 342.44
C 6/7	33	FAWN RIDGE-WEST	5.91	\$ 165.48
C 6	33A	FAWN RIDGE-CENTRAL	1.06	\$ 29.68
D 6	34	FAWN RIDGE-EAST	8.51	\$ 238.28
C 4	36A	GRAND ISLE-CENTRAL	1.81	\$ 50.68
C 4	37	GRAND ISLE-NORTH	19.19	\$ 537.32
C 4	38	GRAND ISLE-NORTH		\$ -
B 4	43	BAYHILL-WEST	9.30	\$ 260.40
C 6	44	WOODSIDE PARK	0.46	\$ 12.88
B 3	54	OSPREY RIDGE-ENTRANCE	0.37	\$ 10.36
C 3	55	OSPREY RIDGE-CENTRAL	0.39	\$ 10.92
C 3	56A	OSPREY RIDGE-CENTRAL WEST	0.18	\$ 5.04
C 2	56B	OSPREY RIDGE-CENTRAL EAST	0.04	\$ 1.12
C 2	58	OSPREY RIDGE WEST	0.19	\$ 5.32
B 2	59	OSPREY CLUBHOUSE DRIVE	1.21	\$ 33.88
B 1	60	HERITAGE SOUTH	0.53	\$ 14.84
C/D 3	63	HERON'S LANDING WEST	7.41	\$ 207.48
C 2	70	BENNINGTON CENTRAL	3.67	\$ 102.76

MONTHLY FEE	\$ 4,147.36
ANNUAL FEE	\$ 49,768.32

**VIERA EAST COMMUNITY DEVELOPMENT DISTRICT 2022-23
NATURAL AREAS MANAGEMENT & AQUATIC WEED CONTROL
ATTACHMENT B - 31 SITES**

NOTE: Please refer to site maps. Use the map/site numbers listed below to find general location of each site. The map/site number and site name shall be referenced on all invoices.

MAP GRID #	SITE NUMBER	SITE NAME	SURFACE ACRES	MONTH
B 3	1	GOLF COURSE 12/13 FAIRWAYS	18.53	\$ 518.84
B 2	7	DURBAN-ADDINGTON	10.73	\$ 300.44
A/B 1	14	PARKSTONE	1.90	\$ 53.20
B 1	15	OAKLEFE-HOLE 17	1.61	\$ 45.08
B 1	16	VEGC NORTH ENTRANCE	0.94	\$ 26.32
B 1	17	GOLF VISTA BLVD	0.75	\$ 21.00
A 1	18A	STRATFORD ENTRANCE	0.55	\$ 15.40
B 1	23	COLLINGTREE	14.15	\$ 396.20
B/C 7	28	HAMMOCK TRACE-WEST	4.83	\$ 135.24
D 3	29	HERON'S LNDG-VIERA BLVD	8.40	\$ 235.20
B 2/3	30	MAINTENANCE GARAGE SOUTH	0.67	\$ 18.76
C 4	36	GRAND ISLE-SOUTH	3.46	\$ 96.88
B/C 4	41	BAYHILL	9.82	\$ 274.96
B 3/4	42	BAYHILL NORTH	1.39	\$ 38.92
B 3/4	42A	STAR RUSH POND	0.10	\$ 2.80
B 3/4	42B	STAR RUSH CANAL	0.55	\$ 15.40
B 4	43A	BAYHILL-FLOWWAY	6.42	\$ 179.76
A/B 1	45	V.E.G.C. NORTH FLOWWAY WEST	7.24	\$ 202.72
B/C 3	53	OSPREY RIDGE-S	9.33	\$ 261.24
C 2	56	OSPREY RIDGE-NW	0.87	\$ 24.36
B 2	57	OSPREY LANDING	4.65	\$ 130.20
B 1	61	HERITAGE NORTH	9.01	\$ 252.28
B/C 1	62	V.E.G.C. NORTH FLOWWAY EAST	10.48	\$ 293.44
B 2	64	CLUBHOUSE DRIVE NORTHSIDE	1.82	\$ 50.96
B/C 2	65	CLUBHOUSE DRIVE SOUTHSIDE	1.66	\$ 46.48
B/C 2	66	BENNINGTON WEST	1.65	\$ 46.20
B 1	67	TEMPLETON WEST	2.95	\$ 82.60
C 1	68	TEMPLETON EAST	1.24	\$ 34.72
B 1/2	69	SOMMERVILLE	2.62	\$ 73.36
D 2/3	84	HERON'S LANDING-NORTH	4.38	\$ 122.64
C 3	85	HERON'S LANDING NORTHWEST	0.60	\$ 16.80

MONTHLY FEE	\$ 4,012.40
ANNUAL FEE	\$ 48,148.80

**VIERA EAST COMMUNITY DEVELOPMENT DISTRICT 2022-23
HEADER CANAL QUARTERLY SERVICE
ATTACHMENT C - EMERGENT VEGETATION CONTROL**

*NOTE: Chemical control for emergent vegetation only.
Hydrilla control quoted and done on an as needed basis.*

MAP GRID #	SITE NUMBER	SITE NAME	SURFACE ACRES	QUARTERLY
A-C 1-7	48	VIERA - WEST HEADER CANAL	26.61	\$ 1,540.00

SERVICE FEE (4 TIMES A YEAR) \$ 1,540.00
ANNUAL FEE \$ 6,160.00

**VIERA EAST COMMUNITY DEVELOPMENT DISTRICT 2022-23
BAYHILL FLOW-WAY BOAT WORK WITH FLOATING VEGETATION CONTROL
ATTACHMENT D**

NOTE: Chemical control done on an every other month basis for maintenance of the flow-way

MAP GRID #	SITE NUMBER	SITE NAME	SURFACE ACRES	EVEN MONTHS
B 4	43A	BAYHILL-FLOWWAY W/FLOATING	6.42	\$ 380.00

SERVICE FEE (6 TIMES A YEAR) \$ 380.00
ANNUAL FEE \$ 2,280.00

**VIERA EAST COMMUNITY DEVELOPMENT DISTRICT 2022-23
AQUATIC WEED CONTROL FOR WINGATE & AUBURN LAKES
ATTACHMENT E - 13 SITES**

NOTE: Please refer to site maps. Use the map/site numbers listed below to find general location of each site. The map/site number and site name shall be referenced on all invoices.

MAP GRID #	SITE NUMBER	SITE NAME	SURFACE ACRES	MONTH
C 1	71	WINGATE ESTATES - TRACT H	2.80	\$ 78.40
C 1	72	WINGATE ESTATES - TRACT I	3.24	\$ 90.72
C 1	73	WINGATE ESTATES - TRACT K	4.91	\$ 137.48
C 1	74	WINGATE ESTATES - TRACT M	1.46	\$ 40.88
C 1	75	WINGATE ESTATES - TRACT D	1.58	\$ 44.24
C 1	76	AUBURN LAKES - TRACT 3	0.98	\$ 27.44
D 1	77	AUBURN LAKES - TRACT 16	1.77	\$ 49.56
D 1	78	AUBURN LAKES - TRACT 4	2.73	\$ 76.44
D 1	79	AUBURN LAKES - TRACT 5	1.56	\$ 43.68
C/D 1/2	80	AUBURN LAKES - TRACT 6	5.43	\$ 152.04
C 1/2	81	AUBURN LAKES - TRACT 7	0.82	\$ 22.96
D 2	82	AUBURN LAKES - TRACT 10	0.62	\$ 17.36
D 2	83	AUBURN LAKES - TRACT 12	0.98	\$ 27.44

MONTHLY FEE \$ 808.64
ANNUAL FEE \$ 9,703.68

VIERA EAST COMMUNITY DEVELOPMENT DISTRICT 2022-23
BAYHILL FLOW-WAY BOAT WORK WITH FLOATING VEGETATION CONTROL
ATTACHMENT F - GRAND ISLE TRACTS M2 & M3

NOTE: Chemical control done on an every other month basis for maintenance of the wetland

MAP GRID #	SITE NUMBER	SITE NAME	SURFACE ACRES	EVEN MONTHS
C 4	M2/M3	GRAND ISLE LK 36 TRACTS M2/M3	1.10	\$ 200.00

SERVICE FEE (6 TIMES A YEAR)	\$ 200.00
ANNUAL FEE	\$ 1,200.00

SECTION B

**AGREEMENT BETWEEN KEVIN L. ERWIN CONSULTING ECOLOGIST, INC.,
AND THE VIERA EAST COMMUNITY DEVELOPMENT DISTRICT REGARDING
THE PROVISION OF HABITAT MANAGEMENT SERVICES**

This Agreement is made and entered into this _____ day of _____, 2022, by and between:

The **Viera East Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Brevard County, Florida, and with offices at 2300 Clubhouse Drive, Viera, Florida, 32955, ("District"), and

Kevin L. Erwin Consulting Ecologist, a Florida corporation located in Melbourne, Florida, with offices located at 2077 Bayside Parkway, Fort Myers, Florida 33901 ("Contractor").

RECITALS

WHEREAS, the District is a special purpose unit of local government established pursuant to and governed by Chapter 190, Florida Statutes;

WHEREAS, Contractor submitted a proposal attached here as Attachment "A" incorporated herein by reference;

WHEREAS, the Board of Supervisors of the District selected the proposal submitted by Contractor; and

WHEREAS, Contractor represents that it is qualified to serve as an aquatic management contractor and provide such services to the District.

Now, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows;

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated, inclusive of the above referenced exhibits, into and form a material part of this Agreement.

SECTION 2. DUTIES. The duties, obligations, and responsibilities of the Contractor are those as described in incorporated Attachment A. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Contractor shall report to the District Manager or his designee.

SECTION 3. COMPENSATION. District agrees to compensate the Contractor in accordance with Exhibit A. Contractor shall provide the District with an invoice on the first of the month on a monthly basis stating the services provided in the preceding month. Payment shall be made by the District after approval of the invoice by the District's Board of Supervisors.

SECTION 4. INDEPENDENT CONTRACTOR. The District and Contractor agree and acknowledge that Contractor shall serve as an independent contractor of the District.

SECTION 5. TERM. This Agreement shall commence on October 1, 2022, and shall continue for a period of one (1) year unless terminated in accordance with this Agreement.

SECTION 6. INSURANCE. The Contractor shall maintain the following insurance coverage's during the execution of this Project:

- Comprehensive General Liability covering all operations, including legal liability and completed operations/products liability, with minimum limits of \$1,000,000 combined single limit occurrence;
- Comprehensive Automobile Liability Insurance covering owned, non-owned, or rented automotive equipment to be used in performance of the Work with minimum limits of \$500,000 combined single limit per occurrence; and
- Workers compensation insurance in a form and in amounts prescribed by the laws of the State of Florida.

SECTION 7. INDEMNIFICATION. Contractor agrees to indemnify and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto. Contractor agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute.

SECTION 8. ENFORCEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

SECTION 9. RECOVERY OF COSTS AND FEES. In the event that either Party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the other party all attorneys fees and costs incurred, including reasonable attorneys' fees and costs.

SECTION 10. CANCELLATION. The District shall also have the right to cancel this Agreement at any time upon seven (7) days written notice due to Contractor's failure to perform in accordance with the terms of this Agreement or for any reason.

SECTION 11. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

SECTION 12. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing, which is executed by both of the parties hereto.

SECTION 13. ASSIGNMENT. Neither the District nor the Contractor may assign their rights, duties, or obligations under this Agreement or any monies to become due hereunder without the prior written approval of the other.

SECTION 14. APPLICABLE LAW. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

SECTION 15. CONFLICTS. In the event of a conflict between any provision of this Agreement and the terms and conditions, then this Agreement shall control.

SECTION 16. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is Jason Showe ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure

requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, JSHOWE@GMSCEL.COM, OR C/O GOVERNMENTAL MANAGEMENT SERVICES - CENTRAL FLORIDA, LLC, 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

IN WITNESS WHEREOF, the parties hereto have signed this Amendment to Agreement on the day and year first written above.

ATTEST:

**VIERA EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary

Chairman/Vice Chairman

WITNESS:

**KEVIN L. ERWIN CONSULTING
ECOLOGIST, INC.**

Sheanna Hunt

Sheanna Hunt

Print Name of Witness

Kris Bowman for Kevin Erwin

By: Kris Bowman

Title: Senior Ecologist

Habitat Management of Florida Scrub Jay Preserves

Authorization No. 25
Job No. **CDDSCR112.10**
Date: August 31, 2022

VIERA EAST COD **REQUEST FOR AUTHORIZATION** **PER CONTRACT**

1. SCOPE OF SERVICES

- A. Coordinate and Supervise Off-site Habitat Management
- B. Coordinate and Supervise On-site Habitat Management
- C. Scrub Jay Surveys During Nesting Season (April 2023)
- D. Annual Habitat Management Report

2. BASIS OF COMPENSATION

Hourly rate per our agreement. Estimated fee is \$18,800.00, plus reimbursables, a total of \$20,680.00.

3. TIME OF PERFORMANCE

Service to be rendered will commence upon District approval and will be completed by September 30, 2023.

4. APPROVAL

Submitted by: Kris Bowman for Kevin Erwin Date: 10/12/2022
Kevin L. Erwin Consulting Ecologist, Inc.

Approved by: _____ Date: _____
Viera East COD

NOTE: The above is based on previous work and may be subject to change due to construction, new projects, agency requests, etc.

Habitat Management of Florida Scrub Jay Preserves

VIERA EAST CDD

FEE ANALYSIS

W.A.#

Scope Item	Senior Ecologist	Admin/Clerical	GIS
A. Coordinate and Supervise Off-site Habitat Management	35		2
B. Coordinate and Supervise On-site Habitat Management	20		2
C. Scrub Jay Surveys During Nesting Season (April 2023)	40		2
D. Annual Habitat Management Report	12	8	6
TOTAL	107	8	12

Summary

Senior Ecologist	107 hours @ \$160	=	\$17,120.00
Administrative/Clerical	8 hours @ \$75	=	\$600.00
GIS	12 hours @ \$90	=	\$1,080.00

Subtotal \$18,800.00

(Reimbursable @ 10%) \$1,880.00

TOTAL \$20,680.00

COD - General Services

Authorization No. 25
Job No. **CDDC3123.Y**
Date: August 31, 2022

VIERA EAST COD **REQUEST FOR AUTHORIZATION** **PER CONTRACT**

1. SCOPE OF SERVICES

- A. Review of COD Preserve Areas Upon Request
- B. Miscellaneous Permit Review and Project Coordination
- C. Review and Comment on Property Issues Upon Request
- D. Meeting with Board and Staff on Ecological Items Upon Request
- E. Coordinate and Plan Activities with Maintenance Department

2. BASIS OF COMPENSATION

Hourly rate per our agreement. Estimated fee is \$17,085.00, plus reimbursables, for a total of \$18,794.00.

3. TIME OF PERFORMANCE

Service to be rendered will commence upon District approval and will be completed by September 30, 2023.

4. APPROVAL

Submitted by: Kris Bowman for Kevin Erwin Date: 10/12/2022
Kevin L. Erwin Consulting Ecologist, Inc.

Approved by: _____ Date: _____
Viera East COD

NOTE: The above is based on previous work and may be subject to change due to construction, new projects, agency requests, etc.

COD - General Services

VIERA EAST COD

FEE ANALYSIS

W.A.# _____

Scope Item	Senior Ecologist	Admin/Clerical	GIS
A. Review of CDD Preserve Areas Upon Request	45	1	1
B. Miscellaneous Permit Review and Project Coordination	25	8	
D. Review and Comment on Property Issues Upon Request		3	15
E. Meeting with Board and Staff on Ecological Items Upon Request	10		
F. Coordinate and Plan Activities with Maintenance Department	10	1	3
TOTAL	90	13	19

Summary

Senior Ecologist	90 hours@ \$160	=	\$14,400.00
Administrative/Clerical	13 hours@ \$75	=	\$975.00
GIS	19 hours@ \$90	=	\$1,710.00

Subtotal \$17,085.00

(Reimbursable@ 10%) \$1,709.00

TOTAL \$18,794.00

SECTION C



Ground Professionals, LLC
2135 Aurora Road
Melbourne, FL 32935 US
annette@groundprofessionalsllc.com
www.groundprofessionalsllc.com/

Estimate

ADDRESS

Viera East Community Association
Fairway Property Management
ATTN: Eric Byrd
1331 Bedford Dr. Suite 103
Melbourne, FL 32940

SHIP TO

Viera East Community Association
Fairway Property Management
ATTN: Eric Byrd
1331 Bedford Dr. Suite 103
Melbourne, FL 32940

ESTIMATE #	DATE	
6491B	10/17/2022	

MEMO

LAC req' Clubhouse Dr Monuments

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Landscaping	Install Green Queen Emma (smaller 3 Gallon) around each existing Purple Queen Emma	12	29.00	348.00
	Landscaping	Remove ALL existing/declining Blue Daze in landscape bed	180	16.00	2,880.00
	Landscaping	Labor to Plant Landscapine	1	560.00	560.00

TOTAL

\$3,788.00

SECTION D

Prepared by and return to:
Joseph A. Probasco, Esq.
1801 N. Highland Avenue
Tampa, Florida 33602

ACCESS EASEMENT AGREEMENT

This ACCESS EASEMENT AGREEMENT (this "**Agreement**"), dated as of _____, 2022 (the "**Effective Date**"), is entered into between VIERA EAST COMMUNITY DEVELOPMENT DISTRICT, a Florida special purpose government entity, having an address at 219 E. Livingston Street, Orlando, Florida 32801 (hereinafter, the "**Grantor**"), and DMI NEBRASKA, LLC, a Florida limited liability company, having an address at P.O. Box 7078 Wesley Chapel, Florida 33545 (hereinafter, the "**Grantee**").

WITNESSETH:

WHEREAS, Grantor is the fee owner of certain land located in the City of Rockledge, County of Brevard and State of Florida, hereinafter referred to as "**Parcel A**," and more particularly described on Exhibit "A" attached hereto and made a part hereof;

WHEREAS, Grantee is the fee owner of certain land located in the City of Rockledge, County of Brevard and State of Florida, hereinafter referred to as "**Parcel B**," and more particularly described on Exhibit "B" attached hereto and made a part hereof;

WHEREAS, Grantee desires for Grantor to grant to Grantee a vehicular and pedestrian access easement over a portion of Parcel A, and Grantor is willing to grant to Grantee an easement for vehicular and pedestrian access over such portion of Parcel A (the "**Easement Area**"), as more particularly described by a metes and bounds description and a diagrammatic sketch depicting the Easement Area on Exhibit "C" attached hereto and made a part hereof;

NOW, THEREFORE, for One Hundred and No/100 Dollars (\$100.00) and other good and valuable consideration paid by Grantee to Grantor and the mutual covenants, terms, and conditions set forth herein, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Recitals. The foregoing recitals are true and correct in their entirety, and are incorporated herein by reference.

2. Grant of Easement. Grantor hereby grants and conveys to Grantee, its heirs, legal representatives, successors, and assigns, a perpetual, non-exclusive access easement for vehicular and pedestrian ingress, egress and access (the "**Easement**") on, over, across, under and through the Easement Area, for the limited purpose of allowing Grantee and Grantee's agents, employees, contractors, subcontractors, agents, guests and invitees (collectively, "**Grantee's Permitted Parties**") vehicular and pedestrian access to Parcel B. Notwithstanding the foregoing, the Easement specifically excludes: (i)

construction and heavy equipment ingress, egress and access; and (ii) parking of any cars within the Easement Area.

3. Use of Easement Area. Subject to the limitations set forth above, Grantee shall use the Easement Area only for the limited purposes of vehicular and pedestrian ingress, egress and access, and shall not extend the Easement to benefit any property other than Grantee's Property. At all times during the term of this Agreement, Grantee's use of the Easement Area shall comply with all applicable laws, codes, rules, orders, permits and approvals. Grantee shall be solely responsible for obtaining any and all permits or approvals necessary for Grantee's use, enjoyment, maintenance or repair of the Easement Area as contemplated by this Agreement.

4. "As-Is." Grantor makes no representation or warranty, express or implied, with respect to the Easement Area or the physical condition thereof, including, without limitation, the suitability of same for the purposes contemplated by this Agreement. Further, the Easement is granted to and accepted by Grantee in its "AS IS, WHERE IS" condition and without any warranty or representation, express or implied, by Grantor as to the condition or suitability of the Easement for Grantee's purposes, uses or otherwise. Grantee acknowledges that the Easement granted herein is subject to all easements, restrictions, reservations and all other matters of record.

5. Maintenance and Repair. Grantee hereby assumes the obligation, including all costs and expenses, to maintain and repair the Easement Area and all improvements located therein, in accordance with all applicable laws, codes, rules, orders, permits and approvals. In addition to the foregoing, Grantee shall perform necessary maintenance so as to keep the Easement Area at all times in the same condition as existed on the Effective Date of this Agreement. If Grantee fails to maintain or repair the Easement Area as required by this Section, Grantor may, upon thirty (30) day written notice to Grantee specifying the need for such maintenance or repair activities, repair or maintain same and receive a reimbursement from Grantee for all out of pocket costs incurred by Grantor in connection therewith. If Grantor elects to perform maintenance or repair activities as provided in this Section, all costs incurred by Grantor in connection therewith shall be due and payable immediately upon demand, and shall bear interest at a rate of ten percent (10%) per annum accruing from the date of payment by Grantor until reimbursed by Grantee. Nothing in this Section shall be construed as permitting Grantee to construct any new improvements, or enlarge any existing improvements, within the Easement Area, without Grantor's prior written consent, which consent may be withheld at Grantor's sole discretion.

6. No Liens. Grantee shall keep the Easement Area free and clear of all liens and encumbrances arising from the exercise by Grantee of its rights under this Agreement. In the event such liens attach to the Easement Area, Grantee shall immediately pay and remove or bond off the same. If Grantee causes or allows any such liens to be placed upon the Easement Area or any other property of Grantor and fails to pay and remove or bond off same within fifteen (15) days of receiving written notice of the lien, in addition to Grantor's rights or remedies Grantor may have hereunder, Grantor shall have the right to satisfy the lien and be reimbursed by Grantee for any and all sums paid, including interest at the rate of ten percent (10%) per annum accruing from the date of payment by Grantor until reimbursed by Grantee, and all reasonable costs and expenses incurred by Grantor in connection therewith. Nothing in this Agreement is intended or shall be

construed as Grantor having agreed to subject any of their property or premises to liability under any mechanic's or other similar lien law.

7. Reservation of Rights. All right, title, and interest in and to the Easement Area under this Agreement, which Grantor may use and enjoy without interfering with the rights conveyed by this Agreement, are reserved to Grantor. Grantor shall have the right to grant additional easement rights in the Easement Area, provided that the same shall not unreasonably interfere with, or otherwise adversely affect in a material manner, any of Grantee's rights herein.

8. Grantor's Use of Property. Grantor reserves the right to use Parcel A in any manner and for any purpose that does not interfere with Grantee's use of the Easement.

9. Relocation. Grantor may, upon thirty (30) day prior written notice to Grantee, relocate all or any portion of the Easement at Grantor's sole cost and expense, provided Grantor provides Grantee with a reasonably acceptable alternate easement across a portion of Grantor's property that provides at least the same level of service as the Easement. Upon such relocation, Grantor and Grantee will enter into an amendment to or termination of this Agreement, as applicable, to effectuate the relocation of the Easement.

10. Transferability. The parties to this Agreement hereby acknowledge and agree that the easements and other rights or obligations conferred by this Agreement are intended to, and do, constitute covenants that run with the land and shall inure to the benefit of and be binding upon the parties and their respective grantees, heirs, successors, and assigns.

11. Default and Remedies. In addition to any other remedy provided by this Agreement, in the event of a default by Grantor or Grantee, the non-defaulting party may seek any and all remedies permitted by law or in equity.

12. Insurance. Grantee shall maintain, at its expense, and keep in force at all times during the term of this Agreement, a policy of comprehensive general public liability insurance, including a contractual liability endorsement, and personal injury liability coverage, in such amounts and from an insurer acceptable to Grantor, which shall include coverage against claims for any injury, death, or damage to persons or property occurring on, in, or about the Easement Area with respect to the Easement Area and Grantee's use therein. Grantor and its agents, contractors, tenants, and any other third parties required by Grantor, shall be named as additional insureds on such insurance policies. Prior to making any entry onto Parcel A, Grantee shall furnish to Grantor: (a) a certificate of insurance evidencing the foregoing coverages, and providing that such insurance policy may not be cancelled on less than thirty (30) days prior written notice to Grantor; and (b) proof of payment of the insurance premium.

13. Abandonment. In the event Grantee or its successors and assigns abandon or terminate their use of the easement or all of the improvements within the Easement Area for a period of three (3) consecutive months, this Agreement and all easement rights granted hereunder shall terminate and revert back to Grantor. For the purposes of this Section, "abandon" shall mean non-use of the Easement or any associated improvements.

14. Grantor Not Liable. In no event shall Grantor be liable for any damage to, or loss of personal property or equipment sustained by Grantee or any of Grantee's Permitted Parties within the Easement Area, whether or not it is insured, even if such loss is caused by the negligence of Grantor.

15. Limitation of Damages. NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THIS AGREEMENT, IN THE EVENT OF A DEFAULT BY GRANTOR HEREUNDER, OR FOR ANY OTHER REASON, GRANTOR SHALL NOT BE LIABLE TO GRANTEE FOR ANY INDIRECT, PUNITIVE, SPECIAL, CONSEQUENTIAL, OR INCIDENTAL DAMAGES WHATSOEVER, INCLUDING LOSS OF GOODWILL OR LOSS OF PROFITS.

16. Indemnification. Grantee shall indemnify, defend, and hold Grantor harmless from and against any and all losses, costs, damages, liens, claims, liabilities, or expenses (including, but not limited to, reasonable attorneys' fees, court costs, and disbursements) incurred by Grantor arising from or by reason of this Agreement or Grantee and Grantee's Permitted Parties' access to, or use of Easement and the Easement Area.

17. Attorneys' Fees. In the event of any dispute between the parties regarding the enforcement or effect of this Agreement, including one subject to arbitration, the non-prevailing party in any such dispute shall pay the prevailing party's reasonable attorneys' fees and costs incurred. In the event of arbitration, the fees of the arbitrator and the cost of the arbitration shall be paid by the non-prevailing party. In the event that neither party wholly prevails, the court or arbitrator, as applicable, may apportion the costs or fees as the court or arbitrator deems appropriate.

18. Notice. Unless specifically stated otherwise in this Agreement, all notices, waivers, and demands required or permitted hereunder shall be in writing and delivered to the addresses set forth below, by one of the following methods: (a) hand delivery, whereby delivery is deemed to have occurred at the time of delivery; (b) a nationally recognized overnight courier company, whereby delivery is deemed to have occurred the business day following deposit with the courier; (c) registered United States mail, signature required and postage-prepaid, whereby delivery is deemed to have occurred on the third business day following deposit with the United States Postal Service; or (d) electronic transmission (facsimile or email) provided that the transmission is completed no later than 4:00 p.m. EST on a business day and the original also is sent via overnight courier or United States Mail, whereby delivery is deemed to have occurred at the end of the business day on which electronic transmission is completed.

to Grantor:

VIERA EAST COMMUNITY DEVELOPMENT
DISTRICT
Attn:
219 E. Livingston Street
Orlando, Florida 32801
Telephone:
Email:

to Grantee:

DMI NEBRASKA, LLC
P.O. Box 7078
Wesley Chapel, Florida 33545
Telephone: (813)-391-3597
Email: dmitchell@davemitchell.com

Any party may change its address for purposes of this Section by giving written notice as provided in this Section. All notices and demands delivered by a party's attorney on a party's behalf shall be deemed to have been delivered by said party. Notices shall be valid only if served in the manner provided in this Section.

19. Amendment. This Agreement may not be modified, amended, or terminated except in a writing signed by each party hereto.

20. Time of the Essence. Both parties agree that time is of the essence and that time specifications contained herein shall be strictly construed.

21. Governing Law. THIS AGREEMENT SHALL BE GOVERNED AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF FLORIDA. EACH PARTY HERETO AGREES THAT ALL ACTIONS OR PROCEEDINGS ARISING IN CONNECTION WITH THIS AGREEMENT AND THE TRANSACTIONS CONTEMPLATED HEREBY SHALL BE TRIED AND LITIGATED IN STATE OR FEDERAL COURTS LOCATED IN THE STATE OF FLORIDA, UNLESS SUCH ACTIONS OR PROCEEDINGS ARE REQUIRED TO BE BROUGHT IN ANOTHER COURT TO OBTAIN SUBJECT MATTER JURISDICTION OVER THE MATTER IN CONTROVERSY. TO THE EXTENT PERMITTED BY LAW, EACH PARTY HERETO IRREVOCABLY WAIVES ANY RIGHT ANY PARTY HERETO MAY HAVE TO ASSERT THE DOCTRINE OF FORUM NON CONVENIENS, TO ASSERT THAT ANY PARTY HERETO IS NOT SUBJECT TO THE JURISDICTION OF THE AFORESAID COURTS, OR TO OBJECT TO VENUE TO THE EXTENT ANY PROCEEDING IS BROUGHT IN ACCORDANCE WITH THIS SECTION. SERVICE OF PROCESS, SUFFICIENT FOR PERSONAL JURISDICTION IN ANY ACTION AGAINST ANY PARTY HERETO, MAY BE MADE BY REGISTERED OR CERTIFIED MAIL, RETURN RECEIPT REQUESTED, TO ANY SUCH PARTY'S ADDRESS INDICATED IN SECTION 18 OF THIS AGREEMENT.

22. Counterparts. This Agreement may be executed by the parties hereto in separate counterparts, each of which when so executed and delivered shall be deemed an original for all purposes, and all such counterparts shall together constitute but one and the same instrument.

23. Authority. The undersigned each represent and warrant that they have are the duly authorized representatives of the signing party.

24. Further Cooperation. Each of the signatories to this Agreement agree to execute such other documents and to perform such other acts as may be reasonably necessary or desirable to further the expressed intent and purpose of this Agreement.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the date first written above.

Witnesses:

GRANTOR

VIERA EAST COMMUNITY
DEVELOPMENT DISTRICT,
a Florida special purpose government entity

Print Name: _____

By: _____
Print Name: _____
Title: _____

Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2022, by _____, as _____ of VIERA EAST COMMUNITY DEVELOPMENT DISTRICT, a Florida special purpose government entity, on behalf of said entity, who ☐ is personally known to me or ☐ produced _____ as identification.

Signature of Notary _____
Printed _____ Name _____ of _____
Notary: _____
Commission _____ No. _____
Expiration: _____

[SIGNATURE PAGE TO ACCESS EASEMENT AGREEMENT]

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the date first written above.

Witnesses:

GRANTEE

DMI NEBRASKA, LLC,
a Florida limited liability company

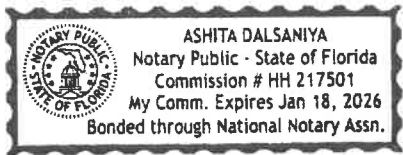
Ashitee Dalsaniya
Print Name: Ashitee Dalsaniya

By: 
David M. Mitchell, Manager

A. A. Dalsuniya
Print Name: Ashita Dalsaniya

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 14th day of Oct 2022, 2022, by David M. Mitchell, as Manager of DMI NEBRASKA, LLC, a Florida limited liability company, on behalf of said company, who ☐ is personally known to me or ☒ produced A.I.D.L as identification.



A. A. Dalsaniya
Signature of Notary
Printed _____ Name _____ of _____
Notary: # HH217501
Commission _____ No. _____
Expiration: Jan 18 2026

[SIGNATURE PAGE TO ACCESS EASEMENT AGREEMENT]

Exhibit A
LEGAL DESCRIPTION OF PARCEL A

Parcel ID No.: 25-36-35-00-250

Legal Description:

EXHIBIT B
LEGAL DESCRIPTION OF PARCEL B

Parcel ID No.: 25-36-25-00-775

Legal Description:

A parcel of land lying in the Northwest Quarter of the Southeast Quarter of Section 35, Township 25 South, Range 36 East, Brevard County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 35; thence South 89 degrees 16 minutes 58 seconds West along the South line of said Northwest 1/4, and the North line of HOLIDAY SPRINGS AT SUNTREE, according to the Plat thereof, as recorded in Plat Book 28, Page 73, of the Public Records of Brevard County, Florida, a distance of 752.96 feet to the intersection with the West right of way line of Turtle mound Road (100 foot right of way per Official Records Book 2409, Page 2153, of the Public Records of Brevard County, Florida); thence continue South 89 degrees 16 minutes 58 seconds West along said South line of the said Northwest 1/4 and said North line of HOLIDAY SPRINGS AT SUNTREE, a distance of 217.84 feet to the POINT OF BEGINNING of the herein described parcel; thence continue South 89 degrees 16 minutes 58 seconds West along said Northwest 1/4 and said North line of HOLIDAY SPRINGS AT SUNTREE a distance of 356.94 feet; thence North 00 degrees 18 minutes 21 seconds East a distance of 205.00 feet; thence North 89 degrees 16 minutes 58 seconds East parallel with the said South line of the Northwest 1/4 of the Southeast 1/4 of Section 35, a distance of 257.04 feet; thence North 00 degrees 20 minutes 13 seconds East a distance of 95.00 feet; thence North 89 degrees 16 minutes 58 seconds East parallel with the said South line of the Northwest Quarter of the Southeast Quarter of Section 35, a distance of 317.85 feet; thence South 00 degrees 20 minutes 13 seconds West along said West right of way, a distance of 100.00 feet; thence South 89 degrees 16 minutes 58 seconds West a distance of 217.84 feet; thence South 00 degrees 20 minutes 13 seconds West a distance of 200.00 feet to the POINT OF BEGINNING.

LESS AND EXCEPT lands described in Warranty Deed recorded in Official Records Book 3618, Page 4923, also **LESS AND EXCEPT** Road Right of Way for Viera Boulevard.

EXHIBIT C
LEGAL DESCRIPTION OF EASEMENT AREA

See attached.

SECTION E

Southern™ PATIO ENCLOSURES

1196 W Bartlett Dr, Buda, TX 78610 • 512-782-8787

Customer:	Viera East Golf Course – Steve	Date:	October 3, 2022
Street:	2300 Clubhouse Dr	Install or Ship	Please Choose
City:	Rockledge	Street:	
State:	FL	City:	
Zip:	32955	State:	
Phone:	616-821-6807	Zip:	
Email:	stevecdd@yahoo.com	Phone:	

Ballpark Quote

Manual Roll Vinyl Patio Enclosures

Project Details:

Sq. Ft.:	Color:	Fabric:	Roll:	Trim:	Top	Sides	Bottom	Sales Rep:
1280	Needed	Needed	Rope		3" or 15"	1.5"	15" or 45"	Tom Taylor

PROJECT DESCRIPTION	TOTAL
Manual Roll Up Patio Enclosures	
Choose Sun Shade, Solid and/or Clear Vinyl	
Clear Vinyl is Never Stitched	
UV, Fire, Mold and Mildew Resistant	
Zippered Sides and Track Mounted	
All products are NFPA 701 Certified Flame and Fire Retardant	
Hand Rolled or Rope and Pulley (same price)	
Heavy Duty Tie-Downs Provide 45mph Wind Rating	
3 Year Workmanship Warranty "Best in Industry"	
Pricing Includes Expected Sizes for Shrink and Bottom Sweeper	
No Charge for Zipper Doors	

Framed Removable Fire Doors \$3,500 includes pallet & shipping	Shipping:	TBD
	Tax:	

Total Without Installation or Onsite Measure to Build:	\$13,707.27
Installation and Onsite Measure to Build:	\$7,879.30
Total With Installation and Onsite Measure to Build:	\$21,586.57
48 Month Financing - Payments as low as:	\$583.42

*****	We Require a 50% Deposit to Start Your Project	*****
-------	---	-------

50% Down Payment required to start job, Total Balance due after installation or before shipping.

Your deposit is confirmation of your acceptance of our standard Terms of Service.

www.southernpatioenclosures.com/terms-of-service

SECTION VI

SECTION A

Viera East CDD Action Items
10/27/2022

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	Ongoing	3/25/21			In Process
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
10/20/22	135	Viera East CDD	Regions- Stage Pods/ Moving of Admin Office/ Restroom Trailers	\$ 9,422.20
10/20/22	136	Viera East CDD	Regions- Hook & Eagle Lights & Ourdoor Grill	\$ 1,311.26
10/20/22	137	Viera East CDD	Black Hole Makers- Proshop Network Setup	\$ 1,075.00
10/20/22	138	Viera East CDD	Imperial Restroom- Restroom Rental	\$ 7,900.00
10/20/22	139	Viera East CDD	Macik Builders- Next Draw for Countertop Installation	\$ 52,480.00

TOTAL REQUISITIONS TO BE PAID

\$ 72,188.46

REQUISITION NO. 135

\$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: 135
- (B) Name of Payee: Viera East CDD
- (C) Address of Payee: 2300 Clubhouse Drive, Viera, FL 32955
- (D) Amount Payable: \$9,422.20

The Undersigned hereby certifies that this requisition is for reimbursement of moving costs 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. 135

\$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: _____

InvoicesDocuments

Total Account Balance: \$0.00

There is no balance due at this moment.

Paid Invoices

2022

#PODS003451440

Due Date

September 16, 2022

Complete

Balance Due

\$239.00

#PODS003441036

Due Date

September 15, 2022

Complete

Balance Due

\$468.00

#PODS003420461

Due Date

September 12, 2022

Complete

Balance Due

\$1,148.80

#PODS003211700

Due Date

August 16, 2022

Complete

Balance Due

\$328.00

Complete

Balance Due

Feedback

Chat Now for Help

#PODS003205299

\$646.00

Due Date

[Start New Order](#)[Support & Contact](#)

What day is my storage rent due?

PODS storage rent is due on the day the container is delivered and continues from the same date on a monthly billing cycle thereafter until you are finished using the container.

Can I put some of the charge on one credit card and the rest on another?

Yes, in the payment dropdown, choose other payment and enter the amount you would like to pay. You can choose your primary credit card or choose a different one.

Can I chat with a Customer Care Associate?

After you log into your account at MyPODS.com, you will be able to click on the Support & Contact button at the bottom right of the page to reach our Customer Care Team during business hours.

[View all FAQs](#)

Feedback



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[Privacy Policy](#)[Terms & Conditions](#)[Chat Now for Help](#)



Sorensen Moving and Storage

321-254-2770

950 W. Eau Gallie Blvd

Melbourne, FL 32935-5999

sorensenmovingandstorage.com (sorensenmovingandstorage.com)

Thank You for your payment!

Payment Receipt

Customer Number

CODJOBS0

Shipper Name

Viera East Golf Club

Order Number

8-3073-22-M

Invoice Amount

\$949.40

Total Payments

\$949.40

Balance Remaining

\$0.00

Thank you for your payment.

Activity Date	Reference Number	Account Info	Approved Amount	Payment Status	Keep On File?
---------------	------------------	--------------	-----------------	----------------	---------------

8/17/2022,
10:14:06 AM

MOVERSCONNECT-MEL-
00059904

VC-2244

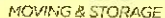
\$949.40

A01-
Approved

No

Print Receipt

Powered by *MoversConnect* by EWS and Constellation Payments © 2022



Melbourne, FL 32935-5999 Phone: 321-254-2770

Job Number: 8-3073-22-M

DECLARATION OF VALUE:		SERVICED PERFORMED			RATE	CHARGES
The Customer hereby declares the value of all goods, including the contents of containers received or later received and/or transported for the Customer, as set forth below. Such value to be agreed value for all purposes whatsoever, EITHER: A. I hereby declare the value of the Goods tendered to the Company to be \$60 per pound, per article and agree to the Company's limited liability as set forth in paragraph 1(a) on the reverse side hereof. B. I hereby declare the value of the goods tendered with the company to be \$_____ and agree to the limitation of The Company's liability as set in paragraph 1(b) on the reverse side hereof and And agree to pay the additional valuation Charge of \$.50 per \$100 valuation.		NON-BINDING				
		Drive time (0 hours 30 minutes @ \$165.00/hr)			\$165.00	\$82.50
		Fuel Surcharge (1 Truck 1 day @ \$50.00/truck/day)				\$50.00
		TRANSIT VALUATION \$.60/LB/\$11,700.00				\$81.90
		OTHER CHARGES (EXPLAIN):				
		Admin Fee				\$75.00
		TRAVEL TIME		TOTAL HOURS		
		START TIME		FINISH TIME		
		(4 HOUR MINIMUM UNLESS OTHERWISE STATED)				
		REG TIME		TOTAL HOURS	\$165.00	
		OVER TIME		TOTAL HOURS		
		CARRIER PACKING			CARRIER UNPACKING	
	QTY	RATE	TOTAL	QTY	RATE	TOTAL
BARRELS OR DISHPACKS		\$42.38			\$10.18	
CARTONS 1.5 CU. FT.		\$9.91			\$2.43	
CARTONS 3 CU. FT.		\$15.00			\$2.20	
CARTON 4.5 CU.FT.		\$18.16			\$2.52	
CARTONS 6 CU.FT.		\$20.82			\$5.13	
WARDROBES		\$22.94			\$4.98	
MATTRESS CRIB		\$11.02			\$2.58	
MATTRESS 3/3		\$19.23			\$4.28	
MATTRESS 4/6		\$19.64			\$4.36	
MATTRESS O.S.		\$31.94			\$7.06	
MIRROR CARTONS		\$40.87			\$8.86	
TV		\$55.00			\$15.00	
			PACKING	UNPACKING		
TOTAL COST OF PACKING AND UNPACKING						
TOTAL CHARGES		CHARGE	PREPAID	<input checked="" type="checkbox"/> C.O.D.		
PAYMENT COLLECTED BY				AMOUNT PREPAID		
						BALANCE DUE

The Company will not be responsible for unpacked breakables which you require us to move.

PACKING & UNPACKING

X <i>Chris Camp</i> AT ORIGIN - SIGNATURE OF CUSTOMER		X <i>Chris Camp</i> AT DESTINATION - SIGNATURE OF CUSTOMER	
DATE:	AMOUNT COLLECTED:	PAYMENT RECEIVED BY:	
CASH:	CHECK NO.	CHARGE:	OTHER:

Sorensen Moving & Storage

Responsibility Disclaimer

Customer Name:

Golf Club, Vienna East

Date:

Crew:

Sean, Moses, Lucas

Pack:

1. All household goods have been packed that the customer has requested to be packed. All cabinets, closets, sheds, and any hidden areas have been checked.
2. Customer has removed all valuables (money, jewelry, etc.) and breakables from drawers, safes, luggage, etc.
3. The packers have completed all packing as contracted.

Origin:

1. Customer has removed all valuables (money, jewelry, etc.) and breakables from drawers, safes, luggage, etc.
2. Customer has inspected residence and property and no damage resulted from the move.
3. Customer is aware he/she is responsible for the condition of the packing materials used in all items packed by owner.
4. All items were removed from residence.

Destination:

1. Customer has inspected residence and property and no damage resulted from the move.
2. All items have been delivered to destination.

Particleboard Furniture:

Furniture manufactured from pressboard or particleboard is designed to go into a box from the manufacturer to retailer and then to the customer unassembled. It is not constructed to withstand the normal stress of a move as an assembled unit.

Customer Signature

8/17/22
Date

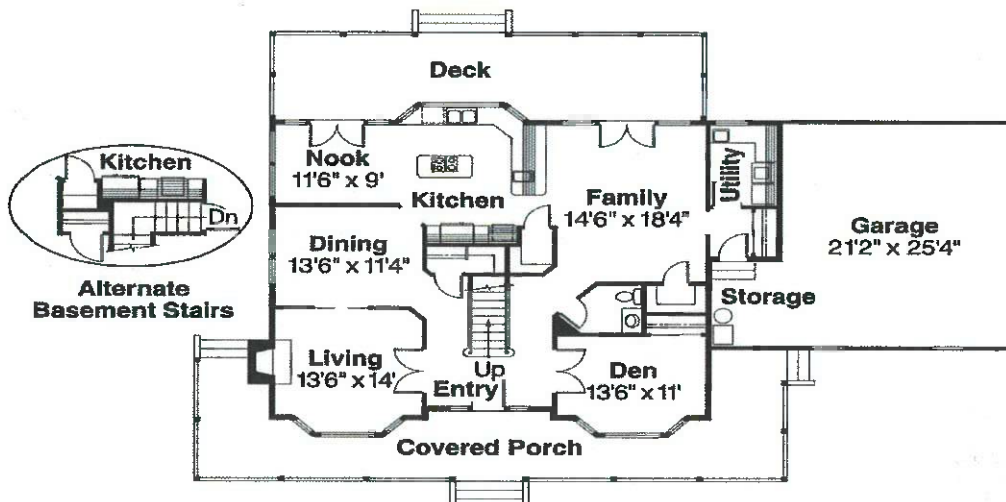
Driver Signature

8/17/22
Date

Sorensen

MOVING & STORAGE

FINAL WALK-THROUGH



DATE: 8/17/22

ORDER #: _____

Please Ensure Full Understanding Prior to Signing:

- . A final walk-through of the residence has been performed and all closets, cabinets and storage areas have been inspected.
- . All packing (if applicable) has been performed to the satisfaction of the customer.
- . It is understood that return trips to complete missed items could result in additional charges.

Customer's Signature: _____

Date: 8/17/22

Crew's Signature: _____

Date: 8/17/22

Sorensen Customer Commitment



Thank you for choosing Sorensen for your move. My name is Sean and I am the crew lead in charge of your move today. I am your "go-to" person and will answer any questions and address any concerns that you may have throughout the move process.

I am responsible for my crew members. All of your crew members have been background checked, trained, and certified to be in your home.

My team and I are dedicated to making this process a smooth one for you. To start your move strong,, I would like to address any concerns and listen to any special instructions that you have for us today.

Here is what you can expect of my team and I today:

- Prior to starting any work, I will do a walk through of your home with you to review our scope of service and address any questions you may have.
- Prior to performing any services, I will prep your home with door jams and floor protection.
- If packing is required, our team will properly label cartons we pack with your last name, order number, room, contents, and initials.
- As your crew lead, I will check in with you throughout the day to ensure that our team is meeting your expectations. Of course, you can also always come to me should you have any questions or concerns throughout the move.
- In order to finish strong, our team will do a final, end-of-day walk through of your home with you to ensure that all items have been serviced to your satisfaction. At this time, please point out any final concerns or adjustments that you wish to make.

Our team is dedicated to providing exceptional service. Upon completion of your move, you will be sent a survey. If at any time during the move you do not feel that you can give my crew and I a perfect score, please let me know, and I will immediately address the situation.

We'd love to continue moving customers like you, so please refer us to a friend and leave us an online review on Google or Facebook.

Crew Lead Signature

Customer Signature



I Campos <icampos@vieraeastcdd.com>

Fw: IMPERIAL RESTROOMS, INC Transaction Receipt - Reference Number 482108022

2 messages

Ed Garcia - Imperial Restrooms <sales@imperialrestrooms.com>
To: Kathy Fiorito <kathy@imperialrestrooms.com>
Cc: "icampos@vieraeastcdd.com" <icampos@vieraeastcdd.com>

Tue, Sep 13, 2022 at 12:23 PM

Please see attached credit card receipt

From: IMPERIAL RESTROOMS, INC <notifications@paytrace.com>
Sent: Tuesday, September 13, 2022 12:22 PM
To: Ed Garcia - Imperial Restrooms <sales@imperialrestrooms.com>
Subject: IMPERIAL RESTROOMS, INC Transaction Receipt - Reference Number 482108022

IMPERIAL RESTROOMS, INC

12735 BEAGLE ROAD
HUDSON, FL 34667
(727)243-3820

9/13/2022 12:20:58 PM

Reference Number: 482108022
Total: \$6,350.00
Transaction Type: Sale
Transaction Status: Pending Settlement
Card Brand: Visa
Card Number: xxxxxxxxxxxx2244
Entry Method: Keyed
Approval Code: 01780G
Approval Message: APPROVAL
AVS Result:
CSC Result: Match
Customer Reference ID: 9199
Customer Name: Timothy Melloh
Invoice: 9199

X _____
Please sign here to agree to payment.

I Campos <icampos@vieraeastcdd.com>
To: Ed Garcia - Imperial Restrooms <sales@imperialrestrooms.com>
Cc: Kathy Fiorito <kathy@imperialrestrooms.com>

Tue, Sep 13, 2022 at 2:11 PM

Thank you.

[Quoted text hidden]

--

Ines Campos
Administrative Asst.

Viera East Golf Club / Viera East CDD
2300 Clubhouse Drive



PO Box 5027 Hudson FL 34674

WWW.IMPERIALRESTROOMS.COM

TO: Viera East Golf Course
ATTN: Steve Colasinski

Date: 08/31/2022

(1) ADA +2 Restroom Trailer:	09/13/2022 - 10/07/2022,	\$ 6,200.00 Per 28-day Billing
Pump outs:	09/13/2022 - 10/07/2022,	\$ 425.00 Per pump out
Deliver:	09/13/2022 - 09/13/2022,	\$ 150.00 first month
Pickup:	10/08/2022 - 10/09/2022,	\$ 150.00 last month

TOTAL: \$ 6,794.50 first month tax included

The ADA+2 restroom trailer comes with 2 individual restrooms and 1 individual ADA Compliant room. All rooms include lights, heat, AC, sinks, and toilets. They have a vanity, mirror, waste receptacle, paper towel holder, and soap dispenser. The unit will be delivered to 2300 Clubhouse Dr. Rockledge, Florida

The billing cycle is 28 days per month (please see terms and conditions below).

Pump outs: There is one pump out included upon pickup. Any other pumps will be \$425.00 per scheduled weekday pump.

General: Customer shall be responsible for maintaining the unit in a clean and sanitary condition during the rental period. The delivery, initial supplies, setup and pick up shall be included in the rental amount.

Electric and Water: Customer is responsible for providing: (3) 110volt/ 20- amp non-GFCI breaker(s) and (1) normal household garden hose **within 25 feet of the trailer**. If the electric outlets and/or water source are farther than 25 ft. customer will be responsible for providing additional electric cords and/or hoses. Electric and water must be available at the time of delivery so the trailer can be connected and tested before the driver leaves. **Electric and water sources can be no farther than 50 ft. from the trailer.**

Placement: The unit must be on hard compacted level ground and have enough room to set up with a truck.

Sewer Connection: If trailer will be connected to the sewer, the customer will be responsible for hiring the plumber to make the connection and install a cleanout.

TERMS AND CONDITIONS

1. The customer agrees to pay rental unit fee at signing with a credit card. If full payment has not been received by day of delivery the first half of payment is still due with first half of rental forfeited and unit will not be delivered.
2. Customer agrees to keep trailer unit facilities clear and accessible for the service truck at all times. If the facility is blocked, we will charge an additional fee of \$50.00 for added visits.
3. The customer agrees not to sell, rent, lease, move or otherwise give possession of trailer unit facilities except to Imperial Restrooms, Inc.
4. Payments should be made payable to Imperial Restrooms, Inc. All cleaning and pump out fees will be charged on the day the services are provided to customers credit card.
5. Customer agrees to keep equipment protected and properly secured during term of the contract; customer also agrees to pay for any damage or loss of any equipment.
6. Customer will acknowledge receipt of the property listed above and is to inspect it at time of delivery.
7. Imperial Restrooms, Inc. may take possession of equipment if payment has not been received within the terms of rental agreement and is entitled to all monies owed for the entire rental period.
8. Customer is responsible for all cost of collections including attorney fees together with added late fees due Imperial Restrooms, Inc.
9. Cancellation Policy: If unit is cancelled by customer before the delivery date the first half of payment is forfeited.
10. If driver has to wait for the customer for any reason during delivery or pick up, including but not limited to, making space available, having electric or water ready, there will be a \$75 per hour additional charge. If water or electric is not available or provided at the agreed upon time of delivery Imperial Restrooms will not be responsible for any water or electrical problems. If the trailer cannot be tested before the driver leaves, the customer will be fully responsible for any service charges required to get trailer fully functional.
11. By signing this proposal the customer agrees to abide by the terms and conditions in said proposal. Imperial Restrooms, Inc agrees to supply the trailer units and provide the type of service plan agreed upon. Customer agrees to assume all risks of and hold Imperial Restrooms, Inc. harmless for any property damage and personal injuries caused by equipment, and/or rising out of contractor's non-negligent acts.

Customer Signature/Title

 Timothy McElvoh

Date

9/6/22

THANK

Contact Information

Imperial Restrooms, Inc.
PO Box 5027 Hudson FL 34674
Phone: 1-877-845-6110
Fax: 727-845-7339

www.imperialrestrooms.com
sales@imperialrestrooms.com


Imperial Restrooms

P.O. Box 5027
Hudson FL 34674
877-845-6110

CREDIT CARD AUTHORIZATION FORM

I, Timothy Melloh give authorization for Imperial Restrooms to
(Print name)

Debit my Credit card in the amount of 6,794.50, effective 9/6/2022.
(Enter dollar amount) (Date)

Card Holder Name: Timothy Melloh
Company Name: Viera East Golf Club / Community
Billing Address: 2300 Clubhouse Drive
Billing City/State: 2300 Clubhouse Drive, Rockledge, Florida 32955
Billing Zip code: 32955
Billing Phone number: 321-639-6500
Card Type: Visa
Card Number: 4100 6300 3712 2244
Expire Date: 08/24
Security ID: 804
Contact: Timothy Melloh Phone# 850-228-2629
Signature:  Date: 9/6/2022

This notice may be scanned and emailed or faxed to 727-857-3670. We thank you for your co-operation in this matter.

Thank You,

Imperial Restrooms



PO Box 5027 Hudson FL 34674

WWW.IMPERIALRESTROOMS.COM

TO: Viera East Golf Course
ATTN: Steve Colasinski

Date: 08/31/2022

(1) ADA +2 Restroom Trailer:	09/13/2022 - 10/07/2022,	\$ 6,200.00 Per 28-day Billing
Pump outs:	09/13/2022 - 10/07/2022,	\$ 425.00 Per pump out
Deliver:	09/13/2022 – 09/13/2022,	\$ 150.00 first month
Pickup:	10/08/2022 – 10/09/2022,	\$ 150.00 last month
TOTAL:		\$ 6,350.00 first month tax included

The ADA+2 restroom trailer comes with 2 individual restrooms and 1 individual ADA Compliant room. All rooms include lights, heat, AC, sinks, and toilets. They have a vanity, mirror, waste receptacle, paper towel holder, and soap dispenser. The unit will be delivered to 2300 Clubhouse Dr. Rockledge, Florida

The billing cycle is 28 days per month (please see terms and conditions below).

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TERMS AND CONDITIONS

1. The customer agrees to pay rental unit fee at signing with a credit card. If full payment has not been received by day of delivery the first half of payment is still due with first half of rental forfeited and unit will not be delivered.
2. Customer agrees to keep trailer unit facilities clear and accessible for the service truck at all times. If the facility is blocked, we will charge an additional fee of \$50.00 for added visits.
3. The customer agrees not to sell, rent, lease, move or otherwise give possession of trailer unit facilities except to Imperial Restrooms, Inc.
4. Payments should be made payable to Imperial Restrooms, Inc. All cleaning and pump out fees will be charged on the day the services are provided to customers credit card.
5. Customer agrees to keep equipment protected and properly secured during term of the contract; customer also agrees to pay for any damage or loss of any equipment.
6. Customer will acknowledge receipt of the property listed above and is to inspect it at time of delivery.
7. Imperial Restrooms, Inc. may take possession of equipment if payment has not been received within the terms of rental agreement and is entitled to all monies owed for the entire rental period.
8. Customer is responsible for all cost of collections including attorney fees together with added late fees due Imperial Restrooms, Inc.
9. Cancellation Policy: If unit is cancelled by customer before the delivery date the first half of payment is forfeited.
10. If driver has to wait for the customer for any reason during delivery or pick up, including but not limited to, making space available, having electric or water ready, there will be a \$75 per hour additional charge. If water or electric is not available or provided at the agreed upon time of delivery Imperial Restrooms will not be responsible for any water or electrical problems. If the trailer cannot be tested before the driver leaves, the customer will be fully responsible for any service charges required to get trailer fully functional.
11. By signing this proposal the customer agrees to abide by the terms and conditions in said proposal. Imperial Restrooms, Inc agrees to supply the trailer units and provide the type of service plan agreed upon. Customer agrees to assume all risks of and hold Imperial Restrooms, Inc. harmless for any property damage and personal injuries caused by equipment, and/or rising out of contractor's non-negligent acts.

Customer Signature/Title



Date



THANK

Contact Information

Imperial Restrooms, Inc.
PO Box 5027 Hudson FL 34674
Phone: 1-877-845-6110
Fax: 727-845-7339

www.imperialrestrooms.com
sales@imperialrestrooms.com

Imperial Restrooms

P.O. Box 5027
Hudson FL 34674
877-845-6110

CREDIT CARD AUTHORIZATION FORM

I, Ines Campos give authorization for Imperial Restrooms to
(Print name) FOR Timothy Melloh - Revised Amount Less TAXES
Debit my Credit card in the amount of 6350.00, effective 9/6/22.
(Enter dollar amount) (Date)

Card Holder Name: _____

Company Name: _____

Billing Address: _____

Billing City/State: _____

Billing Zip code: _____

Billing Phone number: _____

Card Type: _____

Card Number: _____

Expire Date: _____

Security ID: _____

Contact: _____ Phone# _____

Signature: Ines Campos Date: 9/6/22

This notice may be scanned and emailed or faxed to 727-857-3670. We thank you for your co-operation in this matter.

Thank You,

Imperial Restrooms

REQUISITION NO. 136

\$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: 136
- (B) Name of Payee: Viera East CDD
- (C) Address of Payee: 2300 Clubhouse Drive, Viera, FL 32955
- (D) Amount Payable: \$1,311.26

The Undersigned hereby certifies that this requisition is for reimbursement of Hook & Eagle supplies 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. 136

\$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: _____

RESTAURANT OUTDOOR GRILLE



ACADEMY W MELBOURNE, FL 321-733-5

322040 SALE

09/14/22 12
2615 0236

Turner Griddle / 130722491
or \$449.99 449.99
SUBTOTAL 449.99
7.00% SALES TAX 31.80
% Public User Fee 4.60
TOTAL USD\$ 485.99

ID: XXXXXXXX5997

ID: XXXX7664

RN: 061349

VISA CREDIT 485.99

XXXXXXXXXXXX5942

Chip Read

JEFFERY SPENCER AUTH 0597E

Mode: Issuer

ATD: A0000000031010

FOR ALL. FOR LESS.™

Shop academy.com

Bond

GL# _____ \$ 485.99

GL# _____ \$

GL# _____ \$

GL# _____ \$

Dept Head _____ GM _____



LOWE'S HOME CENTERS, LLC
3790 S FISKE BLVD
ROCKLEDGE, FL 32955 (321) 631-0696

- SALE -

SALES#: FSTLAN05 13 TRANS#: 60606033 09-19-22

70370 BC 25-FT 16-GA ORANGE COR	13.98
70371 BC 50-FT 16-GA CORD	16.58
369828 ZEP 128-OZ INDUSTRIAL CLN	13.98
750530 QUICKIE DECK SCOUR BRUSH	17.96
2 @ 3.26	

SUBTOTAL:	62.50
TAX:	4.38
INVOICE 41531 TOTAL:	66.88
VISA:	66.88

VISA: XXXXXXXXXX5942 AMOUNT: 66.88 AUTHCD: 016178
CHIP REFID: 150641531912 09/19/22 13:00:35
TUR: 8080008000
AID: A0000000031010 TSI: 6800
STORE: 1506 TERMINAL: 41 09/19/22 13:00:33
OF ITEMS PURCHASED: 5
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS

LOWE'S HOME CENTERS, LLC
3790 S FISKE BLVD
ROCKLEDGE, FL 32955 (321) 631-0696

- SALE -

SALES#: S15060Y8 4060619 TRANS#: 19593011 09-19-22

615224 8-FT 6 OUT 1000J SURGE ST	46.96
2 @ 23.48	
16-GA ORANGE COR	27.96
2 @ 13.98	
1383 PROPANE (NO TANK EXCH) -	255.92
4 @ 63.98	

SUBTOTAL:	330.84
TAX:	23.16
INVOICE 10997 TOTAL:	354.00
VISA:	354.00

VISA: XXXXX-XXXXX5942 AMOUNT: 354.00 AUTHCD: 070860
CHIP REFID: 150610076933 09/19/22 09:09:54
APL: VISA CREDIT TUR: 8080008000
AID: A0000000031010 TSI: 6800
STORE: 1506 TERMINAL: 10 09/19/22 09:10:11
OF ITEMS PURCHASED: 4
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



Bond

GL# 428	\$ 46.88
GL#	\$ 354.00
GL#	\$
GL#	\$
Dept Head	GM



Final Details for Order #114-3276351-2807455

[Print this page for your records.](#)

Order Placed: September 20, 2022
Amazon.com order number: 114-3276351-2807455
Order Total: \$238.60

Shipped on September 20, 2022

Items Ordered

5 of: *Rustic Pulley Pendant One Light Adjustable Height Industrial Pulley Lighting Retro Black Rustic Ceiling Hanging Light* \$38.99
Indoor Island Lamp for Dining Living Room Kitchen Hallway Foyer Farmhouse
 Sold by: Eapmic ([seller profile](#))

Condition: New

Shipping Address:

Jeffrey Spencer
 5007 BELLFLOWER CT
 MELBOURNE, FL 32940-1200
 United States

Shipping Speed:

Standard Shipping

GL# Bond \$
 GL# \$
 GL# \$
 GL# \$
 Dept Head GM

Payment information

Payment Method:

Visa | Last digits: 5942

Item(s) Subtotal: \$194.95

Shipping & Handling: \$30.00

Billing address

Jeff spencer
 5007 BELLFLOWER CT
 MELBOURNE, FL 32940-1200
 United States

Total before tax: \$224.95

Estimated tax to be collected: \$13.65

Grand Total: \$238.60

Credit Card transactions

Visa ending in 5942: September 20, 2022: \$238.60

To view the status of your order, return to [Order Summary](#).



Final Details for Order #114-3297575-9111451

[Print this page for your records.](#)

Order Placed: September 20, 2022
 Amazon.com order number: 114-3297575-9111451
 Order Total: \$165.79

Shipped on September 20, 2022

Items Ordered

1 of: 2 Pack Hanging Pullout Drawer Basket, Sliding Under Shelf Storage Organizer, Under Shelf Baskets Under Cabinet Organizer Shelf Under Desk Drawer for Kitchen Pantry Cabinet, Attaches to Shelving, Black
 Sold by: Sionven ([seller profile](#))

Condition: New

Shipping Address:

Jeffrey Spencer
 5007 BELLFLOWER CT
 MELBOURNE, FL 32940-1200
 United States

Shipping Speed:

FREE Prime Delivery

GL# Bovd \$
 GL# _____ \$
 GL# _____ \$
 GL# _____ \$
 Dept Head _____ GM _____

Price
 \$29.99

Shipped on September 21, 2022

Items Ordered

1 of: Alpcour Portable Camping Sink - Indoor/Outdoor Travel Hygiene Station with Basin, Running Faucet, Soap Dispenser, Towel Rack, Drain Hose, Hands-Free Foot Pump, Stakes & Carry Bag - 17L Water Capacity
 Sold by: AmazDealz ([seller profile](#))

Condition: New

Shipping Address:

Jeffrey Spencer
 5007 BELLFLOWER CT
 MELBOURNE, FL 32940-1200
 United States

Price
 \$124.95

Shipping Speed:
FREE Prime Delivery

Payment Method:
Visa | Last digits: 5942

Billing address
Jeff spencer
5007 BELLFLOWER CT
MELBOURNE, FL 32940-1200
United States

Credit Card transactions

Visa ending in 5942: September 21, 2022: \$165.79

To view the status of your order, return to [Order Summary](#).

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2022, Amazon.com, Inc. or its affiliates

Payment information

Item(s) Subtotal: \$154.94
Shipping & Handling: \$0.00

Total before tax: \$154.94
Estimated tax to be collected: \$10.85

Grand Total: \$165.79

REQUISITION NO. 137

\$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: 137
- (B) Name of Payee: Viera East CDD
- (C) Address of Payee: 2300 Clubhouse Drive, Viera, FL 32955
- (D) Amount Payable: \$1,075

The Undersigned hereby certifies that this requisition is for reimbursement of Proshop network setup from 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. 137

\$7,685,000

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

CONSULTING ENGINEER'S APPROVAL OF 2020 PROJECT COSTS

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2020 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the 2020 Project with respect to which such disbursement is being made; and, (ii) the report of the Consulting Engineer for the 2020 Project, as such report shall have been amended or modified on the date hereof. The undersigned further certifies that (a) the 2020 Project improvements to be acquired have been completed in accordance with the plans and specifications therefore; (b) the 2020 Project improvements are constructed in a sound workmanlike manner and in accordance with industry standards; (c) the purchase price to be paid by the District for the 2020 Project improvements is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements; (d) the plans and specifications for such portion of the 2020 Project improvements have been approved by all regulatory bodies required to approve them; (e) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and/or equipping of the portion of the 2020 Project for which disbursement is made have been obtained from all applicable regulatory bodies; and (f) for that portion of the 2020 Project being acquired, the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portion of the 2020 Project for which disbursement is made hereby.

[CONSULTING ENGINEER]

Title: _____

Invoice

for

Viera East Golf Club
2300 Clubhouse
Drive
Rockledge, FL
32955 US US
(321) 639-6500



BLACK HOLE MAKERS

PO Box 360824
Melbourne, FL 32936
1 (844) 432-7972

www.blackholemakers.com

Invoice No. 1724 Issued on Tue Oct 4, 2022

Invoice Status: Draft

Qty	Name	Description	Rate	Amount	Tax
7	Business Rate	10/4/2022 - Proshop Setup	\$95.00	\$665.00	LBR
1	Network Drop Materials (Riser)	Network Drop Materials with Riser Cable	\$50.00	\$50.00	TAX
1	Network Plate Materials	Network Plate Materials	\$20.00	\$20.00	TAX
2	5 Port Switch	5 Port Switch	\$60.00	\$120.00	TAX
1	Video Adapter	Video Adapter	\$50.00	\$50.00	TAX
2	PoE Adapter	PoE Adapter	\$60.00	\$120.00	TAX
1	Travel Time	Travel Time	\$50.00	\$50.00	NON

GL#	<i>Bond</i>	\$ <i>1075.00</i>	tax	\$0.00
GL#		\$	total	\$1,075.00
GL#		\$	amount paid	\$0.00
GL#		\$	balance due	\$1,075.00
Dept Head	<i>[Signature]</i>	GM		

Signature:

Signature Date:

THANK YOU

for choosing Black Hole Makers

REQUISITION NO. 138

\$7,685,000

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

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- (A) Requisition Number: 138
- (B) Name of Payee: Viera East CDD
- (C) Address of Payee: 2300 Clubhouse Drive, Viera, FL 32955
- (D) Amount Payable: \$7,900

The Undersigned hereby certifies that this requisition is for reimbursement of restroom rental from 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. 138

\$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: _____

Imperial Restrooms, Inc.

Hudson FL 34674

Invoice

Date	Invoice #
10/11/2022	9332

Bill To
Viera East Golf Club Attn: Steve Colasinski 2300 Clubhouse Dr. Rockledge, FL 32955

002 300 131 10200

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
1	One ADA + 2 Restroom Trailer Rental @ 2300 Clubhouse Dr. Rockledge, FL 32955, 10-11-22 to 11-07-22	6,200.00	6,200.00T
4	Pump out Trailer 1 x a week @ 2300 Clubhouse Dr. Rockledge, FL 32955, 09-19, 09-26, 10-03 & 10-10	425.00	1,700.00T
	FL Non-tax form on file	0.00%	0.00
<i>"Bond"</i>			
Thank you for your business.		Total	\$7,900.00

REQUISITION NO. 139

\$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: 139
- (B) Name of Payee: Viera East CDD
- (C) Address of Payee: 2300 Clubhouse Drive, Viera, FL 32955
- (D) Amount Payable: \$52,480

The Undersigned hereby certifies that this requisition is for reimbursement of the next draw for countertop install from 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. 139

\$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: _____



Macik Builders, LLC
1263 Rockledge Blvd
HWY 1
Rockledge, FL. 32955

Invoice

Date	Invoice #
10/13/2022	5108

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

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

Project

Same

Quantity	Description	Rate	Amount
	Next draw is due in accordance with our proposal-Countertops installed.	52,480.00	52,480.00
		Payments/Credits	\$0.00

Draw is due-Payment must be received within 5-days of invoice date.	Balance Due	\$52,480.00
---	--------------------	-------------

Viera East CDD

Series 2020 Acquisition and Construction
Requisition Summary

Date	Req #	Payee	Description	Amount
10/26/22	140	Viera East CDD	Macik Builders- Remodel Contract Phase 2	\$ 120,000.00

TOTAL REQUISITIONS TO BE PAID \$ 120,000.00

REQUISITION NO. 140

\$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: 140
- (B) Name of Payee: Viera East CDD
- (C) Address of Payee: 2300 Clubhouse Drive, Viera, FL 32955
- (D) Amount Payable: \$120,000

The Undersigned hereby certifies that this requisition is for reimbursement remodel contract phase 2 from 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. 140

\$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: _____



Change Order#0001

2300 Clubhouse Drive Change Order#0001 Phase 2

Colasinski, Steve / Melloh, Tim / Dale, Rob
2300 Clubhouse Drive, Rockledge, FL 32955

Telephone# 616 821 6807 Email: jshowe@gms.cfl.com / cc_lcampus@vieraeastcdd.com

0001 Change Order

The following sum is a modification to the original contract price. Based upon the actual modifications to the agreed upon contract price, and the manner in which this document is completed, this change order amount may be in addition to, subtracted from, or used in place of the original price. The customer agrees to remit payment in accordance with the original signed contract pursuant to each of the terms and condition stated therein.

0200 Preparation & Demolition

0202 Demolition

Remove and dispose of existing 2x2 panels in Pro Shop and restaurant.

0300 Excavation and Foundation

0306 Concrete

Poured concrete, including concrete sidewalks, and floating of restaurant and both bathrooms.
Provide and pour (132) sq ft using 3000 PSI with fiber mesh.
Provide and pour approx. 72'x4' sidewalk at bar area.
Provide and pour approx. 30'5' sidewalk around pavilion.

0400 Rough Structure

0406 Rough Electrical

Provide and install additional electrical wiring and outlets for additional TVs for outdoor bar and inside seating area.

0600 Exterior Finishes

0607 Exterior Painting

Provide and apply paint to existing green railings and posts at back of clubhouse.

0700 Windows and Doors

0701 Windows

Remove (4) existing tint and re-tint Pro-Shop and Restaurant windows.

0900 Drywall

0901 Ceiling Tiles

Kitchen

Replace grid and tile in bar area and food prep area

Tile - USG VinylRock Cleanable Tile 2'x2' Square Edge

Kitchen Storage

Replace Tile with VinylRock Cleanable Tile 2'x4' Square Edge

ProShop

Replace Tile with USG Halcyon Smooth Faced 2'x2' Square Edge White

1000 Interior Trim

1004 Interior Trim

Provide and Install up to 240 LF of crown molding, in restaurant.

Provide and Install up to 240 LF of 6" Black vinyl cove base with toe.

1600 Finish Electrical

1601 Finish Electrical Specifications

Provide and Install electrical fixtures as listed in section 1602

1602 Electrical Fixtures

Provide and Install:

(1) 75" Samsung Terrace Partial Sun Outdoor TV SSQN75LST7TAFXZA

(1) 65" Samsung Terrace Partial Sun Outdoor TV SSQN65LST7TAFXZA

(3) 55" Samsung 4k Indoor TVs QN85B SSQN55QN85BAFXZ

(4) Seura Outdoor TV ceiling mount

(1) Sanus advanced tilt 4D mount

Up to (24) Flush mount LEDs with black bezel in restaurant

(9) New LED backlight lights for Pro Shop

New LED black track lighting

1800 Interior Wall Coverings

1801 Interior Paint

Prep and paint 8.25" crown in restaurant.

1803 Other Wall Covering(s)

Provide and install flat tv mount for new (1) 75" Samsung Terrace TV and (4) black ceiling mount hangers for (3) 55" Samsung TVs and (1) 65" Samsung TV.

Provide and install (4) Bobrick in wall trash cans 2 for men's and 2 for women's bathroom.

Provide and install (4) flat mirrors 2 in men's and 2 in women's bathroom.

Provide and install (2) tilted mirrors 1 in men's and 1 in women's bathroom.

2000 Exterior Hardscapes

2002 Patio

Additional 1300 sq ft of concrete coatings to match existing work done in the breezeways. Areas to include, newly poured sidewalks on backside of outdoor bar/restaurant area, steps up to these sidewalks (west facing only) down to the cart paths. And at N/C starter shack.

2200 Terms & Conditions

2208 Change Order Payment Terms

All Special-order items are non-refundable.

Payment Terms: Due upon acceptance of Change Order.

Total Price

\$120,000.00

Client Signature

Date

Client Signature

Date

Contractor Signature

Date

SECTION C

SECTION 1



ROBB & TAYLOR
Engineering Solutions, Inc.

October 24, 2022

Viera East CDD
c.o Jason Showe, District Manager
Government Management Services, Central Florida
219 E. Livingston St. Orlando, FL 32801

**RE: Stormwater Inventory
Proposal for Professional Engineering Services
R&T Project # 22-017**

Dear Mr. Showe,

Robb & Taylor Engineering Solutions, Inc. (The Engineer) is pleased to provide Viera East CDD, (The Client) with our proposal for professional engineering services for the above referenced project (The Project).

PROJECT UNDERSTANDING

The VECDD Board has determined it necessary to evaluate the existing stormwater management systems through-out the District. The scope of work will be broken up into two categories. First, the Engineer will collect data and prepare an inventory of all storm structures and piping being owned and maintained by the District. The second part of the scope will be determining the estimated age of the infrastructure and providing an estimated useful life.

We respectfully submit the following scope of services and attached fee schedule for your review.

TASK 1 Data Collection

The Engineer will utilize old construction plans and field inspections in an effort to collect existing conditions infrastructure for the drainage and conveyance systems within the district boundaries. The engineer will generate a map along with a table outlining the facilities within the District. The scope is data collection only.

Upon completion of the collection of field data, the Engineer will provide the estimated age of the existing facilities and the estimated useful life. Upon completion of the report, the District will have the information needed to better understand of the potential future maintenance needs throughout the District.

LUMP SUM FEE: \$20,000.00

REIMBURSABLE EXPENSES

The client agrees to reimburse the Engineer for meetings and expenses incurred during the project. Reimbursable expenses shall be considered as follows: prints, copies, county records request fees, and shipping costs. The cost of expenses shall be reimbursed to the Engineer as follows. The reimbursable expenses are estimated below.

Public Meetings	\$110.00/hr
Blackline prints (24"x36")	\$2.00
Blackline prints (30"x42")	\$2.50
Reproduction vellum prints	\$8.00
CD-Rom	\$7.00
Shipping Cost	\$ cost plus 12%
County Records Requests	\$ cost

Services Not Included

-Design Services or analysis of systems with recommendations

This agreement represents the entire agreement between the client and the Engineer. Additional services not outlined in this agreement, changes in scope of services outlined in this agreement or other amendment(s) to the terms of this agreement will be separately negotiated by the Client and the Engineer. Any changes shall be documented in writing and executed by both parties.

The Engineer will bill monthly on a percent complete basis. All invoices are due 30 calendar days from receipt of the invoice.

Robb & Taylor Engineering Solutions, Inc. would be extremely pleased to provide you with our professional services as outlined above. If this satisfactorily sets forth your understanding of our agreement, please sign in the space provided below and return it to me at the address provided.

If you have any questions please call 321-302-2313. Thank you.

Sincerely,
Robb & Taylor Engineering Solutions, Inc.

Robert F. Robb

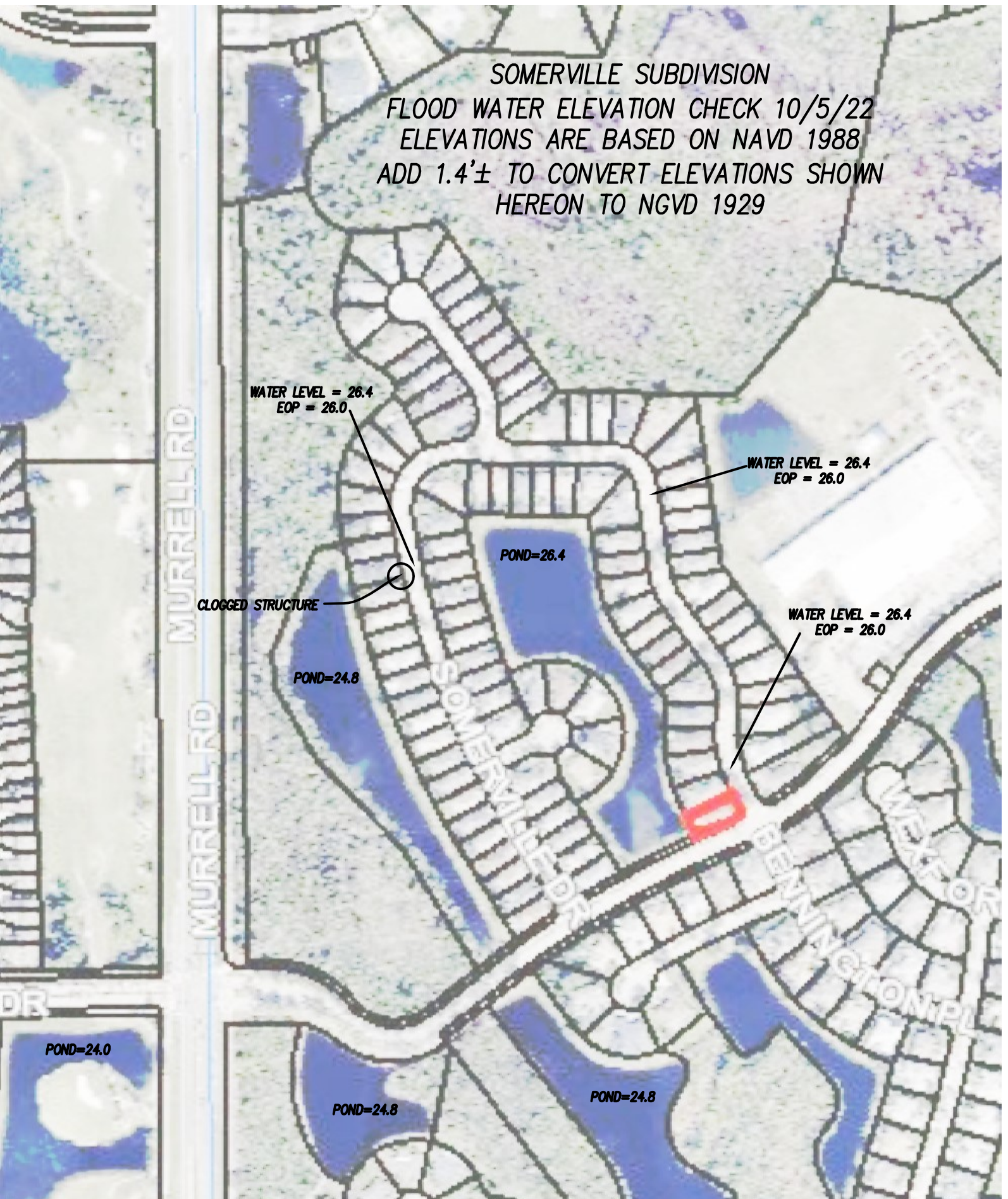
Robert F. Robb, P.E.
President

Accepted this _____ day of _____, 2022

By: _____
Signed

Name and Title


SOMERVILLE SUBDIVISION
FLOOD WATER ELEVATION CHECK 10/5/22
ELEVATIONS ARE BASED ON NAVD 1988
ADD 1.4'± TO CONVERT ELEVATIONS SHOWN
HEREON TO NGVD 1929

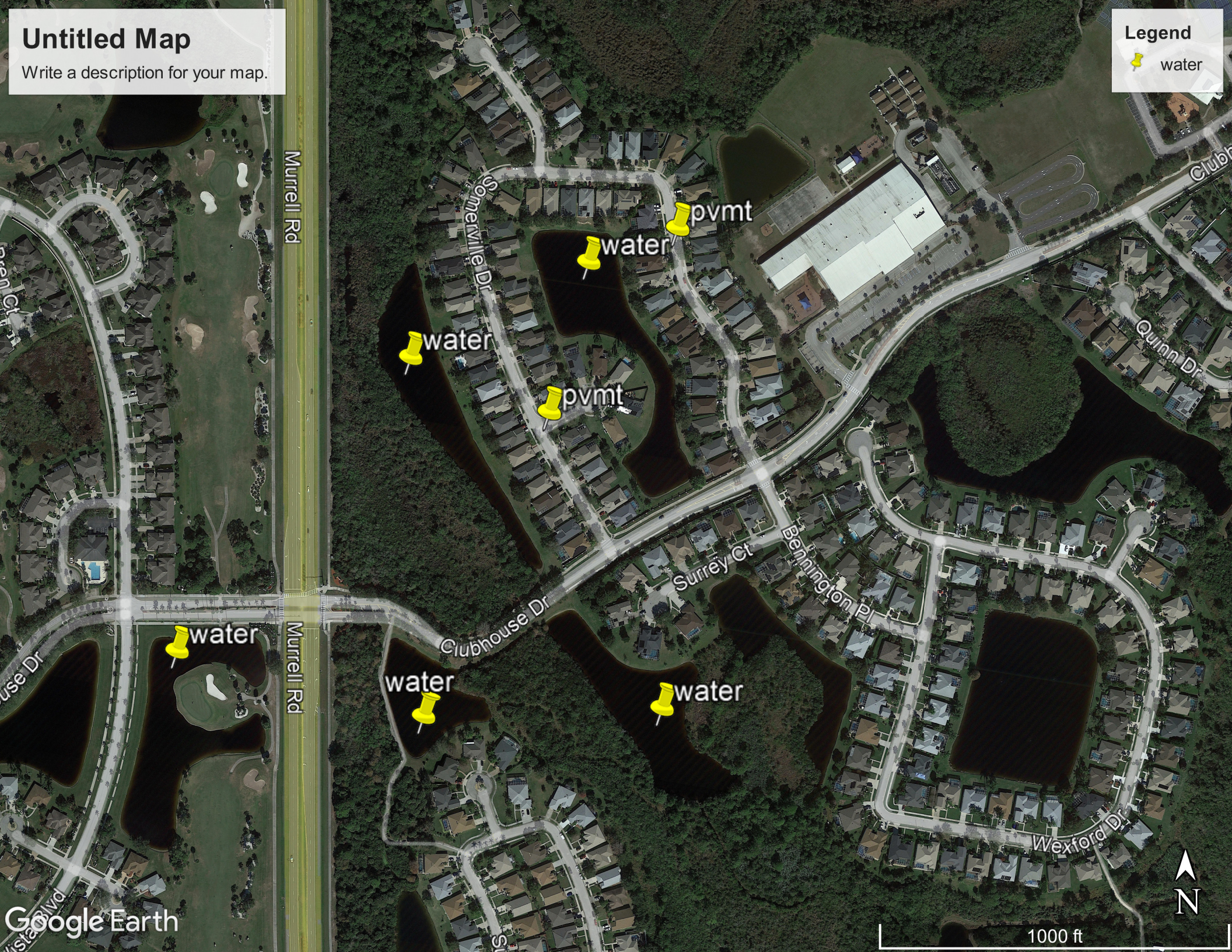


Untitled Map

Write a description for your map.

Legend

 water



SECTION VIII

SECTION A

Viera East
Community Development District
Check Register Summary
September 16, 2022 through October 19, 2022

Fund	Date	Check #'s	Amount
<i>General Fund</i>			
	9/22/22	4531-4535	\$ 12,603.87
	10/6/22	4536-4543	\$ 10,251.09
	10/13/22	4544-4550	\$ 13,274.99
		Sub-Total	\$ 36,129.95
<i>Capital Reserve</i>			
	10/6/22	158-159	\$ 1,382.00
	10/13/22	160-161	\$ 8,025.00
		Sub-Total	\$ 9,407.00
<i>Golf Course</i>			
	9/22/22	30033-30047	\$ 31,511.18
	10/6/22	30048-30076	\$ 24,605.37
	10/13/22	30077-30101	\$ 11,283.95
		Sub-Total	\$ 67,400.50
Total			\$ 112,937.45

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
9/22/22	00222	9/15/22 176312	202209 320-53800-48000	FARMERS MARKET BANNERS	*	120.00	
				ALLEGRA-ROCKLEDGE			120.00 004531
9/22/22	00267	9/15/22 22-09-09	202209 340-53800-47900	30 YARD ROLLOFF	*	325.00	
				BERRY DISPOSAL			325.00 004532
9/22/22	00195	6/16/22 7038264	202206 320-53800-34100	PEST CONTROL	*	359.85	
				ECOLAB PEST ELIMINATION DIV			359.85 004533
9/22/22	00612	8/10/22 00049016	202208 310-51300-48000	NOTICE OF PUBLIC HEARING	*	11,536.80	
		8/10/22 00049016	202208 310-51300-48000	NOTICE OF BOARD MEETING	*	176.67	
				FLORIDA TODAY PAYMENT CENTER			11,713.47 004534
9/22/22	00210	9/10/22 75454 AU	202208 340-53800-47300	5240 MURRELL RD	*	85.55	
				FPL			85.55 004535
10/06/22	00222	9/27/22 176330	202209 340-53800-47300	FARMERS MARKET FLAGS	*	912.58	
				ALLEGRA-ROCKLEDGE			912.58 004536
10/06/22	00267	9/06/22 22-09-01	202209 340-53800-47900	30 YARD ROLLOFF	*	325.00	
				BERRY DISPOSAL			325.00 004537
10/06/22	00189	10/04/22 2618128	202210 340-53800-41000	TELEPHONE	*	595.55	
				BLUELINE TELECOM GROUP, LLC			595.55 004538
10/06/22	00034	9/13/22 112086 S	202209 340-53800-47300	1705 CRANE CREEK BLVD	*	222.23	
				CITY OF COCOA			222.23 004539
10/06/22	00126	9/15/22 435	202209 300-15500-10000	ASSESSMENT ROLL 2023	*	2,500.00	
				GOVERNMENTAL MANAGEMENT SERVICES			2,500.00 004540
10/06/22	00212	9/15/22 9147318	202209 340-53800-47400	RAINBIRD	*	2,298.44	
				TIAA COMMERCIAL FINANCE, INC.			2,298.44 004541

VIER --VIERA EAST-- HSMITH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/06/22	00259	7/09/22 17 VECDD	202207 320-53800-48000	ADVERTISING	*	3,091.04	
				UNIQUE WEBB CONSULTING			3,091.04 004542
10/06/22	00188	9/01/22 920 1439	202209 340-53800-54100	UNIFORMS 9/1/22	*	61.25	
		9/08/22 920 1441	202209 340-53800-54100	UNIFORMS 9/8/22	*	61.25	
		9/15/22 920 1443	202209 340-53800-54100	UNIFORMS 9/15/22	*	61.25	
		9/22/22 920 1445	202209 340-53800-54100	UNIFORMS 6/22/22	*	61.25	
		9/29/22 920 1447	202209 340-53800-54100	UNIFORMS 9/29/22	*	61.25	
				UNIFIRST CORPORATION			306.25 004543
10/13/22	00267	10/01/22 22-10-01	202210 340-53800-47900	30 YARD ROLLOFF	*	325.00	
		10/05/22 22-10-03	202210 340-53800-47900	30 YARD ROLLOFF	*	325.00	
				BERRY DISPOSAL			650.00 004544
10/13/22	00152	10/03/22 86536	202210 310-51300-54000	FY23 SPECIAL DISTRICT FEE	*	175.00	
				DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00 004545
10/13/22	00081	9/01/22 430139	202209 330-53800-47200	AWC	*	736.44	
		9/08/22 428920	202209 330-53800-47200	LAWN-MONTHLY	*	200.00	
		9/14/22 430140	202209 330-53800-47200	AWC	*	350.00	
		9/14/22 430249	202209 330-53800-47200	NVM	*	200.00	
		9/20/22 430661	202209 330-53800-47200	AWC	*	900.00	
		9/23/22 430137	202209 330-53800-47200	AWC	*	3,777.06	
		9/23/22 430138	202209 330-53800-47200	AWC	*	3,654.15	
				ECOR INDUSTRIAL HYDRAULICS, INC			9,817.65 004546
10/13/22	00272	10/06/22 17847	202210 330-53800-47200	TOPO THROUGHOUT NEIGHBOR	*	1,000.00	
				KANE SURVEYING, INC.			1,000.00 004547

VIER --VIERA EAST-- HSMITH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/13/22	00246	9/28/22 20113624	202209 340-53800-54500	FIRE AND BURGLARY ALARMS	*	511.54	
				MARLIN BUSINESS BANK			511.54 004548
10/13/22	00190	10/04/22 279671	202210 340-53800-46000	HYD FILTER	*	220.80	
				NAPA AUTO PARTS			220.80 004549
10/13/22	00273	10/03/22 1169	202210 340-53800-47300	GRASS CUTTING	*	900.00	
				S&L LAWN CARE AND MORE LLC			900.00 004550
TOTAL FOR BANK A						36,129.95	
TOTAL FOR REGISTER						36,129.95	

VIER --VIERA EAST-- HSMITH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/06/22	00006	9/19/22	WO-11328 202209 300-13100-10200 PLUMBING MAINTENANCE	DIAL PLUMBING & A/C INC.	*	307.00	307.00 000158
10/06/22	00079	10/04/22	1724 202210 300-13100-10200 PROSHOP NETWORK SETUP	BLACK HOLE MAKERS	*	1,075.00	1,075.00 000159
10/13/22	00082	10/05/22	10052022 202210 300-13100-10200 RECONNECT EQUIPMENT	ALL 4 ONE GAS SERVICE INC.	*	125.00	125.00 000160
10/13/22	00081	10/11/22	9332 202210 300-13100-10200 RESTROOM RENTAL	IMPERIAL RESTROOM, INC.	*	7,900.00	7,900.00 000161
TOTAL FOR BANK C						9,407.00	
TOTAL FOR REGISTER						9,407.00	

VIER --VIERA EAST-- HSMITH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
9/22/22	00782	9/12/22 96863 MATS	202209 340-57200-51100		*	25.50	
		9/12/22 96863 MATS	202209 320-57200-51100		*	89.44	
A LINEN CONNECTION							114.94 030033
9/22/22	00091	8/29/22 INV05344 HEADWEAR	202208 300-14200-10000		*	976.60	
AHEAD LLC							976.60 030034
9/22/22	00324	8/25/22 INV-1003 GOLF BALLS	202208 300-14200-10000		*	225.57	
		9/08/22 INV-1003 GOLF BALLS	202209 300-14200-10000		*	238.31	
BRIDGESTONE GOLF, INC.							463.88 030035
9/22/22	01545	9/01/22 1604 BREW POW 32	202209 300-14100-10200		*	75.00	
CHAR AND OAK LLC							75.00 030036
9/22/22	01550	9/05/22 886302 BREAD	202209 300-14100-10000		*	81.00	
		9/15/22 886303 BREAD	202209 300-14100-10000		*	105.70	
		9/20/22 886304 BREAD	202209 300-14100-10000		*	89.44	
CHUCK INDEPENDENT BREAD DIST, LLC							276.14 030037
9/22/22	00947	9/22/22 7681390 PEST CONTROL	202209 330-57200-46400		*	381.14	
ECOLAB PEST ELIMINATION							381.14 030038
9/22/22	01394	9/12/22 62719442 DISHWASHER RENTAL	202209 330-57200-54600		*	150.00	
ECOLAB							150.00 030039
9/22/22	00076	9/13/22 8053 AUG 2300 CLUBHOUSE	202208 300-13100-10500		*	413.27	
FLORIDA CITY GAS							413.27 030040
9/22/22	00035	9/10/22 33189 AU 2300 CLUBHOUSE	202208 330-57200-43000		*	1,006.67	
		9/10/22 33189 AU 2300 CLUBHOUSE	202208 340-57200-43000		*	1,006.67	
		9/10/22 42334 AU 2200 CLUBHOUSE	202208 320-57200-43000		*	68.79	

VIER --VIERA EAST-- HSMITH

VIERA EAST- GOLF COURSE
BANK B VIERA EAST-GOLF

CHECK DATE	VEND#	.....INVOICE..... DATE	EXPENSED TO... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		9/10/22	42334 AU 202208 300-11500-10000 2200 CLUBHOUSE							*	39.37		
		9/10/22	45156 AU 202208 390-57200-43000 5250 MURRELL RD							*	1,927.09		
		9/10/22	45156 AU 202208 300-13100-10000 5250 MURRELL RD							*	481.78		
		9/10/22	52104 AU 202208 340-57200-43000 2300 CLUBHOUSE							*	724.71		
		9/10/22	57086 AU 202208 320-57200-43000 4563 BRAYWICK CT							*	30.42		
								FPL				5,285.50	030041
9/22/22	01524	9/20/22	0024 202209 330-57200-12005 MANAGEMENT AND OPERATIONS							*	2,708.33		
								JEFFREY SPENCER				2,708.33	030042
9/22/22	01324	9/16/22	09162022 202209 320-57200-34100 AMAZON PRIME MEMEBERSHIP							*	15.13		
		9/16/22	09162022 202209 320-57200-41000 CRICKET WIRELESS							*	194.00		
		9/16/22	09162022 202209 320-57200-51000 INK FOR PRINTER							*	16.32		
		9/16/22	09162022 202209 320-57200-51000 MICROSOFT SUBSCRIPTIION							*	99.99		
		9/16/22	09162022 202209 300-13100-10400 STORAGE PODS							*	646.00		
		9/16/22	09162022 202209 300-13100-10400 STORAGE PODS							*	328.00		
		9/16/22	09162022 202209 300-13100-10400 STORENSEN MOVERS							*	949.40		
		9/16/22	09162022 202209 300-13100-10400 ADA + 2 RESTROOM TRAILERS							*	6,350.00		
		9/16/22	09162022 202209 300-13100-10400 STORAGE PODS							*	1,148.80		
		9/16/22	09162022 202209 320-57200-51000 APPLE SUBSCRIPTION							*	11.07		
		9/16/22	09162022 202209 390-57200-51100 SUNMOBILE							*	121.18		
								REGIONS BANK				9,879.89	030043
9/22/22	01210	9/17/22	35181696 202209 320-57200-51000 SUPPLIES							*	259.84		
		9/17/22	35181696 202209 320-57200-51000 SUPPLIES							*	506.69		
		9/17/22	35181696 202209 320-57200-51000 SUPPLIES							*	55.99		
								STAPLES ADVANTAGE				822.52	030044

VIER --VIERA EAST-- HSMITH

*** CHECK DATES 09/16/2022 - 10/19/2022 ***
 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 #
9/22/22	01586	9/16/22 09162022	202209 350-57200-46300	REIMB MAINT SUPPLIES	*	38.47	
				STEVE HEDDLESTEN			38.47 030045
9/22/22	01512	9/13/22 7916284	202209 390-57200-54600	2019 CUSHMAN HAULER	*	248.00	
		9/13/22 7916284	202209 350-57200-46100	2020 EZGO RXV ELITE	*	6,552.90	
		9/13/22 7916284	202209 390-57200-54600	TORO TURF EQUIPMENT	*	6,541.14	
		9/13/22 7916284	202209 350-57200-46100	2021 CUSHMAN REFRESHER	*	355.00	
				THE HUNTINGTON NATIONAL BANK			13,697.04 030046
9/22/22	01558	9/09/22 50218307	202209 390-57200-54600	TRACTOR	*	652.46	
				WELLS FARGO FINANCIAL LEASING, INC.			652.46 030047
10/06/22	00782	9/26/22 97736	202209 340-57200-51100	MATS	*	25.50	
		9/26/22 97736	202209 320-57200-51100	MATS	*	89.44	
				A LINEN CONNECTION			114.94 030048
10/06/22	01485	9/20/22 91418952	202209 300-14200-10000	HEADWEAR	*	52.50	
		9/21/22 91420064	202209 300-14200-10000	GOLF BALLS	*	484.23	
				ACUSHNET COMPANY			536.73 030049
10/06/22	01560	9/30/22 00092709	202209 330-57200-43100	CYLINDER RENTAL	*	191.00	
				ARC3 GASES, INC			191.00 030050
10/06/22	00448	9/07/22 10602407	202209 390-57200-46000	WITH	*	205.35	
				ATCO INTERNATIONAL			205.35 030051
10/06/22	01472	6/24/22 22062424	202206 390-57200-49000	FIRE INSPECTION	*	25.00	
				BREVARD COUNTY FIRE RESCUE			25.00 030052
10/06/22	00022	9/23/22 01-92348	202209 330-57200-51050	FOOD	*	206.28	
		9/23/22 01-92348	202209 300-14100-10000	BEV	*	263.10	

VIER --VIERA EAST-- HSMITH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		9/23/22 01-92348	202209 330-57200-43100		*	7.35	
		SNACKS					
				CHENEY BROTHERS INC			476.73 030053
10/06/22	01550	9/24/22 886305	202209 300-14100-10000		*	49.00	
		BREAD					
		9/27/22 886306	202209 300-14100-10000		*	67.45	
		BREAD					
		10/01/22 886307	202210 300-14100-10000		*	74.80	
		BREAD					
				CHUCK INDEPENDENT BREAD DIST, LLC			191.25 030054
10/06/22	00024	9/15/22 70192 SE	202209 390-57200-43000		*	551.76	
		5600 MURRELL RD					
		9/16/22 112664 S	202209 320-57200-43000		*	344.64	
		2300 CLUBHOUSE DR					
		9/16/22 112664 S	202209 330-57200-43000		*	344.64	
		2300 CLUBHOUSE DR					
		9/16/22 112664 S	202209 350-57200-43000		*	344.66	
		2300 CLUBHOUSE DR					
		9/16/22 141774 S	202209 320-57200-43000		*	72.26	
		4563 BRAYWICK CT					
				CITY OF COCOA UTILITIES			1,657.96 030055
10/06/22	00947	9/22/22 7681395	202209 390-57200-46500		*	311.32	
		PEST CONTROL					
				ECOLAB PEST ELIMINATION			311.32 030056
10/06/22	00107	7/11/22 52883	202207 300-36900-10000		*	405.00	
		HANDICAP SVC					
				FLORIDA STATE GOLF ASSOCIATION			405.00 030057
10/06/22	00587	9/19/22 678784	202209 390-57200-46110		*	1,581.35	
		1 PREM 93 UN1203					
		9/19/22 678784	202209 300-13100-10000		*	778.88	
		1 PREM 93 UN1203					
				GLOVER OIL COMPANY INC			2,360.23 030058
10/06/22	00194	9/19/22 PINV0120	202209 390-57200-47400		*	764.08	
		COQUINA GRAVEL					
				GOLF VENTURES INC			764.08 030059
10/06/22	00272	9/08/22 94395242	202209 300-13100-10000		*	190.54	
		PET WASTE BAGS					
		9/08/22 94395242	202209 390-57200-51100		*	139.00	
		SAFETY GLASSES					

VIER --VIERA EAST-- HSMITH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
10/06/22	00399	9/01/22	09012022	202209 320-57200-34100	PEST CONTROL	*	325.00		
					SLUG-A-BUG			325.00	030068
10/06/22	01210	9/24/22	35186642	202209 320-57200-51000	SUPPLIES	*	21.49		
		9/24/22	35186642	202209 320-57200-51000	SUPPLIES	*	51.08		
					STAPLES ADVANTAGE			72.57	030069
10/06/22	01512	9/18/22	7921925	202209 390-57200-54600	TORO TURF PACKAGE	*	5,115.96		
		9/28/22	7937519	202209 390-57200-54600	TORO REELMASTER	*	1,065.98		
					THE HUNTINGTON NATIONAL BANK			6,181.94	030070
10/06/22	01587	10/05/22	INV22171	202210 330-57200-54000	SUBSCRIPTION OCT22	*	390.00		
					TOAST INC.			390.00	030071
10/06/22	01588	9/13/22	3415	202209 390-57200-47500	REOLUSTE	*	496.66		
		9/13/22	3415	202209 300-15500-10000	REOLUSTE	*	993.34		
					TURF SOLUTIONS			1,490.00	030072
10/06/22	00807	9/15/22	920 1443	202209 390-57200-54100	UNIFORMS 9/15/22	*	135.09		
		9/22/22	920 1445	202209 390-57200-54100	UNIFORMS 9/22/22	*	155.73		
		9/29/22	920 1447	202209 390-57200-54100	UNIFORMS 9/29/22	*	216.31		
					UNIFIRST CORPORATION			507.13	030073
10/06/22	00068	9/26/22	9192806-	202210 320-57200-34100	DUMPSTER	*	532.20		
		9/26/22	9193157-	202210 390-57200-47900	DUMPSTER	*	213.03		
					WASTE MANAGEMENT			745.23	030074
10/06/22	01524	10/04/22	25	202210 330-57200-12005	OCTOBER 1-15 MANAGEMENT	*	2,708.33		
					JEFFREY SPENCER			2,708.33	030075
10/06/22	01397	9/28/22	788108	202210 350-57200-46100	GOLF CART LEASE	*	164.00		
					YAMAHA MOTOR FINANCE CORP, USA			164.00	030076

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN 10/19/22	PAGE 7
*** CHECK DATES 09/16/2022 - 10/19/2022 ***												
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 #
10/13/22	01485	9/29/22 91426497	202209 300-14200-10000	HEADWEAR	*	157.50	
							157.50 030077
ACUSHNET COMPANY							
10/13/22	01371	10/02/22 10022022	202210 300-15500-10000	SECURITY	*	210.20	
							210.20 030078
ADT SECURITY SERVICES							
10/13/22	01560	10/04/22 00092864	202210 330-57200-43100	GASES	*	207.65	
							207.65 030079
ARC3 GASES, INC							
10/13/22	01516	9/28/22 27284	202209 320-57200-48000	1/8 PAGE AD OCT22	*	330.00	
		9/28/22 27285	202209 320-57200-48000	1/4 PAGE AD OCT22	*	763.50	
							1,093.50 030080
BLUEWATER CREATIVE GROUP, INC							
10/13/22	00324	9/26/22 INV-1003	202209 300-14200-10000	GOLF BALLS	*	222.72	
							222.72 030081
BRIDGESTONE GOLF, INC.							
10/13/22	00022	10/04/22 01-92353	202210 330-57200-51050	PLASTIC	*	230.31	
		10/04/22 01-92353	202210 300-14100-10000	FOOD	*	551.91	
		10/04/22 01-92353	202210 330-57200-43100	FUEL	*	7.35	
							789.57 030082
CHENEY BROTHERS INC							
10/13/22	01550	10/05/22 886308	202210 300-14100-10000	BREAD	*	66.85	
		10/08/22 10082022	202210 300-14100-10000	BREAD	*	76.15	
		10/11/22 886311	202210 300-14100-10000	BREAD	*	42.65	
							185.65 030083
CHUCK INDEPENDENT BREAD DIST, LLC							
10/13/22	01241	9/25/22 225EP-81	202209 320-57200-46000	QUATERLY WINDOW CLEANING	*	275.00	
							275.00 030084
CRYSTAL HI RISE, INC.							
10/13/22	00364	10/09/22 10092022	202210 320-57200-46000	REIMBURSE	*	7.00	
		10/09/22 10092022	202210 320-57200-46000	REIMBURSE	*	3.46	
							10.46 030085
DAVID JUDY							

VIER --VIERA EAST-- HSMITH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/13/22	01388	9/27/22 AR827819	202209 390-57200-54600	COPIER LEASE	*	144.87	
				DEX IMAGING			144.87 030086
10/13/22	01394	10/01/22 62723121	202210 330-57200-54600	RENTAL	*	106.97	
				ECOLAB			106.97 030087
10/13/22	01196	10/07/22 93192764	202210 300-14200-10000	SNAP-IN KEY SWITCH	*	46.59	
				E-Z-GO A TEXTRON COMPANY			46.59 030088
10/13/22	00076	10/11/22 8053 SEP	202209 330-57200-43100	2300 CLUBHOUSE	*	273.52	
				FLORIDA CITY GAS			273.52 030089
10/13/22	01438	10/01/22 53818	202209 320-57200-54000	ANNUAL CLUB FEES	*	180.00	
				FLORIDA STATE GOLF ASSOCIATION			180.00 030090
10/13/22	01010	10/03/22 32550967	202210 320-57200-34100	INSURANCE	*	120.32	
		10/03/22 32550967	202210 300-13100-10000	INSURANCE	*	120.31	
				GREAT AMERICA LEASING CORPORATION			240.63 030091
10/13/22	01392	10/07/22 10072022	202210 320-57200-51000	REIMBURSE	*	41.71	
		10/07/22 10082022	202210 320-57200-51000	REIMBURSE	*	11.76	
				INES CAMPOS			53.47 030092
10/13/22	01524	10/07/22 10072022	202210 330-57200-46000	REIMBURSE	*	67.84	
		10/07/22 10072022	202210 300-14100-10000	REIMBURSE	*	30.35	
		10/07/22 1072022	202210 300-14100-10000	REIMBURSE	*	47.64	
		10/09/22 10092022	202210 300-14100-10000	REIMBURSE	*	9.98	
		10/09/22 10092022	202210 300-14100-10200	REIMBURSE	*	18.87	
		10/09/22 1092022	202210 300-14100-10200	REIMBURSE	*	12.56	
		10/09/22 1092022	202210 330-57200-43100	REIMBURSE	*	59.97	

VIER --VIERA EAST-- HSMITH

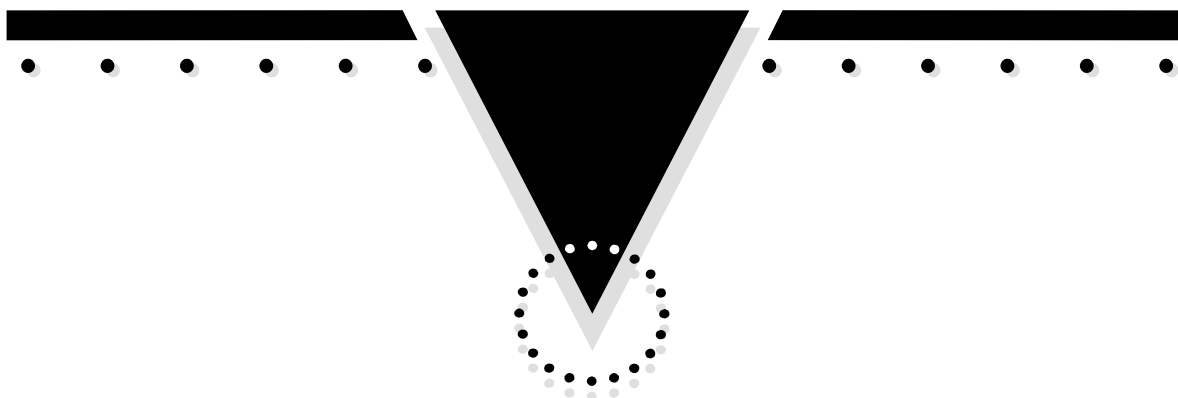
AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN 10/19/22	PAGE 9
*** CHECK DATES 09/16/2022 - 10/19/2022 ***												
VIERA EAST- GOLF COURSE												
BANK B VIERA EAST-GOLF												

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		10/10/22	10102022 202210 300-14100-10000		*	210.78	
			REIMBURSE				
		10/10/22	10102022 202210 300-14100-10001		*	311.44	
			REIMBURSE				
				JEFFREY SPENCER			769.43 030093
10/13/22	01590	5/27/22	05272022 202205 300-20300-10000		*	4,424.00	
			MEMBERSHIP REFUND				
		5/27/22	05272022 202210 300-20300-10000		V	4,424.00-	
			MEMBERSHIP REFUND				
				JOYCE SHORTS			.00 030094
10/13/22	01554	10/14/22	10142022 202210 300-15500-10000		*	300.00	
			ENTERTAINMENT 10/14/22				
				ROCKSTAR KARAOKE ENTERTAINMENT LLC			300.00 030095
10/13/22	01554	10/21/22	10212022 202210 300-15500-10000		*	300.00	
			ENTERTAINMENT 10/21/22				
				ROCKSTAR KARAOKE ENTERTAINMENT LLC			300.00 030096
10/13/22	01554	10/28/22	10282022 202210 300-15500-10000		*	300.00	
			ENTERTAINMENT 10/28/22				
				ROCKSTAR KARAOKE ENTERTAINMENT LLC			300.00 030097
10/13/22	01494	10/02/22	09489760 202210 320-57200-34100		*	590.28	
			TV AND INTERENT				
				SPECTRUM BUSINESS			590.28 030098
10/13/22	01210	10/07/22	35201505 202210 320-57200-51000		*	98.67	
			SUPPLIES				
		10/08/22	35201505 202210 320-57200-51000		*	174.66	
			SUPPLIES				
				STAPLES ADVANTAGE			273.33 030099
10/13/22	01592	10/06/22	10062022 202210 300-14100-10200		*	28.61	
			REIMBURSE				
				TINA GALDI			28.61 030100
10/13/22	01421	9/30/22	0922-TR7 202209 300-13100-10000		*	8.33	
			0922-TR70465				
		9/30/22	0922-TR7 202209 300-13100-10000		*	33.33	
			0922-TR70465				
		9/30/22	0922-TR7 202209 390-57200-22000		*	58.34	
			0922-TR70465				
				WAGEWORKS, INC.			100.00 030101
TOTAL FOR BANK B						67,400.50	
VIER --VIERA EAST-- HSMITH							

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
TOTAL FOR REGISTER						67,400.50	

VIER --VIERA EAST-- HSMITH

SECTION B



Viera East Community Development District

Unaudited Financial Reporting

September 30, 2022



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Viera East
Community Development District

Combined Balance Sheet

September 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	\$294,602	\$540,606	----	----	\$615,302	\$1,450,510
Accounts Receivable	----	----	----	----	\$326	\$326
Due From Golf Course	\$4,898	----	----	----	----	\$4,898
Due From General Fund	----	----	----	----	\$78,037	\$78,037
Due from Other	----	----	----	----	\$6,003	\$6,003
Due from Capital Projects	----	\$281,481	----	----	\$21,765	\$303,246
Inventory - Pro Shop	----	----	----	----	\$43,112	\$43,112
Inventory - Hook and Eagle	----	----	----	----	\$16,804	\$16,804
<u>Investments:</u>						
State Board	----	\$122,665	----	----	----	\$122,665
Benefit Assessment- Series 2012	----	----	----	----	\$4,130	\$4,130
Reserve - Series 2012	----	----	----	----	\$280,324	\$280,324
Bond Service- Series 2012	----	----	----	----	\$7	\$7
Reserve- Series 2020	----	----	\$234,770	----	----	\$234,770
Temporary Interest Series 2020	----	----	\$90,395	----	----	\$90,395
Project- Series 2020	----	----	----	\$1,978,374	----	\$1,978,374
Improvements (Net of Depreciation)	----	----	----	----	\$1,089,032	\$1,089,032
Prepaid Expenses- Operations	\$2,542	----	----	----	\$15,184	\$17,725
Total Assets	\$302,041	\$944,752	\$325,165	\$1,978,374	\$2,170,026	\$5,720,357
<i>Liabilities</i>						
Accounts Payable	\$21,340	\$85,051	----	----	\$36,141	\$142,533
Deferred Revenue- Season Advance	----	----	----	----	\$41,483	\$41,483
Deposit-Divots Grill	----	----	----	----	\$1,814	\$1,814
Due to General Fund	----	----	----	----	\$4,898	\$4,898
Accrued Interest Payable	----	----	----	----	\$77,110	\$77,110
Sales Tax Payable	----	----	----	----	\$16,497	\$16,497
Event Deposits	----	----	----	----	(\$8,804)	(\$8,804)
Due to Golf Course	\$78,037	\$21,765	----	----	----	\$99,802
Due to Capital Reserve	----	----	----	\$281,481	----	\$281,481
Accrued Payroll Payable	\$5,858	----	----	----	\$12,912	\$18,770
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	----	----	----	----	(\$337,638)	(\$337,638)
Fund Balances						
Assigned - First Quarter	\$176,000	----	----	----	----	\$176,000
Nonspendable - Prepaid Expense	\$2,542	----	----	----	----	\$2,542
Unassigned	\$18,264	----	----	----	----	\$18,264
Assigned- Capital Reserve Fund	----	\$837,935	----	----	----	\$837,935
Restricted for Capital Projects	----	----	----	\$1,696,893	----	\$1,696,893
Restricted for Debt Service	----	----	\$325,165	----	----	\$325,165
Total Liabilities, Fund Equity, Other	\$302,041	\$944,752	\$325,165	\$1,978,374	\$2,170,026	\$5,720,357

Viera East

Community Development District

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

Adopted Budget	Prorated Budget 9/30/22	Actual 9/30/22	Variance
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Revenues

Maintenance Assessments	\$808,157	\$808,157	\$808,157	\$0
Golf Course Administrative Services	\$56,280	\$56,280	\$56,280	\$1
Donations for Park Material	\$0	\$0	\$5,975	\$5,975
Miscellaneous Income- Farmers Market	\$0	\$0	\$14,078	\$14,078
Interest Income	\$100	\$100	\$55	(\$45)

Total Revenues	\$864,536	\$864,536	\$884,544	\$20,008
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Administrative Expenditures

Supervisors Fees	\$30,496	\$30,496	\$26,933	\$3,563
Engineering Fees	\$5,000	\$5,000	\$3,430	\$1,570
Attorney's Fees	\$5,000	\$5,000	\$20,558	(\$15,558)
Dissemination	\$1,000	\$1,000	\$1,000	\$0
Trustee Fees	\$5,600	\$5,600	\$4,041	\$1,559
Annual Audit	\$6,500	\$6,500	\$7,500	(\$1,000)
Collection Agent	\$2,500	\$2,500	\$2,500	\$0
Management Fees	\$103,454	\$103,454	\$103,454	(\$0)
Postage	\$1,500	\$1,500	\$2,101	(\$601)
Printing & Binding	\$2,500	\$2,500	\$5,280	(\$2,780)
Insurance- Liability	\$8,040	\$8,040	\$6,996	\$1,044
Legal Advertising	\$1,500	\$1,500	\$12,687	(\$11,187)
Other Current Charges	\$1,500	\$1,500	\$277	\$1,223
Office Supplies	\$1,500	\$1,500	\$200	\$1,300
Dues & Licenses	\$175	\$175	\$175	\$0
Information Technology	\$4,250	\$4,250	\$4,250	(\$0)

Total Administrative	\$180,515	\$180,515	\$201,382	(\$20,867)
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Viera East

Community Development District

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

Adopted Budget	Prorated Budget 9/30/22	Actual 9/30/22	Variance
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Operating Expenditures

Salaries	\$147,487	\$147,487	\$155,761	(\$8,274)
Administration Fee	\$1,388	\$1,388	\$1,113	\$275
FICA Expense	\$11,283	\$11,283	\$11,229	\$54
Health Insurance	\$17,410	\$17,410	\$17,299	\$111
Workers Compensation	\$2,891	\$2,891	\$2,458	\$433
Unemployment	\$842	\$842	\$681	\$161
Other Contractual	\$7,500	\$7,500	\$13,364	(\$5,864)
Marketing- Lifestyle/Amenities	\$18,000	\$18,000	\$19,110	(\$1,110)
Training	\$500	\$500	\$0	\$500
Uniforms	\$500	\$500	\$0	\$500

Total Operating	\$207,801	\$207,801	\$221,015	(\$13,214)
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Maintenance Expenditures

Canal Maintenance	\$14,000	\$14,000	\$9,990	\$4,011
Lake Bank Restoration	\$30,000	\$30,000	\$24,000	\$6,000
Environmental Services	\$20,000	\$20,000	\$2,857	\$17,143
Water Management System	\$99,000	\$99,000	\$113,947	(\$14,947)
Midge Control	\$15,000	\$15,000	\$0	\$15,000
Contingencies	\$2,000	\$2,000	\$3,157	(\$1,157)
Fire Line Maintenance	\$2,000	\$2,000	\$2,000	\$0
Basin Repair	\$3,000	\$3,000	\$117	\$2,883

Total Maintenance	\$185,000	\$185,000	\$156,068	\$28,932
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Viera East

Community Development District

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

Adopted Budget	Prorated Budget 9/30/22	Actual 9/30/22	Variance
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Grounds Maintenance Expenditures

Salaries	\$166,108	\$166,108	\$134,363	\$31,745
Administrative Fees	\$3,446	\$3,446	\$2,226	\$1,220
FICA	\$12,707	\$12,707	\$9,836	\$2,871
Health Insurance	\$28,182	\$28,182	\$18,182	\$10,000
Workers Compensation	\$3,256	\$3,256	\$2,188	\$1,068
Unemployment	\$2,506	\$2,506	\$897	\$1,609
Telephone	\$6,250	\$6,250	\$7,286	(\$1,036)
Utilities	\$7,200	\$7,200	\$9,600	(\$2,400)
Property Appraiser	\$1,990	\$1,990	\$1,989	\$2
Insurance- Property	\$2,197	\$2,197	\$2,635	(\$438)
Repairs	\$15,000	\$15,000	\$20,754	(\$5,754)
Fuel	\$10,000	\$10,000	\$21,478	(\$11,478)
Park Maintenance	\$7,500	\$7,500	\$12,838	(\$5,338)
Sidewalk Repair	\$10,000	\$10,000	\$0	\$10,000
Chemicals	\$4,000	\$4,000	\$3,309	\$691
Contingencies	\$4,000	\$4,000	\$3,857	\$143
Refuse	\$6,000	\$6,000	\$6,820	(\$820)
Office Supplies	\$750	\$750	\$0	\$750
Uniforms	\$3,000	\$3,000	\$3,378	(\$378)
Fire Alarm System	\$7,500	\$7,500	\$6,139	\$1,361
Rain Bird Pump System	\$27,576	\$27,576	\$28,041	(\$465)
Park Materials	\$0	\$0	\$2,773	(\$2,773)

Total Grounds Maintenance	\$329,168	\$329,168	\$298,588	\$30,580
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Total Expenditures	\$902,484	\$902,484	\$877,053	\$25,430
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Operating Income (Loss)	(\$37,948)	(\$37,948)	\$7,491	\$45,439
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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)	(\$42,948)	\$2,491	\$45,439
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Beginning Fund Balance	\$42,948	\$194,315		
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Ending Fund Balance	\$0	\$196,806		
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Viera East

Community Development District

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

Adopted Budget	Prorated Budget 9/30/22	Actual 9/30/22	Variance
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Revenues

Interest Income	\$1,000	\$1,000	\$1,006	\$6
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
Interfund Transfer In- Water Management Bonds	\$0	\$0	\$68,842	\$68,842

Total Revenues	\$12,694	\$12,694	\$531,541	\$518,847
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Expenditures

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

Total Expenditures	\$125,000	\$125,000	\$0	\$125,000
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Excess Revenues/(Expenditures)	(\$112,306)	\$531,541
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Beginning Fund Balance	\$315,696	\$306,394
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Ending Fund Balance	\$203,390	\$837,935
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Viera East
Community Development District

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

	Adopted Budget	Prorated Budget 9/30/22	Actual 9/30/22	Variance
<u>Revenues</u>				
Special Assessments	\$2,089,942	\$2,089,942	\$2,005,735	(\$84,207)
Interest Income	\$100	\$100	\$41	(\$59)
Total Revenues	\$2,090,042	\$2,090,042	\$2,005,776	(\$84,266)
<u>Expenditures</u>				
Interfund Transfer Out- Capital Reserve	\$0	\$0	\$68,842	(\$68,842)
<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	\$2,464,079	\$0
Excess Revenues/(Expenditures)	(\$305,196)		(\$458,303)	
Beginning Fund Balance	\$458,327		\$458,303	
Ending Fund Balance	\$153,131		\$0	

Viera East

Community Development District

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

	Adopted Budget	Prorated Budget 9/30/22	Actual 9/30/22	Variance
<u>Revenues</u>				
Interest Income	\$500	\$500	\$233	(\$267)
Total Revenues	\$500	\$500	\$233	(\$267)
<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)		(\$180,382)	
Beginning Fund Balance	\$270,953		\$505,547	
Ending Fund Balance	\$90,838		\$325,165	

Viera East

Community Development District

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

	Actual 9/30/22
<u>Revenues</u>	
Interest Income	\$205
Total Revenues	\$205
<u>Expenditures</u>	
Capital Outlay	\$3,087,519
Cost of Issuance	\$0
Total Expenditures	\$3,087,519
Excess Revenues/(Expenditures)	(\$3,087,314)
Beginning Fund Balance	\$4,784,207
Ending Fund Balance	\$1,696,893

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

	Adopted Budget	Current Month			Year-to-Date		
		Actuals	Budget	Variance	Actuals	Budget	Variance
Number of Rounds							
Paid Rounds	35,250	2,072	1,782	290	43,168	35,251	7,917
Member Rounds	10,000	489	505	(16)	9,120	10,000	(880)
Comp Rounds	3,000	77	152	(75)	1,864	3,000	(1,136)
EZ Links	3,000	0	152	(152)	-	2,933	(2,933)
GolfNow	2,000	199	101	98	3,076	2,000	1,076
Total Memberships	60	0	-	-	59	60	(1)
Revenue per Round							
Paid Rounds	\$40	\$37	\$42	(\$5)	\$40	\$40	(\$0)
Revenues							
Greens Fees	\$1,426,357	\$76,594	\$74,884	\$1,710	\$1,728,908	\$1,426,357	\$302,551
Gift Cards- Sales	\$25,000	\$300	\$1,313	(\$1,013)	\$11,750	\$25,000	(\$13,250)
Gift Cards- Usage	(\$25,000)	(\$684)	(\$1,313)	\$628	(\$16,406)	(\$25,000)	\$8,594
Season Advance/Trail Fees	\$210,000	\$17,514	\$11,025	\$6,489	\$265,534	\$210,000	\$55,534
Associate Memberships	\$42,000	\$237	\$2,205	(\$1,968)	\$27,025	\$42,000	(\$14,975)
Driving Range	\$80,000	\$2,089	\$4,200	(\$2,111)	\$94,307	\$80,000	\$14,307
Golf Lessons	\$2,100	\$295	\$110	\$185	\$3,800	\$2,100	\$1,700
Merchandise Sales	\$115,000	\$3,655	\$6,038	(\$2,382)	\$119,370	\$115,000	\$4,370
Assessments -Recreation Operating	\$18,239	\$1,519	\$1,521	(\$2)	\$18,232	\$18,239	(\$7)
Miscellaneous Income	\$15,000	(\$299)	\$1,251	(\$1,550)	\$12,553	\$15,000	(\$2,447)
Total Revenues	\$1,908,696	\$101,219	\$101,234	(\$14)	\$2,265,073	\$1,908,696	\$356,377
Golf Course Expenditures							
Other Contractual Services	\$15,000	\$194	\$1,251	\$1,057	\$14,865	\$15,000	\$135
Telephone	\$2,500	\$0	\$209	\$209	\$1,759	\$2,500	\$741
Postage	\$2,000	\$0	\$167	\$167	\$0	\$2,000	\$2,000
Printing & Binding	\$1,000	\$521	\$83	(\$438)	\$0	\$1,000	\$1,000
Utilities	\$15,900	\$1,142	\$1,326	\$184	\$4,360	\$15,900	\$11,540
Repairs & Maintenance	\$8,000	\$1,600	\$667	(\$933)	\$16,421	\$8,000	(\$8,421)
Marketing- Golf Marketing	\$39,000	\$3,375	\$3,253	(\$122)	\$19,721	\$39,000	\$19,279
Bank Charges	\$35,000	\$1,022	\$2,919	\$1,897	\$82,269	\$35,000	(\$47,269)
Office Supplies	\$4,000	\$388	\$334	(\$54)	\$4,768	\$4,000	(\$768)
Operating Supplies	\$5,000	\$0	\$417	\$417	\$3,464	\$5,000	\$1,536
Dues, Licenses & Subscriptions	\$8,000	\$0	\$667	\$667	\$10,228	\$8,000	(\$2,228)
Drug Testing- All departments	\$500	\$0	\$42	\$42	\$0	\$500	\$500
Training, Education & Employee Relations	\$3,000	\$677	\$250	(\$426)	\$1,153	\$3,000	\$1,847
Contractual Security	\$3,000	\$4,425	\$250	(\$4,175)	\$4,005	\$3,000	(\$1,005)
IT Services	\$3,000	\$0	\$250	\$250	\$9,732	\$3,000	(\$6,732)
Total Golf Course Expenditures	\$144,900	\$13,345	\$12,085	(\$1,260)	\$172,744	\$144,900	(\$27,844)

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

	Adopted Budget	Current Month			Year-to-Date		
		Actuals	Budget	Variance	Actuals	Budget	Variance
<i>Golf Operation Expenditures</i>							
Salaries	\$239,595	\$18,759	\$19,965	\$1,207	\$232,919	\$239,595	\$6,676
Administrative Fee	\$19,039	\$1,275	\$1,587	\$312	\$15,893	\$19,039	\$3,146
FICA Expense	\$18,329	\$1,361	\$1,527	\$166	\$17,363	\$18,329	\$966
Health Insurance	\$739	\$98	\$62	(\$36)	\$10,255	\$739	(\$9,516)
Workers Compensation	\$4,696	\$296	\$391	\$95	\$3,781	\$4,696	\$916
Unemployment	\$12,835	\$288	\$1,070	\$782	\$5,434	\$12,835	\$7,401
Golf Printing	\$2,200	\$0	\$183	\$183	\$1,574	\$2,200	\$626
Utilities	\$22,500	\$1,893	\$1,875	(\$18)	\$21,417	\$22,500	\$1,083
Repairs	\$250	\$0	\$21	\$21	\$1,647	\$250	(\$1,397)
Pest Control	\$1,200	\$0	\$100	\$100	\$1,072	\$1,200	\$128
Supplies	\$10,000	\$773	\$833	\$61	\$11,452	\$10,000	(\$1,452)
Uniforms	\$1,500	\$0	\$125	\$125	\$0	\$1,500	\$1,500
Training, Education & Employee Relations	\$2,000	\$0	\$167	\$167	\$0	\$2,000	\$2,000
Fuel	\$500	\$0	\$42	\$42	\$0	\$500	\$500
Cart Lease	\$87,763	\$7,035	\$7,314	\$279	\$85,796	\$87,763	\$1,967
Cart Maintenance	\$4,000	\$38	\$333	\$295	\$6,153	\$4,000	(\$2,153)
Driving Range	\$10,000	\$0	\$833	\$833	\$8,028	\$10,000	\$1,972
Total Golf Operation Expenditures	\$437,146	\$31,815	\$36,428	\$4,613	\$422,785	\$437,146	\$14,361
<i>Merchandise Sales</i>							
Cost of Goods Sold	\$77,000	\$3,262	\$6,417	\$3,154	\$72,700	\$77,000	\$4,300
Total Merchandise Sales	\$77,000	\$3,262	\$6,417	\$3,154	\$72,700	\$77,000	\$4,300

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

	Adopted Budget	Current Month			Year-to-Date		
		Actuals	Budget	Variance	Actuals	Budget	Variance
Golf Course Maintenance							
Salaries	\$420,047	\$39,122	\$35,004	(\$4,118)	\$424,243	\$420,047	(\$4,196)
Administrative Fees	\$9,595	\$595	\$800	\$205	\$7,632	\$9,595	\$1,963
FICA Expense	\$32,134	\$2,944	\$2,678	(\$267)	\$31,791	\$32,134	\$343
Employee Insurance	\$43,225	\$1,739	\$3,602	\$1,863	\$31,096	\$43,225	\$12,129
Workers Compensation	\$9,341	\$617	\$778	\$162	\$6,722	\$9,341	\$2,619
Unemployment	\$7,165	\$49	\$597	\$548	\$4,116	\$7,165	\$3,049
Fire Alarm System	\$4,000	\$0	\$333	\$333	\$0	\$4,000	\$4,000
Utilities/Water	\$26,200	\$1,551	\$2,183	\$633	\$26,324	\$26,200	(\$124)
Repairs	\$48,000	\$1,453	\$4,000	\$2,547	\$34,608	\$48,000	\$13,392
Fuel & Oil	\$40,000	\$2,980	\$3,333	\$354	\$44,064	\$40,000	(\$4,064)
Pest Control	\$1,000	\$311	\$83	(\$228)	\$1,440	\$1,000	(\$440)
Irrigation/Drainage	\$30,000	\$0	\$2,500	\$2,500	\$9,544	\$30,000	\$20,456
Sand and Topsoil	\$26,500	\$423	\$2,208	\$1,786	\$14,669	\$26,500	\$11,831
Flower/Mulch	\$7,000	\$764	\$583	(\$181)	\$5,295	\$7,000	\$1,705
Fertilizer	\$139,000	\$4,462	\$11,583	\$7,122	\$163,821	\$139,000	(\$24,821)
Seed/Sod	\$16,500	\$0	\$1,375	\$1,375	\$0	\$16,500	\$16,500
Trash Removal	\$2,000	\$207	\$167	(\$40)	\$2,518	\$2,000	(\$518)
Contingency	\$6,000	\$45	\$500	\$455	\$11,317	\$6,000	(\$5,317)
First Aid	\$800	\$0	\$67	\$67	\$779	\$800	\$21
Office Supplies	\$1,000	\$0	\$83	\$83	\$310	\$1,000	\$690
Operating Supplies	\$15,000	\$1,038	\$1,250	\$212	\$13,359	\$15,000	\$1,641
Training	\$1,000	\$0	\$83	\$83	\$2,871	\$1,000	(\$1,871)
Janitorial Supplies	\$1,000	\$0	\$83	\$83	\$56	\$1,000	\$944
Janitorial Services	\$20,000	\$950	\$1,667	\$717	\$11,372	\$20,000	\$8,628
Soil & Water Testing	\$1,000	\$0	\$83	\$83	\$1,663	\$1,000	(\$663)
Uniforms	\$8,500	\$1,592	\$708	(\$883)	\$10,898	\$8,500	(\$2,398)
Equipment Rental	\$2,000	\$33	\$167	\$134	\$403	\$2,000	\$1,597
Equipment Lease	\$177,975	\$14,052	\$14,831	\$780	\$164,173	\$177,975	\$13,802
Small Tools	\$500	\$0	\$42	\$42	\$0	\$500	\$500
Total Golf Course Maintenance	\$1,096,482	\$74,926	\$91,374	\$16,447	\$1,025,083	\$1,096,482	\$71,399

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

	Adopted Budget	Current Month			Year-to-Date		
		Actuals	Budget	Variance	Actuals	Budget	Variance
Administrative Expenditures							
Legal Fees	\$1,500	\$0	\$125	\$125	\$5,886	\$1,500	(\$4,386)
Engineering	\$0	\$0	\$0	\$0	\$6,590	\$0	(\$6,590)
Arbitrage	\$600	\$0	\$50	\$50	\$900	\$600	(\$300)
Dissemination	\$1,000	\$83	\$83	\$0	\$1,000	\$1,000	\$0
Trustee Fees	\$4,100	\$0	\$342	\$342	\$8,178	\$4,100	(\$4,078)
Annual Audit	\$1,500	\$0	\$125	\$125	\$1,500	\$1,500	\$0
Golf Course Administrative Services	\$56,280	\$4,690	\$4,690	\$0	\$56,280	\$56,280	\$0
Insurance	\$85,019	\$7,531	\$7,085	(\$446)	\$92,124	\$85,019	(\$7,105)
Property Taxes	\$10,000	\$1,394	\$833	(\$561)	\$13,596	\$10,000	(\$3,596)
Total Administrative Expenditures	\$159,999	\$13,699	\$13,333	(\$365)	\$186,054	\$159,999	(\$26,055)
Total Revenues	\$1,908,696	\$101,219	\$101,234	(\$14)	\$2,265,073	\$1,908,696	\$356,377
Total Expenditures	\$1,915,527	\$137,048	\$159,636	\$22,588	\$1,879,366	\$1,915,527	\$36,161
Operating Income (Loss)	(\$6,831)	(\$35,829)	(\$58,402)	\$22,574	\$385,707	(\$6,831)	\$392,538
Non Operating Revenues/(Expenditures)							
Special Assessments	\$560,250	\$77,319	\$46,688	\$30,632	\$682,778	\$560,250	\$122,528
Interest Income	\$1,000	\$188	\$83	\$104	\$202	\$1,000	(\$798)
Reserve Funding- Transfer Out (Capital Reserve)	(\$6,694)	\$0	(\$558)	(\$558)	(\$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	\$17,700	(\$17,700)
Gain on Sale of Asset	\$0	\$0	\$0	\$0	\$300	\$0	\$300
Interest Expense	(\$140,425)	(\$11,702)	(\$11,702)	\$0	(\$140,425)	(\$140,425)	\$0
Principal Expense	(\$425,000)	(\$45,917)	(\$35,417)	(\$10,500)	(\$445,000)	(\$425,000)	(\$20,000)
Total Non Operating Revenues/(Expenditures)	\$6,831	\$19,888	(\$906)	\$19,678	(\$358,839)	\$6,831	(\$365,670)
Change in Net Assets	\$0	(\$15,940)	(\$59,308)	\$42,252	\$26,869	\$0	\$26,869
Beginning Net Assets	\$0	----	----	----	(\$328,497)	----	----
Ending Net Assets	\$0	----	----	----	(\$301,628)	----	----

Viera East

Community Development District

Restaurant- Hook & Eagle
Statement of Revenues & Expenditures
For Period Ending September 30, 2022

	Adopted Budget	Prorated Budget 9/30/22	Actual 9/30/22	Variance
<u>Revenues</u>				
Food Sales	\$9,200	\$9,200	\$245,091	\$235,891
Snack Sales	\$0	\$0	\$781	\$781
Wine Sales	\$400	\$400	\$9,309	\$8,909
Beer Sales	\$6,400	\$6,400	\$141,813	\$135,413
Beverage Sales	\$1,600	\$1,600	\$37,644	\$36,044
Liquor Sales	\$2,400	\$2,400	\$80,447	\$78,047
Gift Card Sales	\$0	\$0	\$8,829	\$8,829
Gift Cards Usage	\$0	\$0	\$0	\$0
Total Revenues	\$20,000	\$20,000	\$523,914	\$503,914
<u>Restaurant Expenditures</u>				
Restaurant Manager Contract	\$0	\$0	\$65,000	(\$65,000)
Salaries	\$0	\$0	\$137,201	(\$137,201)
Administrative Fee	\$0	\$0	\$6,420	(\$6,420)
FICA Expense	\$0	\$0	\$15,530	(\$15,530)
Health Insurance	\$0	\$0	\$14,627	(\$14,627)
Workers Compensation	\$0	\$0	\$2,168	(\$2,168)
Unemployment	\$0	\$0	\$4,739	(\$4,739)
Telephone	\$0	\$0	\$3,228	(\$3,228)
Utilities	\$0	\$0	\$11,301	(\$11,301)
Pest Control	\$1,200	\$1,200	\$1,069	\$131
Equipment Lease	\$1,100	\$1,100	\$1,394	(\$294)
Repairs	\$0	\$0	\$7,016	(\$7,016)
Kitchen Equipment/Supplies	\$0	\$0	\$6,844	(\$6,844)
Paper & Plastic Supplies	\$0	\$0	\$9,067	(\$9,067)
Operating Supplies	\$0	\$0	\$25,849	(\$25,849)
Food Cost	\$0	\$0	\$105,765	(\$105,765)
Snack Cost	\$0	\$0	\$7,657	(\$7,657)
Beer Cost	\$0	\$0	\$61,958	(\$61,958)
Beverage Cost	\$0	\$0	\$19,777	(\$19,777)
Wine Cost	\$0	\$0	\$4,224	(\$4,224)
Liquor Cost	\$0	\$0	\$25,650	(\$25,650)
First Aid	\$0	\$0	\$206	(\$206)
Entertainment	\$0	\$0	\$14,105	(\$14,105)
Delivery/Gas	\$0	\$0	\$3,857	(\$3,857)
Uniforms	\$0	\$0	\$474	(\$474)
Dues & License	\$0	\$0	\$4,799	(\$4,799)
Total Restaurant Expenditures	\$2,300	\$2,300	\$559,923	(\$557,623)
Operating Income (Loss)	\$17,700	\$17,700	(\$36,010)	(\$53,710)
<u>Non Operating Revenues/(Expenditures)</u>				
Interfund Transfer Out- Golf Course	(\$17,700)	(\$17,700)	\$0	(\$17,700)
Total Non Operating Revenues/(Expenditures)	(\$17,700)	(\$17,700)	\$0	(\$17,700)
Excess Revenue/(Expenditures)	\$0	\$0	(\$36,010)	(\$71,410)
Beginning Fund Balance	\$0		\$0	
Ending Fund Balance	\$0		(\$36,010)	

**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	\$4,690	\$4,690	\$4,690	\$56,280
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	\$304	\$0	\$208	\$14,078
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	\$4,994	\$4,690	\$4,898	\$884,544

Administrative Expenditures

Supervisors Fees	\$1,343	\$2,247	\$2,473	\$1,341	\$2,471	\$2,367	\$2,243	\$2,018	\$2,243	\$2,243	\$3,703	\$2,240	\$26,933
Engineering Fees	\$0	\$0	\$0	\$0	\$0	\$1,025	\$0	(\$150)	\$0	\$0	\$2,555	\$0	\$3,430
Attorney's Fees	\$0	\$3,289	\$2,879	\$1,096	\$1,538	\$0	\$597	\$0	\$130	\$4,686	\$5,222	\$1,123	\$20,558
Dissemination	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$1,000
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,041	\$0	\$4,041
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500	\$0	\$7,500
Collection Agent	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$2,500
Management Fees	\$8,621	\$8,621	\$8,621	\$8,621	\$8,621	\$8,621	\$8,621	\$8,621	\$8,621	\$8,621	\$8,621	\$8,621	\$103,454
Postage	\$3	\$25	\$790	\$145	\$0	(\$129)	\$64	\$41	\$1	\$632	\$531	\$0	\$2,101
Printing & Binding	\$32	\$83	\$99	\$111	\$3	\$3,565	\$88	\$86	\$231	\$357	\$170	\$455	\$5,280
Insurance- Liability	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$6,996
Legal Advertising	\$0	\$0	\$623	\$174	\$0	\$0	\$0	\$0	\$0	\$177	\$11,713	\$0	\$12,687
Other Current Charges	\$82	\$25	\$23	\$0	\$0	\$27	\$20	\$24	\$20	\$21	\$17	\$18	\$277
Office Supplies	\$0	\$10	\$10	\$10	\$0	\$10	\$10	\$10	\$10	\$110	\$10	\$10	\$200
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	\$354	\$354	\$354	\$4,250
Total Administrative	\$11,485	\$15,528	\$16,747	\$12,726	\$13,862	\$16,715	\$12,872	\$11,879	\$12,484	\$18,075	\$45,313	\$13,696	\$201,382

Operating Expenditures

Salaries	\$13,286	\$12,015	\$13,478	\$12,571	\$11,895	\$12,260	\$13,512	\$12,973	\$12,560	\$15,067	\$13,088	\$13,057	\$155,761
Administration Fee	\$100	\$91	\$99	\$88	\$85	\$88	\$97	\$94	\$91	\$91	\$94	\$94	\$1,113
FICA Expense	\$914	\$805	\$915	\$993	\$882	\$909	\$1,002	\$966	\$950	\$931	\$972	\$989	\$11,229
Health Insurance	\$804	\$812	\$1,653	\$1,718	\$1,718	\$1,718	\$1,536	\$1,176	\$1,608	\$1,608	\$1,628	\$1,319	\$17,299
Workers Compensation	\$239	\$216	\$243	\$188	\$188	\$194	\$213	\$205	\$198	\$200	\$187	\$187	\$2,458
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	\$1,592	\$690	\$901	\$120	\$13,364
Marketing- Lifestyle/Amenities	\$2,400	\$783	\$1,437	\$1,200	\$1,200	\$1,503	\$2,400	\$2,577	\$2,400	\$3,091	\$0	\$120	\$19,110
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	\$19,405	\$21,678	\$16,870	\$15,887	\$221,015

**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	\$9,990	\$0	\$9,990
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	\$1,448	\$0	\$2,857
Water Management System	\$8,368	\$10,218	\$9,768	\$9,343	\$9,193	\$10,903	\$8,568	\$10,718	\$9,768	\$8,918	\$8,368	\$9,818	\$113,947
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	\$8,918	\$19,805	\$9,818	\$156,068
<i>Grounds Maintenance Expenditures</i>													
Salaries	\$12,209	\$10,821	\$12,528	\$9,815	\$10,162	\$10,763	\$11,512	\$11,522	\$11,101	\$11,140	\$11,489	\$11,301	\$134,363
Administrative Fees	\$200	\$182	\$163	\$212	\$171	\$176	\$194	\$188	\$182	\$182	\$188	\$188	\$2,226
FICA	\$894	\$792	\$922	\$710	\$742	\$776	\$840	\$847	\$830	\$816	\$841	\$827	\$9,836
Health Insurance	\$1,079	\$1,630	\$1,376	\$1,721	\$1,721	\$1,721	\$1,516	\$1,179	\$1,638	\$1,638	\$1,638	\$1,325	\$18,182
Workers Compensation	\$220	\$195	\$215	\$155	\$161	\$168	\$182	\$182	\$175	\$176	\$182	\$179	\$2,188
Unemployment	\$0	\$0	\$172	\$178	\$307	\$138	\$35	\$34	\$29	\$3	\$0	\$0	\$897
Telephone	\$557	\$611	\$555	\$545	\$545	\$586	\$584	\$584	\$847	\$606	\$660	\$606	\$7,286
Utilities	\$904	\$830	\$684	\$879	\$779	\$675	\$637	\$633	\$872	\$802	\$859	\$1,047	\$9,600
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	\$220	\$220	\$220	\$2,635
Repairs	\$1,095	\$5,140	\$454	\$47	\$1,332	\$3,765	\$86	\$1,306	\$26	\$6,463	\$445	\$598	\$20,754
Fuel	\$2,254	\$450	\$1,330	\$1,497	\$1,387	\$1,101	\$3,127	\$2,064	\$2,632	\$1,857	\$2,311	\$1,468	\$21,478
Park Maintenance	\$0	\$0	\$146	\$803	\$2,232	\$589	\$1,881	\$1,268	\$0	\$4,654	\$0	\$1,265	\$12,838
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	\$120	\$765	\$3,857
Refuse	\$240	\$480	\$240	\$480	\$480	\$720	\$0	\$0	\$0	\$2,400	\$1,130	\$650	\$6,820
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	\$227	\$236	\$306	\$3,378
Fire Alarm System	\$512	\$512	\$512	\$512	\$512	\$512	\$512	\$512	\$512	\$512	\$512	\$512	\$6,139
Rain Bird Pump System	\$2,298	\$2,298	\$2,528	\$2,298	\$2,298	\$2,298	\$2,298	\$2,528	\$2,298	\$2,298	\$2,298	\$2,298	\$28,041
Park Materials	\$0	\$1,748	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,025	\$0	\$0	\$2,773
Total Grounds Maintenance	\$22,896	\$27,328	\$25,045	\$21,257	\$23,306	\$26,693	\$23,838	\$24,219	\$22,307	\$35,017	\$23,128	\$23,553	\$298,588
Total Expenditures	\$63,499	\$68,652	\$70,403	\$87,137	\$64,076	\$73,073	\$68,038	\$66,454	\$63,964	\$83,688	\$105,116	\$62,953	\$877,053
Operating Income (Loss)	(\$56,762)	\$169,592	\$423,850	(\$67,986)	(\$42,618)	(\$57,974)	(\$32,827)	(\$33,682)	(\$56,927)	(\$78,694)	(\$100,426)	(\$58,055)	\$7,491
<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)	(\$61,927)	(\$78,694)	(\$100,426)	(\$58,055)	\$2,491

**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	3,112	2,765	2,072	43,168
Member Rounds	701	814	784	794	870	1,054	864	717	705	667	661	489	9,120
Comp Rounds	214	329	156	234	142	157	137	120	93	104	101	77	1,864
EZ Links	0	0	0	0	0	0	0	0	0	0	0	0	-
GolfNow	308	71	293	178	246	287	276	292	284	320	322	199	3,076
<i>Revenue per Round</i>													
Paid Rounds	\$40	\$40	\$40	\$46	\$46	\$47	\$40	\$33	\$35	\$34	\$36	\$37	\$473
<u>Revenues:</u>													
Greens Fees	\$129,023	\$129,054	\$153,395	\$170,075	\$207,689	\$234,291	\$185,022	\$130,722	\$108,051	\$105,996	\$98,996	\$76,594	\$1,728,908
Gift Cards - Sales	\$349	\$397	\$3,300	\$219	\$706	\$680	\$665	\$359	\$702	\$601	\$3,475	\$300	\$11,750
Gift Cards - Usage	(\$1,925)	(\$281)	(\$1,538)	(\$2,627)	(\$2,218)	(\$1,556)	(\$1,335)	(\$1,391)	(\$914)	(\$1,226)	(\$710)	(\$684)	(\$16,406)
Season Advance/Trail Fees	\$20,573	\$22,472	\$21,895	\$24,159	\$26,317	\$26,856	\$24,956	\$21,006	\$20,730	\$19,765	\$19,292	\$17,514	\$265,534
Associate Memberships	\$1,738	\$2,565	\$3,555	\$4,582	\$3,792	\$4,078	\$2,212	\$1,106	\$1,106	\$1,185	\$869	\$237	\$27,025
Driving Range	\$7,266	\$7,328	\$10,607	\$7,590	\$9,971	\$11,312	\$10,812	\$10,225	\$8,765	\$7,542	\$800	\$2,089	\$94,307
Golf Lessons	\$175	\$175	\$175	\$175	\$175	\$335	\$335	\$405	\$355	\$935	\$265	\$295	\$3,800
Merchandise Sales	\$12,204	\$7,720	\$10,220	\$8,083	\$10,009	\$12,199	\$14,745	\$14,223	\$8,644	\$9,737	\$7,932	\$3,655	\$119,370
Special Assessments - Operations	\$1,519	\$1,519	\$1,519	\$1,519	\$1,519	\$1,519	\$1,519	\$1,519	\$1,519	\$1,519	\$1,519	\$1,519	\$18,232
Miscellaneous Income	\$574	\$253	\$404	\$417	\$486	\$1,291	\$797	\$4,677	\$471	(\$362)	\$3,844	(\$299)	\$12,553
Total Revenues	\$171,495	\$171,201	\$203,533	\$214,192	\$258,445	\$291,004	\$239,730	\$182,851	\$149,428	\$145,693	\$136,281	\$101,219	\$2,265,073
<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	\$1,271	\$1,271	\$1,079	\$14,865
Telephone/Internet	\$0	\$106	\$106	\$106	\$106	\$171	\$194	\$194	\$194	\$194	\$194	\$194	\$1,759
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	\$348	\$154	\$521	\$4,360
Repairs & Maintenance	\$2,527	\$2,610	\$1,886	\$2,006	\$2,910	\$818	\$1,020	\$158	\$537	\$601	\$206	\$1,142	\$16,421
Advertising	\$1,735	\$1,748	\$2,434	\$1,739	\$1,329	\$1,814	\$974	\$1,454	\$1,058	\$2,078	\$1,759	\$1,600	\$19,721
Bank Charges	\$2,979	\$4,423	\$4,390	\$6,157	\$13,704	\$11,811	\$11,200	\$7,376	\$5,064	\$4,664	\$7,126	\$3,375	\$82,269
Office Supplies	\$636	\$129	\$340	\$238	\$230	\$640	\$292	\$226	\$68	\$244	\$702	\$1,022	\$4,768
Operating Supplies	\$157	\$164	\$516	\$434	\$179	\$125	\$332	\$179	\$564	\$222	\$204	\$388	\$3,464
Dues, Licenses & Subscriptions	\$180	\$0	\$388	\$0	\$7,140	\$573	\$0	\$772	\$140	\$405	\$630	\$0	\$10,228
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	\$593	\$0	\$0	\$1,153
Contractual Security	\$0	\$0	\$268	\$151	\$0	\$0	\$0	\$0	\$2,910	\$0	\$0	\$677	\$4,005
IT Services	\$810	\$0	\$575	\$1,230	\$0	\$332	\$0	\$477	\$0	\$625	\$1,258	\$4,425	\$9,732
Total Golf Course Expenditures	\$10,613	\$11,426	\$12,416	\$13,704	\$27,234	\$17,954	\$15,615	\$12,727	\$11,879	\$11,246	\$13,505	\$14,424	\$172,744

**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	\$19,955	\$19,714	\$18,759	\$232,919
Administrative Fee	\$1,427	\$1,298	\$1,510	\$1,216	\$1,334	\$1,353	\$1,435	\$1,378	\$1,271	\$1,216	\$1,181	\$1,275	\$15,893
FICA Expense	\$1,475	\$1,231	\$1,352	\$1,256	\$1,363	\$1,590	\$1,693	\$1,631	\$1,544	\$1,434	\$1,433	\$1,361	\$17,363
Health Insurance	\$521	\$596	\$663	\$631	\$689	\$631	\$1,660	\$1,051	\$1,199	\$1,258	\$1,258	\$98	\$10,255
Workers Compensation	\$350	\$293	\$308	\$262	\$284	\$331	\$354	\$352	\$327	\$311	\$311	\$296	\$3,781
Unemployment	\$401	\$266	\$403	\$591	\$642	\$331	\$672	\$572	\$478	\$422	\$368	\$288	\$5,434
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	\$1,725	\$1,731	\$1,893	\$21,417
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	\$93	\$95	\$0	\$1,072
Supplies	\$508	\$1,371	\$1,697	\$1,906	\$910	\$423	\$282	\$1,058	\$484	\$869	\$1,172	\$773	\$11,452
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	\$7,333	\$7,072	\$7,035	\$85,796
Cart Maintenance	\$1,148	\$33	\$0	\$0	\$0	\$1,260	\$0	\$1,640	\$944	\$1,090	\$0	\$38	\$6,153
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	\$35,705	\$34,335	\$31,815	\$422,785
<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	\$7,983	\$4,222	\$3,262	\$72,700
Total Merchandise Sales	\$5,774	\$4,835	\$9,352	\$3,250	\$9,910	\$8,328	\$6,520	\$6,990	\$2,274	\$7,983	\$4,222	\$3,262	\$72,700

**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	\$34,188	\$34,354	\$39,122	\$424,243
Administrative Fees	\$701	\$674	\$743	\$644	\$603	\$574	\$632	\$652	\$602	\$591	\$623	\$595	\$7,632
FICA Expense	\$2,851	\$2,732	\$3,065	\$2,588	\$2,324	\$2,359	\$2,563	\$2,613	\$2,607	\$2,568	\$2,577	\$2,944	\$31,791
Employee Insurance	\$2,315	\$2,739	\$2,978	\$3,912	\$2,877	\$2,992	\$2,592	\$2,073	\$2,265	\$2,373	\$2,242	\$1,739	\$31,096
Workers Compensation	\$685	\$654	\$703	\$548	\$493	\$499	\$543	\$550	\$543	\$351	\$536	\$617	\$6,722
Unemployment	\$71	\$94	\$577	\$1,158	\$824	\$466	\$161	\$176	\$150	\$114	\$275	\$49	\$4,116
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	\$2,519	\$2,823	\$1,927	\$1,551	\$26,324
Repairs	\$2,736	\$2,093	\$3,012	\$3,159	\$4,577	\$1,861	\$1,611	\$5,666	\$2,384	\$3,787	\$2,268	\$1,453	\$34,608
Fuel & Oil	\$4,791	\$1,084	\$2,917	\$3,039	\$2,577	\$2,235	\$6,350	\$4,190	\$5,363	\$3,885	\$4,652	\$2,980	\$44,064
Pest Control	\$112	\$99	\$95	\$99	\$99	\$99	\$104	\$104	\$108	\$108	\$104	\$311	\$1,440
Irrigation/Drainage	\$1,231	\$581	\$926	\$1,039	\$1,908	\$1,398	\$1,138	\$738	\$301	\$183	\$102	\$0	\$9,544
Sand and Topsoil	\$990	\$1,031	\$489	\$2,858	\$1,444	\$341	\$341	\$3,248	\$943	\$1,368	\$1,194	\$423	\$14,669
Flower/Mulch	\$497	\$973	\$1,508	\$973	\$497	\$83	\$0	\$0	\$0	\$0	\$0	\$764	\$5,295
Fertilizer	\$32,201	\$4,395	\$11,196	\$12,630	\$13,609	\$15,770	\$19,638	\$17,319	\$11,394	\$9,128	\$12,080	\$4,462	\$163,821
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	\$207	\$207	\$207	\$2,518
Contingency	\$3,950	\$0	\$113	\$0	\$45	\$4,200	\$0	\$2,850	\$113	\$0	\$0	\$45	\$11,317
First Aid	\$129	\$22	\$0	\$0	\$141	\$0	\$0	\$176	\$0	\$0	\$313	\$0	\$779
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	\$653	\$1,298	\$1,038	\$13,359
Training	\$0	\$886	\$0	\$45	\$78	\$145	\$275	\$960	\$0	\$0	\$482	\$0	\$2,871
Janitorial Supplies	\$0	\$30	\$0	\$0	\$10	\$0	\$0	\$0	\$0	\$15	\$0	\$0	\$56
Janitorial Services	\$922	\$950	\$950	\$950	\$950	\$950	\$950	\$950	\$950	\$950	\$950	\$950	\$11,372
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	\$639	\$720	\$1,592	\$10,898
Equipment Rental	\$34	\$33	\$34	\$34	\$31	\$34	\$33	\$34	\$33	\$34	\$34	\$33	\$403
Equipment Lease	\$8,520	\$13,473	\$12,789	\$14,276	\$11,517	\$12,180	\$15,699	\$15,302	\$13,919	\$18,895	\$13,553	\$14,052	\$164,173
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	\$79,603	\$82,861	\$80,490	\$74,926	\$1,025,083
<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	\$5,610	\$0	\$0	\$6,590
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$450	\$0	\$0	\$0	\$450	\$0	\$900
Dissemination	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$1,000
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	\$1,500	\$0	\$1,500
Golf Course Administrative Services	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$56,280
Insurance	\$7,531	\$7,531	\$7,531	\$7,531	\$7,531	\$9,066	\$7,745	\$7,531	\$7,531	\$7,531	\$7,531	\$7,531	\$92,124
Property Taxes	\$0	\$870	\$740	\$5,322	\$740	\$740	\$740	\$740	\$740	\$827	\$740	\$1,394	\$13,596
Total Administrative Expenditures	\$12,515	\$13,174	\$13,045	\$17,626	\$13,045	\$14,580	\$21,887	\$19,701	\$13,045	\$18,742	\$14,995	\$13,699	\$186,054
Total Revenues	\$171,495	\$171,201	\$203,533	\$214,192	\$258,445	\$291,004	\$239,730	\$182,851	\$149,428	\$145,693	\$136,281	\$101,219	\$2,265,073
Total Expenditures	\$169,502	\$137,641	\$156,504	\$153,094	\$163,809	\$161,634	\$174,001	\$176,687	\$144,282	\$156,537	\$147,548	\$138,127	\$1,879,366
Operating Income (Loss)	\$1,993	\$33,560	\$47,029	\$61,098	\$94,636	\$129,370	\$65,729	\$6,163	\$5,146	(\$10,844)	(\$11,267)	(\$36,908)	\$385,707

**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	\$77,318	\$77,318	\$77,319	\$682,778
Interest Income	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$2	\$1	\$2	\$1	\$188	\$202
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)	(\$11,702)	(\$11,702)	(\$11,702)	(\$140,425)
Principal Expense	(\$34,417)	(\$35,417)	(\$35,417)	(\$35,417)	(\$35,417)	(\$35,417)	(\$35,417)	(\$35,417)	(\$35,417)	(\$35,417)	(\$45,917)	(\$45,917)	(\$445,000)
Total Non Operating Revenues/(Expenditures)	\$571	(\$429)	(\$450,130)	(\$429)	(\$429)	(\$430)	(\$429)	(\$429)	\$23,507	\$30,201	\$19,701	\$19,888	(\$358,839)
Net Non Operating Income / (Loss)	\$2,564	\$33,131	(\$403,100)	\$60,669	\$94,207	\$128,940	\$65,299	\$5,735	\$28,653	\$19,357	\$8,434	(\$17,020)	\$26,869

**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	\$24,714	\$21,523	\$15,239	\$245,091
Snack Sales	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$524	\$257	\$0	\$781
Wine Sales	\$466	\$835	\$780	\$1,100	\$876	\$1,114	\$1,235	\$945	\$960	\$401	\$347	\$250	\$9,309
Beer Sales	\$8,602	\$8,427	\$11,356	\$9,879	\$13,116	\$13,492	\$15,837	\$14,121	\$12,007	\$13,803	\$11,702	\$9,469	\$141,813
Beverage Sales	\$1,752	\$2,322	\$2,933	\$2,492	\$3,159	\$3,642	\$4,091	\$3,945	\$4,093	\$3,480	\$3,310	\$2,425	\$37,644
Liquor Sales	\$2,248	\$3,991	\$6,126	\$6,571	\$8,673	\$7,436	\$8,102	\$7,855	\$6,651	\$8,698	\$7,398	\$6,698	\$80,447
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	\$51,620	\$44,538	\$34,081	\$523,914
<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	\$5,417	\$5,417	\$5,417	\$65,000
Salaries	\$9,259	\$13,375	\$18,409	\$9,833	\$10,427	\$7,608	\$13,588	\$12,482	\$11,373	\$11,984	\$9,570	\$9,293	\$137,201
Administrative Fee	\$422	\$421	\$656	\$569	\$427	\$492	\$746	\$532	\$540	\$550	\$480	\$584	\$6,420
FICA Expense	\$801	\$1,176	\$1,736	\$1,200	\$1,150	\$1,178	\$1,523	\$1,491	\$1,324	\$1,322	\$1,313	\$1,317	\$15,530
Health Insurance	\$0	\$80	\$0	\$1,848	\$1,639	\$1,639	\$1,489	\$1,212	\$2,398	\$1,452	\$1,581	\$1,288	\$14,627
Workers Compensation	\$140	\$211	\$290	\$162	\$154	\$156	\$194	\$184	\$171	\$168	\$152	\$187	\$2,168
Unemployment	\$459	\$434	\$711	\$565	\$538	\$642	\$375	\$376	\$277	\$123	\$67	\$173	\$4,739
Telephone	\$349	\$246	\$246	\$246	\$246	\$340	\$259	\$259	\$259	\$259	\$259	\$259	\$3,228
Utilities	\$713	\$547	\$963	\$186	\$1,490	\$1,117	\$949	\$1,077	\$957	\$1,126	\$1,007	\$1,168	\$11,301
Pest Control	\$122	\$95	\$95	\$95	\$95	\$95	\$95	\$95	\$93	\$93	\$95	\$0	\$1,069
Equipment Lease	\$101	\$100	\$101	\$100	\$100	\$101	\$101	\$101	\$101	\$202	\$136	\$150	\$1,394
Repairs	\$1,776	\$4,168	\$0	\$0	\$427	\$0	\$125	\$294	\$150	\$0	\$76	\$0	\$7,016
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	\$659	\$706	\$668	\$9,067
Operating Supplies	\$10,181	\$1,846	\$2,638	\$1,107	\$979	\$1,822	\$1,546	\$399	\$1,064	\$2,619	\$1,322	\$326	\$25,849
Food Cost	\$2,158	\$6,474	\$8,355	\$7,324	\$6,633	\$9,708	\$9,425	\$8,678	\$16,534	\$9,466	\$10,257	\$10,753	\$105,765
Snack Cost	\$717	\$2,152	\$192	\$86	(\$1,143)	\$2,013	\$264	\$477	\$2,242	\$250	\$381	\$25	\$7,657
Beer Cost	\$1,967	\$5,900	\$4,876	\$4,057	\$4,696	\$7,127	\$3,152	\$9,091	\$6,431	\$5,279	\$5,168	\$4,214	\$61,958
Beverage Cost	\$743	\$2,229	\$917	\$3,040	\$434	\$2,016	\$1,381	\$1,003	\$1,711	\$2,294	\$2,414	\$1,595	\$19,777
Wine Cost	\$190	\$570	\$304	\$720	(\$79)	\$587	\$25	\$481	\$495	\$150	\$478	\$301	\$4,224
Liquor Cost	\$616	\$1,848	\$2,509	\$2,320	\$2,154	\$974	\$1,132	\$2,824	\$1,557	\$1,381	\$3,070	\$5,265	\$25,650
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	\$2,405	\$1,500	\$1,350	\$1,200	\$14,105
Delivery/Gas	\$0	\$0	\$37	\$0	\$788	\$509	\$544	\$298	\$495	\$355	\$265	\$567	\$3,857
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	\$574	\$49	\$49	\$4,799
Total Restaurant Expenditures	\$38,961	\$49,141	\$50,895	\$40,703	\$39,582	\$45,918	\$45,120	\$50,041	\$61,929	\$47,222	\$45,612	\$44,799	\$559,923
Operating Income (Loss)	(\$15,109)	(\$20,423)	(\$10,665)	(\$226)	\$5,846	\$5,250	\$15,189	\$4,532	(\$13,009)	\$4,397	(\$1,074)	(\$10,718)	(\$36,010)
<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	(\$13,009)	\$4,397	(\$1,074)	(\$10,718)	(\$36,010)

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	\$9,737	\$7,932	\$3,655	\$119,370
Total Revenues	\$12,204	\$7,720	\$10,220	\$8,083	\$10,009	\$12,199	\$14,745	\$14,223	\$8,644	\$9,737	\$7,932	\$3,655	\$119,370
<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	\$7,983	\$4,222	\$3,262	\$72,700
Total Expenditures	\$5,774	\$4,835	\$9,352	\$3,250	\$9,910	\$8,328	\$6,520	\$6,990	\$2,274	\$7,983	\$4,222	\$3,262	\$72,700
Operating Income (Loss)	\$6,430	\$2,885	\$868	\$4,832	\$98	\$3,871	\$8,225	\$7,233	\$6,370	\$1,754	\$3,710	\$393	\$46,670

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:	\$280,324
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:	\$234,770
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

	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	\$ (678,306)	\$ -
	\$ 3,476,588	100.00%	\$ 3,492,198	\$ (3,492,198)	\$ -

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

	Actuals			Year to Date		
	9/30/21	9/30/22	Variance	9/30/21	9/30/22	Variance
<i>Revenues:</i>						
Greens Fees	\$ 93,646	\$ 76,594	\$ (17,052)	\$ 1,599,085	\$ 1,728,908	\$ 129,823
Gift Cards - Sales	\$ 138	\$ 300	\$ 163	\$ 10,217	\$ 11,750	\$ 1,533
Gift Cards - Usage	\$ (33)	\$ (684)	\$ (651)	\$ (18,355)	\$ (16,406)	\$ 1,949
Season Advance/Trail Fees	\$ 37,364	\$ 17,514	\$ (19,850)	\$ 252,869	\$ 265,534	\$ 12,665
Associate Memberships	\$ 1,817	\$ 237	\$ (1,580)	\$ 40,053	\$ 27,025	\$ (13,028)
Driving Range	\$ 6,694	\$ 2,089	\$ (4,605)	\$ 89,733	\$ 94,307	\$ 4,574
Golf Lessons	\$ 175	\$ 295	\$ 120	\$ 2,100	\$ 3,800	\$ 1,700
Merchandise Sales	\$ 7,626	\$ 3,655	\$ (3,971)	\$ 119,537	\$ 119,370	\$ (167)
Special Assessments - Operations	\$ 1,519	\$ 1,519	\$ -	\$ 18,232	\$ 18,232	\$ -
Miscellaneous Income	\$ 488	\$ (299)	\$ (787)	\$ 6,020	\$ 12,553	\$ 6,533
Total Revenues	<u>\$ 149,434</u>	<u>\$ 101,219</u>	<u>\$ (48,215)</u>	<u>\$ 2,119,491</u>	<u>\$ 2,265,073</u>	<u>\$ 145,582</u>
<i>Expenditures:</i>						
Golf Course Expenditures	\$ 17,897	\$ 14,424	\$ 3,473	\$ 147,659	\$ 172,744	\$ (25,085)
Golf Operations	\$ 33,888	\$ 31,815	\$ 2,073	\$ 386,209	\$ 422,785	\$ (36,575)
Merchandise Sales	\$ 3,345	\$ 3,262	\$ 82	\$ 78,438	\$ 72,700	\$ 5,738
Golf Course Maintenance	\$ 96,217	\$ 74,926	\$ 21,290	\$ 905,766	\$ 1,025,083	\$ (119,316)
Administrative	\$ 16,334	\$ 13,699	\$ 2,635	\$ 168,202	\$ 186,054	\$ (17,852)
Total Expenditures	<u>\$ 167,680</u>	<u>\$ 138,127</u>	<u>\$ 29,553</u>	<u>\$ 1,686,275</u>	<u>\$ 1,879,366</u>	<u>\$ (193,091)</u>
Operating Income/(Loss)	<u><u>\$ (18,245)</u></u>	<u><u>\$ (36,908)</u></u>	<u><u>\$ (18,662)</u></u>	<u><u>\$ 433,216</u></u>	<u><u>\$ 385,707</u></u>	<u><u>\$ (47,509)</u></u>

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	\$1,967,414	Authorization 2021-1 Engineer Approved, Req 20-21, and req 24, Req 28, Req 38, Req 45, 87, 90, 105, 106, 108, 115, 116, 124, 127, 128, 133 Req 52, 60-64, 66,70, 74, 75, 77, 84, 91, 94, 96, 101, 104, 107, 109, 110, 111, 113, 114, 117, 118-121, 123, 126, 129, 130, 131, 135, 136, 137, 138,
Clubhouse	\$580,000	\$400,000	\$980,000	\$980,000	\$0	\$866,260	139
Driving Range Tee	\$20,000	\$89,681	\$109,681	\$109,681	\$0	\$109,681	Req 125
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	-\$73,706	\$51,294	\$7,862	\$43,432	\$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	\$219,500	\$257,000	\$257,000	\$0	\$169,488	Req 122, Req 134
Cart Path Extensions	\$175,000	-\$94,500	\$80,500	\$80,000	\$500	\$0	
Tee Box Renovation	\$150,000	-\$72,871	\$77,129		\$77,129	\$0	
#7 Green	\$65,000	-\$65,000	\$0		\$0	\$0	
Woodside Park Restrooms	\$25,000	-\$25,000	\$0		\$0	\$0	
Pump Station Filter	\$35,000	-\$35,000	\$0		\$0	\$0	
Contingency	\$180,690	-\$180,690	\$0		\$0	\$0	
Maintenance Equipment	\$337,000	\$202,565	\$539,565	\$539,565	\$0	\$455,375	Req 4, 7-10, 12, Req 27, Req 34, Req 41, Req 42, Req 112, 132
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 44 Project Complete
Bulkheads - COMPLETED	\$375,000	\$344,142	\$719,142	\$719,142	\$0	\$719,142	Req 14, Req 26, Req 31, Req 36, Req 39-40, Req 49 and 50, Req 54 and 55, Req 56, 57, 72, 76, 79, 85, 86, 88, 92, 93, 95, 102, 103
Woodside Park Playground - COMPLETED	\$45,000	\$75,192	\$120,192	\$120,192	\$0	\$120,192	
Pavillion - ELIMINATED	\$95,000	-\$95,000	\$0	\$0	\$0	\$0	
Lost Revenue - ELIMINATED	\$287,395	-\$287,395	\$0		\$0	\$0	
	\$6,022,585	\$0	\$6,022,585	\$5,463,412	\$559,174	\$4,539,734	