

Viera East
Community Development District

Agenda

February 23, 2023

AGENDA

Viera East
Community Development District
219 E. Livingston St. Orlando, FL 32801
Phone: 407-841-5524

February 16, 2023

Board of Supervisors
Viera East Community
Development District

Dear Board Members:

The Board of Supervisors of the Viera East Community Development District will meet **Thursday, February 23, 2023, 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 January 26, 2023, Board of Supervisors Meeting
- V. New Business
 - A. Discussion of Grant Writer
 - B. Consideration of Master Services Agreement with Club Caddie Holdings, Inc.
 - C. Approval of Draft Governmental Accounting Standards Board 87-Lease Policy
 - D. Consideration of Resolution 2023-03 to Lease No. 008-0697772-110
 - E. Consideration of Resolution 2023-04 to Lease No. 008-0697772-113
- VI. Old Business
 - A. Action Items List
- VII. Staff Reports
 - A. General Manager's Report
 - B. District Manager's Report
 - i. Presentation of S & P Data
 - C. Engineer's Report
 - i. Draft Bid Scope and Elevation Services for Parking Lot Project
 - 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
 - C. Approval of Requisitions No. 159- 160
- IX. Supervisor's Requests
 - X. 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, January 26, 2023** 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
Jennifer DeVries <i>by phone</i>	Vice Chairman
Steve Colasinski	Treasurer
Pete Carnesale	Assistant Secretary
Ron Rysztogi	Assistant Secretary

Also present were:

Jason Showe	District Manager
Jeremy LeBrun	GMS
Michelle Webb	Lifestyle/Marketing Director

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Public Comment Period

Mr. Showe: The next item that we have is the public comment period. I will note that we only have members of the Board and staff present and we received no requests to speak.

FOURTH ORDER OF BUSINESS

**Approval of Minutes of the December 15,
2022, Board of Supervisors Meeting**

Mr. Showe: The minutes from the December 15 meeting were included as part of your agenda package. We can take any corrections or changes at this time or a motion to approve.

On MOTION by Mr. Colasinski seconded by Ms. DeVries with all in favor the Minutes of the December 15, 2022 Board of Supervisors Meeting were approved as presented.

There was no Fifth Order of Business on the agenda.

SIXTH ORDER OF BUSINESS

New Business

Mr. Showe: We have no new business on the agenda, but we can obviously open it up for discussion to the Board, should you have any.

Mr. Colasinski: I did want to talk about that tool we talked about last year, Club Caddie, which would eventually replace *EZLinks* as the tool of operations in the Pro Shop.

Mr. Showe: Through GolfNow?

Mr. Colasinski: Yeah.

Mr. Showe: Okay.

Mr. Colasinski: We'll talk about that later.

Mr. Dale: Yeah. Let's do that as part of the General Manager (GM) Report.

Mr. Colasinski: Sure.

Mr. Dale: There are a lot of things on that front, which have nothing to do with any of our employees. It's really all GolfNow that I have not been happy with, over the course of the last month or less.

Mr. Colasinski: Two years.

Mr. Dale: There has been a lot of substandard delivery. Let's move on.

SEVENTH ORDER OF BUSINESS

Old Business

A. Action Items List

Mr. Showe: I can quickly run through the Action Items List.

Mr. Dale: If you would, yes.

Mr. Showe: Sure. Some of these things are on the GM Report. He has the fire breaks starting in February. Cart path extensions are ongoing. The irrigation project is completed. The Emergency Development Recovery Plan, Rob indicated to me, the District Engineer has a public records request with the County. Once they fulfill that, he will have all of the drawings and everything that he needs to scope that all out. So, we're working on that. I know Jennifer had requested some information on writing that letter about the storm recovery.

Ms. DeVries: We were actually going to put that in the annual newsletter. I had one more thing when you're done.

Mr. Showe: The only other thing I would add to this, and I'm going to go ahead and add it for a future version, I know that the Board asked us to look at the Employee Manual.

Ms. DeVries: That's the one.

Mr. Showe: We did get some comments from Board Members. We went ahead and got with your vendor who does the payroll, ABS. They are more than willing to help us basically rewrite, modernize the entire document. So, we've provided all of the comments we've received to them, along with our current manual. They're going to basically rewrite that entire manual for us in starting form. Then we'll circulate that out and we can get some additional comments from that point, but that way they'll have some hand in crafting the document since they are our payroll provider.

Mr. Dale: I do want to add, and I apologize for the lateness of this, but it just was something that came up that made me think of this yesterday. If it's not already in there, because I'm going off memory, we have some sort of clause. I understand that everybody has First Amendment rights and all of that kind of stuff, but if we were to have employees, I guess the best way I can think of putting it, is if you work at Texas Roadhouse, you don't get on social media and start bashing Texas Roadhouse. Not that we have that problem right now, I just want that in there for a future situation.

Mr. Showe: Yeah. I'll send that to you right now, just to make sure.

Ms. DeVries: There are social media policies in there.

Mr. Dale: Yeah. There are, but I don't know if they specifically address that issue. Most of them are, I think morals type of clauses whereas this one, which I would like it specific as to, "*Don't bite the hand that feeds you,*" effectively.

Ms. DeVries: Right. I saw a lot of things. I don't know who makes the decisions about them, but I think some decisions need to be made. For example, the one that I saw was the Attendance Policy. The Attendance Policy is very vague and not really enforceable. There's nothing in there that's actually enforceable. Other things, such as ethics was very vague and disjointed. I don't know, maybe they'll give us something more specific to react to, but it seems to me that when I look at other Employee Handbooks, they are a lot more specific about what has to be kept confidential. For example, we have a lot of discussions at these Board Meetings

about whether employees should be discussing things that aren't decided, that are just in the works or something that we've discussed. Should they be discussing that with residents and customers? Those types of things. I don't know how we get those decisions made.

Mr. Showe: Well, I think the best policy is we'll let them work on the document. They will put it down in a draft form. We will circulate it to you guys as well as all of the management here and then we'll take all of that collective input and put out a final draft.

Mr. Dale: That's when we can redline it.

Ms. DeVries: Okay. All right then. I only got through six pages of the 35.

Mr. Showe: I know a tiny bit about HR, but they will know all of the laws and everything specific that will have to be in there and then we can guide it from there once it's drafted. They saw our current document and all of the comments that I received and have a good feel for how they're going to start.

Ms. DeVries: My background is in training and development. Those documents are my starting point, usually.

Mr. Showe: Yeah. Like I said, once we get a draft from them, we'll circulate that out. That's being worked on right now.

Ms. DeVries: Okay.

Mr. Showe: That's all we have for the Action Items List and we can move to Staff Reports.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. General Manager's Report

Mr. Showe: We can start with the GM report. We circulated that and it is in front of you. I know I'm not Jim, so I don't know a whole lot about all of these, but regarding the normal day-to-day operations on the CDD side, we have the fire lines in the scrub jay areas which is required. Scrub jay season is from March to June. Fire line maintenance will begin in February and ECOR is continuing to monitor the lakes. You have the normal maintenance practices on the golf course. He's got golf revenue there as well as food and beverage revenue and provided you with the rounds of revenue sheet. In the restaurant, it looks like the hood installation is finally underway. I think that the hood has arrived.

Mr. Carnesale: I watched it get lowered.

Mr. Dale: That's posted all over social media right now, the video and everything and it's pretty cool. I did just want to real quickly, touch on the fire line maintenance. When we had the workshop, we talked about getting a written schedule together.

Mr. Showe: I've got that on my list.

Mr. Dale: Just for the record, Jim wasn't feeling well today, so that's the reason why he wasn't here. I don't want everybody to think that he's blowing us off as soon as he started. He's a little under the weather right now. The written schedule is important to all of the residents of the District and I would like to get that on social media.

Mr. Showe: I'll follow back up with him. The UV lights were installed per Board direction? It looks like the fountain in the breezeway is going to try to get installed next week. Then he's got a little detail there about some other projects going on. Finally, he has a little scope on the rates, explaining that you may see some discrepancies in the rates, which is mostly through their dynamic pricing system that they've set up, is the way that they explained it.

Mr. Dale: Receptacles. One thing that I will add that's not on here, but I did send Jim a punchlist of items. There are several things on there that the Board may have questions on like pressure washing and things like that. He knows that's all part of his agenda. It's just not detailed in here because he hasn't had the chance. The Gym has been busier than a one-arm paper hanger here, over the past week and a half, but it's on his list. We did have some issues with Hole #10.

Mr. Colasinski: With the wiring.

Mr. Dale: The wiring.

Mr. Colasinski: With one sprinkler head.

Mr. Dale: With the sprinkler head, which is obviously an important issue because that's our irrigation system. He did have to spend some time on that. There are things like I said, like pressure washing.

Mr. Colasinski: I think in general, Rob, it's more of the concept of getting a facilities maintenance person hired. It's interesting, looking around the Clubhouse, the number of tasks that we can get on the list like all of the bugs are now up on the ceiling and on the post and getting the webs down.

Mr. Dale: Yes.

Mr. Colasinski: Right now, the floor outside could use pressure washing as we have some stains. We get to the dirt and even the staircase coming up from the golf course, could be

washed. We've got a lot of things that just need to get done and Jim is pursuing hiring someone. I think the job is still being defined.

Mr. Dale: Right. It is still being defined. I talked to him about that on Tuesday. He said that he is getting to it, understands the urgency behind it and apologized. He just has been so busy. We're really throwing a lot at him right now. He also was fulfilling the role of two jobs effectively right now with Head Greens, Superintendent and GM.

Mr. Colasinski: Well, there may be a potential change in structure, just to be able to do both jobs as to who is doing things just because with the current structure, if he's over taxed every day, we're going to burn him out and things will not get done.

Mr. Dale: Right.

Mr. Colasinski: It will be our fault because we're insisting he stays within a particular structure.

Mr. Dale: Yeah.

Mr. Colasinski: I think he may have something else in mind that will alleviate a lot of that and people may do different roles differently. But if it helps to get everything done, I'm all for that.

Mr. Dale: Those are probably future discussions that we're going to be having here.

Mr. Colasinski: Yeah.

Mr. Dale: Part of the discussion that I had with them on Tuesday was we're not treading water. We were sinking.

Mr. Colasinski: Yeah.

Mr. Dale: With Jim on board now, we're back to treading water and maybe even getting a little ahead of the game.

Mr. Colasinski: But my point is what the GM of the structure yields. So, he could change his structure in whatever way he needs to operate.

Mr. Dale: Correct.

Mr. Colasinski: That's all.

Mr. Dale: Correct.

Mr. Carnesale: Basically, you're talking about a little bit more delegation.

Mr. Colasinski: Potentially yeah.

Ms. DeVries: Or re-organization of roles and responsibilities.

Mr. Dale: Yeah. At some point we may be talking about that. The big topic for tonight is the grand opening and everything. Jim's tasks right now are punchlist items.

Mr. Colasinski: The day-to-day operation.

Mr. Dale: Day-to-day operations. It's very time-consuming. I appreciate the fact that put a list together of where we're at with things. I do think the biggest topic of discussion, non-grand opening and non-lifestyle coordinating related, is with regard to rates. I'm going to tie this into my comments about GolfNow that I made earlier. I don't want to steal all of Michelle's thunder, but I am going to steal a little of it to emphasize the situation with regard to the marketing responsibilities of GolfNow. I'll give you a perfect example. Today is \$6 burger night, generally, but it's not because we canceled it. However, Michelle notified them in early January to cancel \$6 burger night.

Ms. Webb: I sent out the calendar on January 3rd, but we didn't know anything about canceling any dates. They didn't send out the email and start posting until January 18th. From that time, I sent them a revised calendar, but the first one is just coming through on the 18th. It included burger night and all that, but then they canceled it. I sent the revised one to them, the first part of that week and said, *"This is going to be canceled."* Then the trivia that was cancelled, had the first burger night and the second burger night was not on there because I didn't know how long this was going to happen. It wasn't shared. So, then I sent an email the 1st of this week to Allison, but she never responded. So, today I sent another one saying, *"Urgent request."*

Mr. Dale: Right. So, the bottom line is that we sent multiple requests to them asking them not to post burger night and yet it gets posted on the golf course Facebook page, regardless. They're not very responsive, is the point that I'm trying to get across to the Board. Then the other huge part of this, that is just so upsetting, is back several months ago, Michelle had a sit-down meeting with Tim. We don't have control over our Facebook page. It wound up being a big issue today with the restaurant, because I'm back-and-forth with, *"Hey, can we get this post about burger night off of it?"* The response was, *"No, we can't get it off because we can't delete from our own Facebook page."* We've got to get control of it. Somehow, its a two-step verification. It goes through to Tim's personal email somehow. She tried sitting down with Tim a while back and we weren't able to get control of it. We still don't have control of it. We are able to back door post on there through Instagram, but we can't get rid of anything. So, where we're at is, when I talked to Jim on Tuesday, I said, *"Let's try it one more time with you and Michelle. Give it the*

college try. If you can't get control of the Facebook page, then we're going to have to abandon it and start a new one and just post on there, 'This page is no longer the current page of the Viera East CDD' and start our new one." Because one of the things that I am very disappointed in, is the fact that Duran has about 4,500 likes and followers. The restaurant, which has only been in existence for one year, has 2,000 likes and followings and the golf course Facebook page has 1,300. So, our usage of social media with the golf course has not been to standard or effective. We've got to get control of that. We've got to get that under Michelle. So, that part, I have been disappointed on. The other component of all of this is the rates. By the way, the reason why that's an issue, is once again that page flows through GolfNow. Everybody I'm sure received an email from the resident about rates and comparing it to different rates and not really receiving a 30% or 40% discount, when in actuality, yes, they were receiving it. My understanding from what I've seen with rates, is we actually we didn't get things updated completely on the GolfNow page. Am I speaking correctly?

Mr. Showe: That, I don't know.

Mr. Dale: Okay. Jim was prepared to have that discussion. My instructions to Jim were, "Let's correct this. Let's make sure the entire staff is on the same sheet of music." What happens with GolfNow is they have so many variables. They have "hot now" rates and different special rates. What I think is happening generally is the residents are comparing their 30% to 40% percent discount to those rates that are already discounted. Whereas in actuality, the way it's supposed to work is the discount is off what are rack rate is from the rate sheet that we prepared based on our August meeting.

Mr. Colasinski: That's correct.

Mr. Dale: So, that's what the discount is applied to. When you throw that in with the fact that with GolfNow, we are effectively giving them 12 tee times a day, I believe, a lot of them are fairly primetime before noon slots. I'm going back two years here, but I don't believe that was the way it was presented originally. Each one of those tee times are worth \$75 to \$80 right now.

Mr. Colasinski: Correct. If we did an average rate of \$40, it costs us \$175,000 a year.

Mr. Dale: There you go. What I'm doing is in my mind, we're not getting marketing support the way it was promised to us. We're paying \$150,000, effectively. Everybody says, "Oh well, you're not giving up anything, they're rounds of golf." Well, you have the opportunity loss. So, the opportunity, revenue loss is roughly \$150,000 a year. Right now, I'm at the point where

I'm not seeing the benefit. So, I think that is a discussion that this Board needs to have over the coming months. I know that we've sent our operations team to the golf show over at Orlando again and they've had an opportunity to look at one of the software packages that came up last year that everybody had a chance to give input on, which was Club Caddie. We took a look at it and a lot of the features of Club Caddie are available. The cost with it is negligible compared to the \$150,000 a year we're giving away.

Mr. Colasinski: It will cost us less than \$10,000 a year.

Mr. Dale: \$10,000 a year?

Ms. DeVries: Versus \$175,000?

Mr. Colasinski: I don't know what this year's pricing will be.

Mr. Dale: Right.

Mr. Colasinski: But I've asked Eddie to talk with them and start the conversation as to a proposal from them for us.

Mr. Showe: Yeah, I was going to mention that. Based on some conversation I had with the Chair earlier, I did pull the GolfNow agreements. The term expires May 19, 2023. It will renew for an additional year unless we notify them at least 30 days prior. So, I think what we need to do is to make sure that we target that May 19th date and work backwards. Because whatever new system you want, needs to be up and running by that day because they're going to shut it all down.

Mr. Colasinski: Right.

Ms. DeVries: Absolutely.

Mr. Colasinski: That's part of why I wanted to get this going to say, *"Let's take a look and get a proposal because we need to have a review by our legal people, then we have to do training and then we have to do database transitions."*

Mr. Dale: A lot of the features that GolfNow has with the online registration, can all be done and is currently being done through our website. We would have to probably procure a new website or somehow switch over. It all depends on who owns the domain.

Ms. DeVries: Who owns the domain?

Mr. Dale: We're going to have to look into that part. That's all part of the process.

Mr. Colasinski: There are easier ways around that too. Everything right now is considered the Viera East Golf Club. We can change it to the Viera East Golf Course. It needs to have our own domain and other things too.

Ms. DeVries: That's true.

Mr. Colasinski: I don't see that it's something that needs to be done, but I don't see it as a significant obstacle. The Facebook page, we could rename it or create a new Facebook page called, "*Viera East Golf Course*" versus "*Viera East Golf Club*" and go from there.

Mr. Dale: Yeah. As part of that process, there's probably 1,000 questions that we're going to want answered.

Mr. Showe: Yeah.

Ms. Webb: Because they know that the original Facebook page was operational before. Somebody else was on there. I got a lot of it changed over to me, but it's the two-step verification that causes it. When you log in, it sends you that code. It sends it to Tim's personal email, which he says he doesn't get. We called them and found that Tim has to send this or it should be a backdoor. I found a backdoor, but even with our back door, I've asked them to go in and try to change it. They can't change it even from GolfNow. It was somebody prior to them, whoever was there. So, it's been there for a while. I'm thinking even if we just start a new page, because this one has a lot of the...

Ms. DeVries: Legacy.

Ms. Webb: Legacy.

Ms. DeVries: Maybe you should just start a new page for the Viera East Golf Course and make sure that we notify all of the followers of the other one to follow this one.

Mr. Dale: Right.

Ms. Webb: Say, "*Join us for our grand opening celebration.*"

Ms. DeVries: Exactly. It could be part of the grand opening.

Ms. Webb: Yeah.

Mr. Dale: That could just happen from a couple of posts on the old site saying, "*Hey, this is now our page, please come like us and follow us there.*" We'll recapture most of the 1,300 onto that page.

Ms. DeVries: I think that would be better than beating your head against the wall.

Ms. Webb: It's been what seven months for an hour-and-a-half with Tim? Well, I logged on and asked for things and it sends an authorization code. He went on ahead and it never came in.

Mr. Dale: You've spent much more time than that because now in order for you to do anything, for you to have done anything over the past two years, it's a royal pain in the butt because you've got a back door everything.

Ms. Webb: Well, not everything too. I tried to post on Instagram and Instagram will post to Facebook.

Mr. Colasinski: This has drifted into a Facebook discussion. What is your point?

Ms. DeVries: Does GolfNow now control the website?

Mr. Dale: GolfNow does control the website. But generally, and this is something we're going to have to verify, is the domain and everything associated with that.

Ms. DeVries: Who controls the pointer as to where the domain goes?

Mr. Dale: Yes.

Ms. DeVries: Can it go over to Club Cabbie?

Mr. Showe: I'll get with our IT folks.

Mr. Dale: That's what we need to find out.

Ms. Webb: Because we just received a new one from them. They just created a new one

Mr. Colasinski: Who?

Ms. Webb: GolfNow.

Mr. Dale: Well, actually a lot of these questions might be easily answered by anybody from Club Caddie because I'm sure this isn't their first rodeo.

Ms. DeVries: It's the first time transferring from GolfNow.

Mr. Colasinski: That's all part of this. We just have to ask them the questions.

Mr. Dale: Right.

Mr. Colasinski: But I'm hoping we get the proposal started and then see what it would cost us and all of these other things and we can engage with more active conversation.

Mr. Dale: You just nailed it. Jason, to make this proper, I don't believe that there's really a motion that needs to be made.

Mr. Showe: I don't think there's anything that needs to be made right now in terms of a motion. Obviously, we're going to look at, when we get closer to March and April, terminating

this agreement, as long as we can get another agreement in place with another vendor that would start that same day. The motion would be when that agreement is approved, you would approve that new agreement and authorize District Staff to terminate the prior contract.

Mr. Dale: Right.

Mr. Showe: Until you have something that's actually in front of you to vote on, we're just taking direction.

Mr. Carnesale: As far as websites, Facebook pages, that kind of thing, it's a matter of who actually owns domains and who actually has control over the old one. If we don't, should we have an overlap on those so that we can post on one to go to the other?

Ms. DeVries: Definitely. That's what I was going to say to Pete. There needs to be an overlap. If we use Club Caddie, they have to be up and running before the others.

Mr. Dale: Yes.

Mr. Colasinski: That's why we want to start the proposal now.

Mr. Dale: Again, this doesn't require a motion, but I guess my question to the Board is, is there anyone that has apprehension about the process or is there generally consensus that this is something we should be looking into?

Mr. Carnesale: My only question would basically be, is Club Caddie used as much as GolfNow by outside golfers?

Mr. Colasinski: I don't think anybody here can answer that.

Mr. Dale: That's where we're going to need the vendor of the golf course.

Mr. Colasinski: I can give you a little bit more insight into that. What do you mean by outside golfers?

Ms. DeVries: Meaning that part of our community.

Mr. Carnesale: Well, I'm thinking of two possibilities. One is outside the community, but local and then the other is people that come down as visitors from the North that are just here for a couple of weeks that are looking to play golf.

Mr. Colasinski: Right.

Mr. Dale: That's a good question.

Mr. Colasinski: But the thing is, if you understand the distribution of that though, I don't think we have a data and I don't think GolfNow has it either.

Mr. Dale: Well, I do remember that from a year ago.

Mr. Colasinski: We have a small season for three months, effectively, where it goes up with people from the North. We have nine months that we need to worry about. That's also where we get most of our revenue from the restaurant too. We have to keep the whole year in mind. We need to make a choice based on the majority of people using the golf course and not a minority. I don't know that the group that comes here seasonally is actually the majority. It seemed based on the time period, it's a minority.

Mr. Dale: But then it's like the topic that we had a couple of months ago, where our rounds of golf were down, but our revenues were way up. We were like, "*How does that happen?*" Well, that's because we're charging a fairer price for our product. The same thing with what Steve is talking about, it's \$150,000 that we're giving to GolfNow.

Mr. Colasinski: \$175,000.

Mr. Dale: \$175,000 that we're giving to GolfNow, but if the opportunity cost of not having GolfNow available is only \$10,000 or \$20,000, then we get more revenue all year long.

Mr. Colasinski: I think we just pursue a proposal and then we can have that discussion on whether we want to consider this yes or no.

Mr. Dale: Right. My recommendation is I think we need a Board Member to take the lead on this and work with Jim. Steve has already done a fair amount of legwork on it.

Mr. Colasinski: When he's well again, I'll be happy to talk with him.

Mr. Dale: If you're willing to. You're done with your build-out now and now you've got something else on your plate. If you're willing to do that, that's the way I would go.

Mr. Colasinski: Yeah. I think that would be good.

Mr. Carnesale: Basically, as I've said before, I know very little about the details on golf. I'm not going to try and-

Mr. Colasinski: No, those are good questions.

Mr. Dale: Those were excellent questions.

Mr. Carnesale: I'm thinking business. Okay? Those basic questions would apply no matter what the business is.

Mr. Colasinski: In any business there's revenue and then there's expense.

Ms. DeVries: The whole idea is to keep revenue up and expenses down.

Mr. Dale: That was actually probably the biggest question that we had about a year or so ago.

Ms. DeVries: So, if expenses go from \$175,000 to \$10,000, then...

Mr. Carnesale: Well, and like I said my questions are regarding the business.

Mr. Dale: I got it. Well, I think there's a consensus there. So, Steve, if you'd take the lead on that, the Board appreciates it.

Mr. Colasinski: I'm doing that.

Mr. Rysztogi: Is there a number one golf site that people go to for golfing, if they're looking for a golf course?

Mr. Dale: That's the scenario Pete was generally talking about where you have somebody from out of town.

Mr. Rysztogi: Right.

Mr. Dale: The comments that I've heard, and this is what I want to hear from Club Caddie, is going by the wayside. There aren't as many people-

Mr. Colasinski: Most golf courses are going with their own websites. The golf course that I belong to in Daytona, give up two tee times a day for GolfNow. But when people book on GolfNow, they actually tell them when they come in, "*Next time use our website. It will be a lot cheaper than GolfNow.*" Because GolfNow imposes fees on every booking that they make as well. That is a little less attractive than just coming to somebody's website.

Mr. Dale: Right. That's a great point because the other thing that the residents are doing, they are just looking at the '*hot now*' rate. They're not factoring in the fact that there are all sorts of fees from GolfNow and they're saying, "*Well, it's not 30% off of that number.*"

Mr. Colasinski: If someone uses GolfNow, I will go and look at the golf course website to see what the rate was and then I would go look at GolfNow and see what the rate was. But now I also want to make sure I knew what the fees were going to be at GolfNow and add that to the GolfNow rate, and then do the comparison between the golf course website and GolfNow with the fees.

Mr. Dale: Right.

Ms. DeVries: I just want to be clear about this. It's not an either-or thing. It can be an and thing. You can have Club Caddie, but you can still have certain tee times on GolfNow?

Mr. Colasinski: You can. It's just a matter of what services you get from them.

Mr. Showe: The arrangement we have now with GolfNow is that we don't pay for a POS system. They supply the POS system and in exchange, we give them the tee times. There are

other arrangements where people can book through your site, but we only give you two rounds like Steve was saying. There are different arrangements you can have with them.

Ms. Webb: It can be an and.

Mr. Showe: It can be an and.

Mr. Colasinski: Absolutely. It can, but it's a matter of what our cost is.

Mr. Showe: Correct.

Mr. Dale: Well, that's another thing that upsets me. Back a year ago, we sent around the things that the Board was looking for out of our golf service system. Steve had a number of things. All of the Board members had a number of things. I had one thing and I was immovable on this. I want everything Cloud-based. With GolfNow, I think their system that we have right now is all server based. So, if we have a fire or it blows up, then our server is down. If you look at the finances for every year, we're spending \$5,000 to \$10,000 on server-based stuff and it's just garbage.

Mr. Colasinski: We were replacing the server a few months ago, sadly. The other thing too is the GolfNow software is not very good.

Mr. Dale: Right.

Mr. Colasinski: The people at LPGA said our computers are not healthy. GolfNow says, *"That's your fault."* These guys said, *"No, it's your fault and here's why."* They couldn't come to a consensus on that. It took forever to get that resolved.

Ms. DeVries: I call that, *"The cross-item salute,"* when you deal with technology companies.

Mr. Colasinski: Pretty much.

Ms. DeVries: The customer is in the middle.

Mr. Dale: That is the one thing that stuck in my head from Club Caddie. Everything was Cloud-based. So, I was like, *"Great. That's what I'm looking for."*

Mr. Colasinski: It's a lot more reliable.

Mr. Dale: Yeah.

Ms. DeVries: Servers can be reliable too, but we also need to back them up. I don't know if they're being backed up.

Mr. Colasinski: Well, then that becomes a higher cost as well. Because now you've got to have two and then you've got to have somebody who makes sure that the backups...

Ms. DeVries: That the backup is running.

Mr. Colasinski: Well, not only that its running, but they actually have the correct data in them.

Ms. DeVries: I know. Okay. I look at \$175,000 versus \$10,000.

Mr. Colasinski: That's a potential option.

Ms. DeVries: Right.

Mr. Colasinski: As far as visibility.

Mr. Dale: Yeah.

Mr. Colasinski: But there's still a much lower operational cost.

Ms. DeVries: Right. So, we want a proposal.

Mr. Dale: Yes. Then the other big part of that is this is what has caused some chaos over the past month or two. Number one, I'm upset that the rates were not updated with GolfNow. I don't appreciate that.

Mr. Colasinski: Rates changed with the golf course.

Mr. Dale: Yes.

Mr. Colasinski: In October and in January.

Mr. Dale: I don't know why. In talking to Jason at the workshop, the comment was, *"Well, all we have to do is just provide our rate for the entire year and then it gets posted and you don't have to post it 15 times,"* but that wasn't done. So, that has caused confusion amongst the residents. I fully understand. The other part, it just needs to be in there. It's frustrating. I'm beating the dead horse now, so I do want to move on from there, but thank you again, Steve.

Mr. Colasinski: Sure. We'll get this done.

Mr. Dale: Two other issues are the parking lot and signs. We talked about it. Ron, that was your comment, which we all thought was a good comment. Jim isn't here to talk about this tonight, but he did get a quote or is in the process of getting one. He met with the people, I believe on Tuesday.

Mr. Showe: We got the first quote from Atlantic.

Mr. Dale: How did that come in?

Mr. Showe: It was in excess of \$200,000.

Mr. Dale: Okay.

Mr. Showe: The statutory limits on that service are \$195,000.

Mr. Dale: Right.

Mr. Showe: But that's for a full mill and resurface. They take the top three-quarters or so off, however much they take off. They take a certain portion off.

Mr. Colasinski: When you say statutory, could you explain that?

Mr. Showe: In the Florida Statutes, you have District roles and then there's the Florida Statutes. Your District rules say that if you're purchasing in Category 4, which is goods and services, if it goes over a certain dollar threshold, you have to do a formal bid. That dollar threshold is set in Florida Statute, Chapter 287. It gets adjusted, but right now it's \$195,000. So, anything over that dollar amount, has to go through a formal bid process in order for you to take action.

Mr. Dale: I am fully good with that. What this, right now we're kicking the tires.

Mr. Carnesale: For the lot and the drive.

Mr. Showe: Yes.

Mr. Dale: The lot and the drive. It's sort of like the bathroom and the roof and the electric system and the hood and the Pro Shop. It's 25 years of wear and tear, although I will say with the parking lot, that's disappointing. As everyone knows, I own an office over at the corporate park at Viera, and this is one of the things that we do every five years. There's a difference between resurfacing and re-sealing. The thing is if you re-seal on a regular basis...

Mr. Carnesale: You have to redo it.

Mr. Dale: That parking lot is going to last you 50 to 60 years. We haven't done that at the golf course and now we have to do a complete resurface.

Mr. Showe: There is another vendor that Jim talked to you about that is going to come out. He seems to think that they may be able to do some patching and sealing.

Mr. Dale: That's what I was hoping for because not all of it is in horrible shape.

Mr. Showe: I wanted to get a price to see what all of it costs. It's like over \$200,000. This guy is going to come out and see if you can patch and re-seal it.

Mr. Dale: Right.

Mr. Showe: Based on what I've heard, again I'm not an engineer, but I think your parking lot is probably beyond the condition at which sealing is normally an option. But if he could fix the problems and then seal it, that's probably a much lower cost.

Mr. Dale: Once we vote on it and it's resolved, we've talked numerous times about establishing a master maintenance, hiring the same company that we utilized before and establishing a list of maintenance projects, the timeframe, the cost and future dollars. Then we start building our reserves. It's like any other business, but that has never been done at this District. We're always putting out fires. Well, we have the opportunity now that we've just effectively reset the clock on the golf course and the Clubhouse, and potentially the parking lot too, depending on how much money we have leftover. So, let's establish a maintenance schedule. I know that sounds so novel.

Mr. Colasinski: To prevent higher costs.

Mr. Dale: Yes. It's the way businesses run.

Mr. Carnesale: The only thing in my mind is, although you can do repairs and resurface, even if that's doable, I don't think that will last as long. Because it's similar to just doing a seal on those areas.

Mr. Colasinski: Right. That's why I think Jason is pursuing the options.

Mr. Showe: I want you guys to see what both costs are.

Mr. Carnesale: Yes, it could be done. Yes, it would be fine.

Mr. Colasinski: We will only see the options and the cost.

Mr. Showe: Typically, what we've done in our Districts, in Baytree, they would mill and resurface about 30% of the community every three to four years. This year they re-sealed the entire community. So, if you go there now, it's been completely sealed. It was more of, *"We think we can extend it three or four extra years by doing this and it will be about a third of the cost. Let's just see how it goes."*

Mr. Dale: Right.

Mr. Showe: So, they're trying it there now. The company that did it, did a real nice job. Sometimes the parking lot re-sealing, you really have to watch the company and see how they scope it.

Mr. Dale: Right.

Mr. Showe: Because some of them just spray it on and walk away. Others do what they did at Baytree where they spray it, let it sit and they put another coat on and have to brush it a certain way. There are all kinds of different ways to do it. I think the right way is probably to do a full mill and resurface to start because it does have a lot of age on it. A seal is almost like a coat

of paint. If the wall underneath is bad and you put a coat of paint on it, it's going to look good for a little bit, but you're still going to have problems underneath it.

Mr. Dale: Right.

Mr. Showe: If you mill and resurface it, you won't have a brand-new parking lot. Then you start with the sealing process.

Mr. Dale: Right.

Mr. Showe: That was my suggestion.

Mr. Carnesale: I say we go with the comment that I just made.

Mr. Dale: Right.

Mr. Colasinski: I agree.

Mr. Carnesale: If we were only looking at making it last as long as we're in office, then that would be the way to go. That's the way political decisions are made, normally.

Mr. Dale: You're right.

Mr. Carnesale: Okay? However, we have shown that we are not doing that. We are looking at long-term.

Mr. Colasinski: We are trying to get fiscally responsible.

Ms. DeVries: Right.

Mr. Dale: When ultimately all of us are off this Board, we're trying to leave it teed up for the community.

Mr. Carnesale: So, they can do just an every five-year maintenance or an every three-year maintenance that different things require.

Ms. DeVries: Right.

Mr. Dale: Right.

Mr. Carnesale: Okay. That's what we got elected to do because of the fact that we were talking about management.

Mr. Colasinski: We said that we would be fiscally responsible.

Mr. Rysztogi: Does anyone know if there are storm drains under the blacktop or is there just blacktop?

Mr. Showe: No, storm drains are there. There are probably some drains in the parking lot.

Mr. Dale: There is plumbing.

Mr. Colasinski: I think there are some along the entrance.

Mr. Showe: Right. Those wouldn't be effective.

Mr. Rysztogi: I was thinking of added cost.

Mr. Dale: I get where you're going.

Mr. Showe: They definitely work around those.

Mr. Dale: We just spent \$250,000 on two culverts. So, I get where you're coming from, Ron.

Mr. Showe: They're not just going to cover those up. No.

Mr. Dale: The other issue that I wanted to talk about, and I was hoping to have them here tonight, but it doesn't seem like he was able to make it, we've talked for a while about electronic signs for the District, for the golf course, for the restaurant. Where they get placed is kind of up in the air. There are a lot of different scenarios that we could wind up going with. The biggest obstacle to all of this is the County. What I don't understand, even if that is the code, I don't accept the code. It's not the Ten Commandments. It's not permanently etched that way. Where I have a problem with the issue is, literally right across the street from Woodside Park, is a church with an electronic sign. Right down the street is a bank with an electronic sign. There is a zoo with a huge electronic sign. On Viera Boulevard, there's another church with an electronic sign. There actually used to be one at the intersection.

Mr. Colasinski: Memory Center has one.

Mr. Dale: So, there are multiple electronic signs and we're being told that we as the government entity in Viera East, are not able to put in an electronic sign. We do have a new County Commissioner and I do plan on working hand-in-hand with him on this issue. We will take this one as far as we need to, but I do believe an electronic sign or signs, would enable us to be able to communicate messages about the golf course, about the restaurant, upcoming events for the District, all sorts of things that we could utilize that one for.

Mr. Colasinski: And even sell advertising on them.

Mr. Dale: Maybe make it itself pay. So, those are all of the things that are on the table. Nothing needs to be decided tonight, but as with the parking lot, we are going to kick the tires some, get a couple of different prices and see what we're talking about it. I believe when we looked into it a year-and-a-half ago, we were looking at roughly \$20,000 for one electronic sign.

Mr. Colasinski: That had to do with the installation as well. Also, we are talking about electrical installation at Woodside Park. We needed to get a transformer installed. There are a

number of constraints associated with that. If we were to do one for the Clubhouse, one of the locations that we're thinking about is when you first drive in, we have a sign right there at the main entrance that says, "*Viera East Gol Course.*" We we're thinking about that location. We have electricity, there already.

Mr. Dale: Right.

Mr. Colasinski: We just have to determine whether the wiring is sufficient to carry that additional load because it would have to come off where the streetlights come in there. We would have to tap off of the streetlights to get power there, whether we have enough capacity on there to be able to power a digital sign as well.

Ms. DeVries: Do we own that? Is that the HOA or is that us?

Mr. Colasinski: Actually, once you get to that corner, we don't own it.

Ms. DeVries: The Murrell Road corner?

Mr. Colasinski: Not Murrell Road. Where Clubhouse Drive meets the first interchange there.

Ms. DeVries: Clubhouse Drive.

Mr. Colasinski: Yeah. The first interchange going west.

Ms. DeVries: It would go there.

Mr. Colasinski: Yeah.

Ms. DeVries: Not out on Murrell Road.

Mr. Colasinski: No.

Mr. Rysztogi: The problem is if it is not visible from Murrell Road, it doesn't have as much affect.

Mr. Colasinski: It won't.

Mr. Rysztogi: You have to make that turn to see the sign.

Mr. Colasinski: We have no power on Murrell Road right now.

Mr. Rysztogi: That's where I think you need to let people know.

Mr. Colasinski: What it will cost.

Mr. Dale: Right.

Mr. Colasinski: We will go into each option to understand what it would cost to have one here.

Mr. Rysztogi: Both would be nice.

Mr. Colasinski: I agree with you. I agree with the effectiveness side of it. But like Rob said, one at Woodside Park would have been \$20,000. I would imagine that one out there on Murrell Road for the golf course, would be about the same. I don't know what it would be if it was closer to that interchange, but I liked the effect of it.

Mr. Rysztogi: I don't think people know that there's a public golf course.

Mr. Dale: Because you're off center.

Mr. Colasinski: It rises crazy without not being able to do anything about it.

Ms. DeVries: Could it be closer by the cart barn? Can you run the electric from the maintenance facility.

Mr. Colasinski: It depends on how far down you want to have the sign. You could do that, but it depends on how far down you want to have the sign. The other thing too is that there are other utility rights-of-way (ROWs) along that way that we need to be concerned about as well. We just started an investigation.

Mr. Dale: Right. We're just starting to look at it. Then the other big issue is, you don't have a stop light there, so everybody is just driving by. So, is it as effective?

Ms. DeVries: Not as effective, but I really wouldn't want an electric sign.

Mr. Dale: Not on the ground. We're going to put a big one that you can see from I-95.

Ms. DeVries: I like it.

Mr. Dale: I'm just joking.

Ms. DeVries: Is there a big billboard out there? We can just advertise.

Mr. Colasinski: I-95 between Viera Road and Wickham, last quarter, there was a billboard for Duran Golf Club.

Mr. Dale: That is true. That's not unreasonable.

Mr. Colasinski: We have the property. You could see our golf course from I-95.

Mr. Dale: Right.

Mr. Colasinski: You could see the fairway. That's something we could also consider as well.

Mr. Dale: That will be interesting.

Ms. DeVries: I don't know how much it would cost to have a billboard.

Mr. Dale: The last thing that I want to share with the Board, the company that we're going to kick the tires with, just to get some rough ideas, is the same company that did probably

the most notable sign in the County, which is the Brevard Zoo. They've done a lot more than that, but that is their crown jewel of electronic signs.

Mr. Colasinski: What is the name of the company?

Mr. Dale: I believe it's Artcraft. But with that being said, I just wanted to bring to the Board's attention, that that's something that we're looking into. That is not as time-sensitive as the previous issue that we were talking about with Steve as well as the parking lot, depending on the cost and monies that we have left over from the bond.

Mr. Showe: Once we get the Clubhouse finished, we will know where we stand with available monies, and then we'll have a good indication.

Mr. Dale: If you had to give your best guess right now, pure guess, lets worse case it.

Mr. Showe: Worse case it.

Mr. Colasinski: Because you know you'll be held accountable for that next. Yeah.

Mr. Showe: You're putting me on a public recording. I think there's going to be about \$300,000 left after the Clubhouse event.

Mr. Dale: Okay. These are all things that are still in there.

Mr. Colasinski: We'll get a precise number. Like you said, once all of that settles out and we have a number, then we'll make decisions based on potential opportunities.

Mr. Dale: Also, one of the things that I've received emails about was, "*How could you spend all that money on the Clubhouse?*" The short answer is we didn't. I believe in the discussion that we had a week or two ago, the estimated number is somewhere around \$1.3 million.

Mr. Showe: Yeah. I've got \$1.3 million in there as the total project cost right now with about a \$100,000 buffer still remaining.

Mr. Dale: Right.

Mr. Showe: I think it's going to be less than that, I would guess.

Mr. Dale: Well, and considering the fact that we wound up having to do that for safety reasons, primarily, almost a complete rebuild of the place, I'd say \$1.3 million, giving the elevated costs in today's market, was pretty darn reasonable given everything that was accomplished there.

Mr. Colasinski: If any of you have the opportunity to go into the kitchen and look at the new hood that's been installed, if you saw the old one and see the new one, your jaw would drop.

Mr. Dale: Well, and I will say this now, now that the old one is out, but I had serious concerns about that being a fire hazard.

Ms. DeVries: It was a safety issue.

Mr. Dale: That's why it was so frustrating. I believe we started this process for the hood at the beginning of June last year. It was supposed to go in in September.

Mr. Colasinski: On September 19th.

Mr. Rysztogi: It is larger than I thought it would be. I watched the video. I didn't think it was that big.

Mr. Dale: The inside is just as big.

Mr. Colasinski: Yeah. It's much larger. There's a control panel as well that was installed and that was part of it.

Mr. Dale: Go by and check it out.

Mr. Carnesale: The outside piece was supposed to come in parts and be assembled here, in which case we wouldn't have had to have it as one giant thing being placed the way that it was.

Mr. Dale: That's why we needed the crane.

- **Engineer's Report** (*Item 8C*)

Mr. Dale: We don't have anything for Engineer's Report.

B. District Manager's Report

Mr. Showe: I have a District Manager update.

Mr. Dale: District Manager, please.

Mr. Showe: In front of you, is a Termination Assignment and Assumption Agreement, which I received about two days ago. Here's the short of it. When Star Rush entered into the contract with The Viera Company to purchase that property, they entered into what was called an Easement Agreement which detailed ingress, egress and parking issues. All of those issues were dealt with in the agreement that we approved at the last meeting, as well as the CDD's interest in maintaining that culvert that runs through the property. What this agreement does is it essentially terminates the original agreement that they had, so there aren't two agreements that cover the same property and the same item. Subsequently, it also provides that there may be a brief moment of time or several minutes or days where the documents are each getting recorded. One

might get recorded before the other, so this indemnifies the District for anything at times when there may be conflict while these two documents are getting covered. It's been run through our attorneys, it's been run through our engineer and they're both fine with it. It's more of a mechanical approval for the Board, just to clean up the records over that property.

Mr. Colasinski: Who is required to sign this?

Mr. Showe: The only thing here would be the CDD Chairman. There are three parties to the agreement; The Viera Company, Star Rush and the CDD.

Mr. Colasinski: There's notary on here. What signatures need to be notarized?

Mr. Showe: I'll be notarizing the Chair's signature.

Mr. Colasinski: Alright. Very good. Thank you.

Mr. Showe: Again, it's been run through all of our professionals and we're comfortable with it. It really doesn't do a whole lot other than terminating an old agreement that's irrelevant and indemnify the District in case there's some action that occurs in those few moments while these two documents are getting recorded.

Mr. Carnesale: The indemnification basically is listed in Number 3.

Mr. Showe: So, we would just like a motion for the Board to approve the Termination Assignment and Assumption Agreement.

On MOTION by Mr. Colasinski seconded by Mr. Carnesale with all in favor the Termination Assignment and Assumption Agreement between The Viera Company, Star Rush and the District was approved.

Mr. Dale: Along those lines, if you guys remember the culvert plan that we signed off on there, this is just an FYI for the Board because I think you should know what's going on in your District. We've got the large building there, that was a 100,000 square foot facility with a garden shop. Upon a little bit of research, there's only a handful of big block retailers that fit that description with a garden shop. After a process of elimination of the ones that are in an immediate proximity, it appears that the likely candidate we have going in there is a Home Depot. So, I was rather excited about that. I think that's a nice big block.

Ms. DeVries: If it's true, we have Lowe's, Ace and Home Depot within a close proximity.

Mr. Dale: Exactly.

Mr. Colasinski: We have options.

Mr. Dale: But the Home Depot will literally just be right up the street from us, which is kind of nice and is also part of our tax base.

Mr. Colasinski: Absolutely. Miller's Ale House will also be our tax base. When people build businesses in our community, I think it's very important that we support them in whatever way possible, because they're here too with us and their livelihood is dependent upon us as well as they contribute to our livelihood as a District. So, I think it's all important. Like Miller's Ale House, it is a business and they are entitled to be in there and we need to help support them in whatever way and whatever else goes in there.

Mr. Dale: I will also share that in the real estate world apparently, that was already common knowledge. They were like, *"You didn't know about that one?"* I was like, nope, I didn't.

Mr. Colasinski: We have a different intention and purpose. We're not here to make money.

Mr. Dale: Right. So, I'm rather excited about the fact that we're getting one. Nothing's guaranteed or etched in stone, but the likely candidate that we've got going in there is a Home Depot. So, that is exciting. With that being said, we have several things going on. We have an event this Saturday and on the 11th.

C. Engineer's Report

This item was discussed.

D. Lifestyle/Marketing Report

Mr. Dale: Michelle, why don't you tell us all about these events?

Ms. Webb: This weekend, on the 28th, we have a game sequence night at Hook & Eagle. If you haven't heard, it's more of a card game. You have to place cards in sequences of five in certain angles and directions. It's gotten really popular out there. So, we're doing a game night. From 5:00 p.m. to 6:00 p.m., they can learn the game and then from 6:00 p.m. to 8:00 p.m., we'll actually move the tables. We'll have a first table and then you pick whatever table you start at and the goal is to be at the first table. We actually have quite a few people. More people out there knew about it. I'm actually borrowing some of my friends' games because I'm not quite sure how many are showing up now. So, that will be fun.

Mr. Dale: If you're coming and you have a sequence board, bring it.

Ms. Webb: Yeah. We'll have enough. The next one is going to be on the 11th. We're having a really busy weekend that weekend. We have the Farmer's Market. Most of the people that asked about the Farmer's Market, do not want to come to the golf course. They have their customers that regularly come to them and they're very comfortable being where they're at. So, with that being said, we have new vendors that are coming to the golf course. More of them are more business-like vendors, like a shutter business guy that will give discounts on shutters. We will have a CPA. We have a foam company coming.

Mr. Dale: Do you want to explain foam? Because the Chairman did not know what that meant.

Ms. DeVries: I don't either.

Ms. Webb: It's like a big bubble party. They shoot foam out and the kids play in it.

Mr. Dale: Is that going to kill all of our grass?

Ms. Webb: It's actually not. It's non-toxic. It won't even hurt their eyes if they get bubbles in their eyes. It's a non-toxic foam. It normally disintegrates when it gets up into the air. So, it's not like it sits on anything and parks itself. We're going to wait until a little later in the day to do it, so that the golfers doing the putting and driving range contests, won't affect them at all. That actually should be fun. I just heard from the foam guy that Viera West already booked them for two events in May.

Mr. Dale: Who booked him? The Viera Company?

Ms. Webb: It's somebody with The Viera Company. I think is probably the place where the pool is.

Mr. Dale: Okay.

Ms. Webb: It's very popular and I'm glad that we're going to have that opportunity. It promotes it for the families up here, so that will be good. We have a poster requesting volunteers from Eastern Florida State College for the golf team. Viera High School is already sending volunteers from their golf team. We already have some of our youth volunteers that come out to the park.

Mr. Colasinski: Cool.

Ms. Webb: They contacted me again and said they want to help with the golf course. We have a little kitty area that they can help manage for kids that come. We have little things for

anybody who comes throughout the day. We were giving away raffles, but not selling tickets. We have two nights on the beach at the Hilton. We have a raffle for Olive Trace. I have to go buy a gift certificate for her. I don't know how much that is yet. She said that she will definitely give us something for that. We have a gift basket being donated from Life Recapture. So, that would be a nice thing to have from them. Robins has also given us a gift card. I have to go by and pick it up from him. We also have two golf coolers. They are can coolers that fit in your golf bag. You put the cans in and they slide in just like a golf club.

Mr. Colasinski: Don't tell Jeff.

Ms. Webb: It's still coming from Jeff.

Mr. Dale: Would it be safe to say that, at this point in time, we're still accumulating items for our raffle and if any Board Member or any person in the community has a contact, that can get you something for the raffle, we would be happy to work with them and insert that as part of the process? That's probably the best way to phrase this.

Ms. Webb: Yeah.

Mr. Dale: This is an area where if Board Members have connections, let's exploit those connections and help out and make this a team effort.

Ms. Webb: We're advertising raffles every hour, but because people are seeing it and asking because they want their stuff out there too, we may be doing it every half hour, at this point in time.

Ms. DeVries: Are we raffling anything from the golf course, like a bucket of balls?

Ms. Webb: Yes and no. We're going to have prizes for first, second and third place for the contest, except for the golf bag coolers that is actually going to have a gift card from Jeff. I have some master pins, a whole bunch of them, that we will be randomly handing out.

Mr. Colasinski: Those are not easy to acquire.

Ms. Webb: I had a good connection.

Mr. Colasinski: Keep it going. That's all I can say.

Ms. Webb: Actually, he's also donating a practice swing club, which is about a \$50 club. I don't know what it is.

Mr. Colasinski: It may be a warm-up type of device.

Ms. Webb: Yeah, something like that.

Mr. Colasinski: Which you would use before you actually play and use it to take swings.

Ms. Webb: Yeah. He just said to put it in your raffle.

Mr. Dale: Can we pause here just for a second? Just going back to Jason on your issue, my understanding for the record is, so all of the Board members are on the same sheet of music, because we're a government entity, we are not going to be able to do any 50/50 drawing.

Mr. Showe: Correct.

Mr. Dale: And we are not able to charge for raffle tickets.

Mr. Showe: Correct. Yeah, that's best practice.

Mr. Carnesale: Okay. Now, just from the idea of what people expect, when it's usually a ticket that they get for free, don't they usually call it a door prize or something of that nature as opposed to a raffle?

Mr. Showe: I think what they're doing, if I understand it, is if you purchase something that day, you'll get a ticket.

Ms. Webb: Right. So, if they go to Hook & Eagle and buy lunch, they get tickets for that. If they go into the Pro Shop and buy something, they will get a raffle ticket for that.

Mr. Showe: It's still a door prize, but you just have to buy something to get a ticket.

Mr. Dale: Right. You can't just show up and freeload.

Ms. Webb: Right.

Mr. Colasinski: It's more of a usage prize.

Ms. Webb: But they still call them raffle tickets.

Mr. Colasinski: Okay, so keep going.

Ms. Webb: So, we've got that going on. I'm actually writing out a timeline for the events of the day. We have Frank Rios from Rios Rock Band who's going to be playing music from 4:00 p.m. to 8:00 p.m. We have Rockstar Entertainment who is going to be MCing and playing music from 10:00 a.m. to 4:00 p.m. We're still trying to find little things that I don't want to put out there yet, in case they don't happen. I don't want to be disappointed.

Mr. Colasinski: Then you have schedule for the golf events too. Correct?

Ms. Webb: Yes. Actually, they just went out on social media today and in the *Space Coast Daily*. They have a nice article about our event. They're actually going to be coming out and doing a live interview in *The Viera Voice*. They're posting it in their papers too.

Mr. Dale: What happened on Tuesday in *The Viera Voice*?

Ms. Webb: Are you talking about the photographer?

Mr. Dale: Yeah.

Ms. Webb: The photographer went out and met with Jim. They took pictures of all the renovations that we've done. They're actually going to post an entire article about the renovations that are being done and have pictures of the improvements. I'm also working on a timeline video of changes of what the golf course looked like and what it looks like now.

Ms. DeVries: It sounds awesome.

Ms. Webb: Yeah. It's going to be showing the differences.

Mr. Dale: The before and after.

Ms. Webb: The before and after. Yeah.

Mr. Dale: That's so huge because we're getting at least \$3,000 to \$4,000 worth of PR and free advertising.

Ms. DeVries: Yeah.

Ms. Webb: I love *The Viera Voice* because they are including our calendar and not charging us. She wants to be involved in everything. Actually, the one writer of this article, came to the restaurant, ate and loved it. She's been coming back multiple times. I have the Cocoa Beach Chamber now calling me, seeing what they can do to help us with our grand opening. I know that she wants me to become a member, but I want to see what she'll give me first.

Mr. Colasinski: Wait, they want us to become a member?

Ms. Webb: Yes.

Mr. Colasinski: We were a member of that before.

Mr. Dale: Yes and we got nothing for it.

Mr. Colasinski: We paid a lot for it.

Ms. Webb: Yes and that's what I told her. I said, "*You've got to show me.*"

Mr. Dale: Show me what we get for this.

Ms. Webb: I said, "*You've got to show me what you guys will do for us before I can even commit to something like that, because having a little ad on the 9th page of your chain isn't enough for us any longer.*" We're bigger than that. It's so funny, because we have some regular customers and one of our customers at trivia night was so excited. These guys were there, came in from golfing from somewhere north and she said, "*Oh, have you ever been to Viera East?*" They're like, "*No, it's a private club.*" She said, "*It's not.*" She told me that she tells everybody now. So, it's still out there as a private club.

Mr. Colasinski: It's a four-letter word club.

Ms. DeVries: Let's get rid of that word.

Ms. Webb: Yes, that word is what hinders it a little bit.

Ms. DeVries: That's another reason why we should update the Facebook page.

Ms. Webb: Yes. There's a lot of excitement. I'm getting messages every day, as well as still doing the Farmer's Market. That's going to be bigger this time too. We are in a contest against the 321 Food Truck Rally at Wickham Park.

Mr. Colasinski: Yeah. They have over 100 vendors that day as well.

Mr. Dale: Yeah, that's tough.

Mr. Colasinski: I agree.

Ms. Webb: It's \$125 a tent.

Mr. Colasinski: They still got 100 vendors though.

Ms. Webb: Right.

Mr. Colasinski: I just hope it goes well. There are a lot of people down here this time of year too though. That's the other aspect.

Ms. Webb: Yeah.

Mr. Dale: It is a two-day thing. So, we're striking that lucky a little bit there.

Ms. Webb: That's why I'm trying to do some unusual things, like a foam party. So, they may come over to see that because what are the kids going to do at 321? All they can do is eat and play on the playground there.

Mr. Dale: But just as we just asked the community and the Board Members to try to round up any raffle items, we're also looking for vendors. We're not just looking for any vendor. Somebody that makes pooka shell necklaces isn't what we want as a vendor, as we are looking for quality vendors, like the vendor that does shutters, liquor vendors and wine vendors. Things like that. If we've got something of quality that a Board Member has a connection to, please get in touch with them or forward to Michelle. Let's make that connection.

Ms. Webb: Yeah. I'm still working on the massage people. Hopefully, we'll have at least one there. We're still working on that one. I think it intimidates them a little bit.

Mr. Dale: Well, just to put it in perspective, I do think this grand re-opening is going to be big. She just posted the event on Facebook two days ago and we already have 100 people saying that they plan to come. Not all those people will come, but you're going to have a chunk

of those, plus the ones that are going to be seeing all of the advertising that we've been putting into this. *Space Coast Daily* just came out with an article.

Ms. Webb: Yes. I did order five-yard signs to post around the golf course and right at the entrance of the golf course that the grand opening is coming.

Mr. Dale: Right.

Ms. Webb: And down at the park, there will be some stationary signs. I am also putting up a big sign over by Hook & Eagle that says, "*Grand re-opening Coming Soon.*" Then there will be a big banner up at Hook & Eagle on grand re-opening day, saying, "*Best Burgers in Town.*"

Mr. Colasinski: Did you put the signs up on Murrell Road, where the current Hook & Eagle sign is?

Ms. Webb: Yeah.

Mr. Colasinski: That's perfect.

Mr. Dale: Any kind of temporary banner that you can put up for two weeks minimum.

Ms. Webb: Yeah. So, I'm just going to put it up. That way it changes after a little bit because when you change something, people pay more attention to it. So, I've got those ready to go. I'm going to bring them with me to the golf course on Saturday. We're going to have games. We will have a cornhole that day for people that play cornhole that don't golf. I will have a chipping cornhole for golfers that we're going to put out on the driving range on opposite sides. We're still trying to figure out if we can create a golfing pool table for playing golf with pool table balls. You actually break them and it's got pockets. We're going to see if we can get that. We want some fun and unique things that aren't all just golf.

Mr. Dale: Like night putting.

Ms. Webb: Oh, yeah. We're going to do the night putting. We're putting lights in the putting cups.

Resident (Not Identified): Don't be shining those lights into my house.

Ms. Webb: They are going in the holes.

Mr. Dale: We already discussed that. We're getting a big flood light like the bat signal and we can just shine it around.

Mr. Colasinski: It's going to face your house and we're going to tell everybody to aim for the light.

Ms. Webb: The foam party will have music that goes boom, boom, boom.

Ms. DeVries: My house is going to be shaken.

Mr. Dale: But the way you do the night putting, is they have LED lights that go into the cups. We first discovered it when we went over to Popstroke in Orlando. It's really neat-looking.

Mr. Colasinski: Its better than candles.

Mr. Dale: Yeah.

Ms. DeVries: Its fun.

Mr. Colasinski: We used to use candles, actually.

Ms. Webb: And glow balls.

Mr. Dale: And glow balls.

Ms. Webb: Yes. There's a lot going on. Just to outline the day; the DJ comes out at 10:00 a.m. and the music will start. There's going to be a coffee truck there that offers coffees and smoothies. They're going to start showing up at 7:30 a.m. I checked with Jeff, and he's fine with it.

Mr. Dale: I have asked the restaurant and golf operations to take note that we are hoping essentially for all hands-on deck on that particular day. Obviously we don't need every employee there, but we are going to need a number of servers from the restaurant. Jeff is going to be heavily staffed that day and have the patio up and running the entire time. That's the expectation.

Ms. DeVries: As Board Members, I think we're all planning to be there the entire day.

Mr. Dale: I think we all need to be there for the entire day.

Ms. DeVries: I'd be looking at you and going, "*What do you need?*"

Ms. Webb: We're also going to have a Viera East table and really pushing the Kids Club because the kids can actually golf for free, I think under age of 16. I'm trying to get with Eddie to talk about summer. Mr. Hogan may have something available by then. I'm not sure. Eddie was going to talk with him on that one. We talked about just giving information to them about our pricing and some of the things that they can get to reduce pricing, especially people coming in that have never been to the golf course that didn't know that we're not a private course. They will have opportunities to look at the things. The Pro Shop is going to have a contest where you pick your discount. You can pick 20% off and we will have a couple of 50% discounts in there too. We actually just did that on Black Friday or around that time and Eddie was packing them in. So,

we definitely want to drive that because the Pro Shop has a lot more nicer things in there. There's a lot going on. Every day we have something added to it.

Mr. Dale: Then what happens on the 12th?

Ms. Webb: There is a Super Bowl party on the 12th. The weekend is going to be my nightmare, but that's okay. We have two events at one end of the County; one in Viera West and the other here. Jeff is going to let us host another football party there. We did it last year. It was packed. We had a good time. This time they need to reserve their space. It's going to start at 5:00 p.m. and go until it ends. He's going to offer 50 cent wings.

Mr. Dale: Actually, 65 cent wings.

Ms. Webb: I already advertised 50 cents. That's what he told me.

Mr. Dale: Well, you know what, then go with what he told you on that one. Because his wing Wednesdays are going to be 65 cents. Maybe he's doing the Super Bowl party for 50 cents.

Ms. Webb: Yeah. Don't change the flyer that's already been approved. We tell everybody, *"Come on out. I don't know if it's the teams you like, but it's still fun."* April 22nd is Earth Day and I'm working with the zoo at getting an event at the park for Earth Day for the kids. We want to start promoting that as well because we want the park to give back. The zoo has gotten a lot busier. They're starting to build up their volunteer people again because after COVID they lost a lot of people. They have their grants that they need to do. So, I'm happy to help them have events over there. That's going to be one of the big things that we'll promote. That's all I have. The County gave us a license for another six months for the Farmer's Market.

Mr. Dale: Okay. I would highly encourage Board Members, as you get additional information related to either the Super Bowl or the grand re-opening, please email Michelle and coordinate with her directly. Because I believe all we have is just one workshop before then. So, our opportunities to meet as a group before then, this is the last meeting. So, let's stay in touch with her. We want this to be the biggest, best grand re-opening ever.

Ms. Webb: I did inform everyone who advertised on the dog park fence to put their banners up on the wall. We have to start collecting them.

Mr. Dale: This is the culmination of a year's worth of exceptionally hard work and we get to toot our horn now. That's the way I look at it. I'm proud of the things that this Board has done and everybody involved in that.

Mr. Colasinski: I've talked with Jim before about trying to get the employee party going, to thank all of the employees for going through all of this.

Mr. Dale: Yeah.

Mr. Colasinski: He was working on something. Unfortunately, he is not here tonight to discuss it. I have not heard anything from him.

Mr. Dale: Yeah. Well, I think that's something that, even if it were before the next official Board Meeting, I think he has enough authority as GM, to be able to put that on and through email, we would be able to communicate to Board Members to attend it.

Mr. Showe: Yeah.

Mr. Colasinski: We're not employees.

Mr. Dale: I understand that, but they still want to see us sometimes and tell us what we're doing wrong.

Ms. DeVries: They do?

Mr. Colasinski: We've taken a vote in community, not with the employees.

Mr. Dale: Right, but however, Jim would want to run that, I guess is what I'm saying. I don't know that that really requires Board approval.

Mr. Showe: No.

Mr. Dale: It appears that there's a consensus for that.

Mr. Showe: Yeah. He's the GM and has the authority to take whatever action needs to be taken.

Mr. Dale: Yeah.

Ms. Webb: I did decide not to do the dunk tank with Rob.

Mr. Dale: With the first splash, all of the water would be displaced.

Ms. Webb: Because you can't collect money, I was thinking we could put a lot of money on that.

E. Restaurant Report

Ms. DeVries: Is there a Restaurant Report?

Mr. Dale: The only thing that I'm going to add for the restaurant, because the GM does have in his report some estimates of revenues I think for the month, one of the other things that was completed this week is there a new ceramic epoxy type of coating on the floor. It is not that

we had an issue, but if you take any hard surface and you throw the right liquid on it, anything is going to be slippery. But with that being said, safety is always this Board's number one concern. So, we took the added step of adding a ceramic epoxy coating to the floors. The floors are even stickier now to traction.

Mr. Colasinski: Right, for normal shoes. Golf spikes are very different because they are not designed to be worn on hard surfaces.

Mr. Dale: Right. You don't slip on concrete with golf spikes.

Mr. Colasinski: Absolutely. People have been trying to label the floor slippery, but the reality is you're wearing golf spikes on a hard surface and therefore softer, porous surfaces will not dig into concrete.

Mr. Dale: Right. In fact, you bring up an excellent point that I was thinking about and I forgot to write down. Jason, I'm sure you've probably already had this with one of the other facilities, but if there are signs that already have legalese about wearing golf spikes on a hard surface.

Mr. Showe: Okay.

Mr. Dale: I would like those posted at all the entrances of the restaurant.

Mr. Showe: I'll find something.

Mr. Dale: I know it's overkill, but in this world's litigious society, I don't think that's too much to add.

Mr. Colasinski: We have a legion of people who want to sue.

Mr. Dale: Yes. That's what I'm saying. You can sue a ham sandwich, but that doesn't make it right.

Ms. Webb: Can you not put up a sign that says, "*Golf shoes are not allowed?*"

Mr. Dale: This is what I'm asking Jason.

Mr. Showe: We'll see what's out there.

Mr. Colasinski: It could probably be a warning more than more than any rule.

Mr. Carnesale: A warning more than a rule.

Mr. Dale: That's what I'm saying. Just a disclaimer.

Mr. Carnesale: So that in the event they go in there and they have them on, they've been warned.

Mr. Dale: Right.

Mr. Carnesale: If they wore a suit, they would have a hard time getting in there.

Mr. Dale: It's very similar to the dog park with the rules sign that we have up there, that helps us with our insurance and things like that.

Ms. Webb: So that we're not liable.

Mr. Dale: Right.

Mr. Colasinski: Jason will come up with the wording. It really is just to establish a warning that those types of shoes are not conducive for traction of a hard surface environment.

Mr. Dale: Right, but the floors were completed and I believe we did that for an added cost of roughly \$3,000. I think is that what it ran us, but I believe there was a lot of floor and I think it was money well spent. Aesthetically, I have to say, that looking at it, it actually looks a lot nicer.

Ms. DeVries: It does.

Mr. Dale: It really does.

Mr. Carnesale: People were already making comments about how nice the floor looked.

Mr. Dale: Yup. I've had a number of residents say, "*Wow, this is nice and we appreciate you taking the extra step for safety.*" So, I'm very glad that the Board took that action and Steve was the number one for sure as the Project Manager. I appreciate you getting that done.

Mr. Colasinski: We're almost done.

Mr. Dale: Yup.

Mr. Colasinski: If it's done, we're gone.

NINTH ORDER OF BUSINESS

Treasurer's Report – Consideration of Financial Statements

A. Approval of Check Register

Ms. DeVries: Is it time for the Treasurer's Report?

Mr. Dale: It is.

Mr. Colasinski: It really is just the Check Register. Right, Jason?

Mr. Showe: Yes. In the General Fund, we have Checks 4598 through 4624, Checks 170 through 178 in the Capital Reserve Fund and Checks 30275 through 30384 for the Golf Course Fund in the amount of \$1,389,100. I'll point out, that over \$1 million of that is the transfer from the General Fund to the individual Debt Service and Golf and Recreation Funds because the assessments all come in one check. So, we're essentially just cutting checks to ourselves. But

they do reflect on the Check Register. So, we're looking for a motion to approve the Check Register.

On MOTION by Mr. Colasinski seconded by Mr. Carnesale with all in favor the Check Register for December 9, 2022 through January 20, 2023 in the amount of \$1,389,100 was approved.

B. Balance Sheet and Income Statements

Mr. Showe: We also have the Balance Sheet and Income Statement. No action is required by the Board, but we would be happy to answer any questions the Board would has. We will note that we are at about 90% collected of our assessments already, so we're in great shape as far as those go.

Mr. Dale: Wonderful.

Mr. Carnesale: Are we projecting over 100% this year?

Mr. Showe: Yes.

Ms. Webb: Can I ask a question.

Mr. Colasinski: We're in the middle of the Treasurer's Report?

Ms. Webb: I have a question about the newsletter.

Mr. Colasinski: This is the Treasurer's Report. We did the Marketing Report already. This is why we have an agenda.

Mr. Dale: We'll come back to the newsletter.

C. Ratification of Requisitions 148-149

Mr. Colasinski: Let's keep going. We have Requisitions 148 and 149.

Mr. Showe: Those have already been approved due to the amounts and the approvals and would be looking for a ratification. This is the finalization of the irrigation project.

Mr. Colasinski: Yes. Next are Requisitions 150 through 158. I want to hold off on Requisition 157. There's about \$7,000 worth of material that we did not do that has to do with the cart paths.

Mr. Showe: Okay.

Mr. Colasinski: There's a curving on Hole #7 that we weren't going to do and we also decided not to do the cart path extensions on Hole #9. I think we need to get with Jim as to the cost on that and have Mr. Dave Bell invoice us again.

Mr. Dale: When I talked to Jim on Tuesday, he did say he had that discussion with Dave.

Mr. Colasinski: He needs to resubmit.

Mr. Dale: Well, I don't know exactly where they're at in the process, but Dave is aware of it.

Mr. Colasinski: He should know because they had the conversation that the scope was going to change.

Mr. Dale: Right.

Mr. Colasinski: I'm just saying with that requisition, we're not going to do anything with it and it needs to be resubmitted.

Mr. Showe: Okay. We'll pull Requisition 157.

Mr. Colasinski: Okay.

Mr. Showe: So, we'll be looking for a motion of the Board to ratify Requisitions 148 and 149 and approve Requisitions 150-158 with the exception of Requisition 157, which we would bring back.

<p>On MOTION by Mr. Colasinski seconded by Mr. Carnesale with all in favor the ratification of Requisitions 148 and 149 and the approval of Requisitions 150 through 158, with the exception of Requisition 157 was approved.</p>

Mr. Colasinski: That's the end of the Treasurer's Report.

- **Lifestyle/Marketing Report** (*Item 8D*)

Mr. Dale: Let's go back to the Lifestyle Report.

Ms. Webb: I don't know if this is part of the Lifestyle Report. Do you guys want to put out a newsletter?

Mr. Dale: Yes. That's lifestyle.

Ms. Webb: Okay. You're going to draft an article. Is everybody drafting the article and then you submit it to me so I can put it in the newsletter?

Ms. DeVries: What is the timing?

Ms. Webb: Last year, we did it in mid-February, around the 15th.

Ms. DeVries: That timing is like really bad this year.

Ms. Webb: It is.

Ms. DeVries: Can we do a different timing?

Ms. Webb: We are going to call it, "*The annual newsletter.*"

Mr. Colasinski: I wouldn't constrain ourselves to put a date on that. I think we can have a scope that we can assemble and the timeframe that we can meet.

Ms. Webb: That's what I want it to say, because I'm sitting here and going, "*Okay, I have all of this and I'm going to need...*"

Mr. Colasinski: Let's get past the grand re-opening and then we'll turn our attention to that.

Mr. Dale: Right. You put in over 40 hours this week already for the District.

Mr. Colasinski: That's right.

Ms. Webb: March is going to be our plan.

Mr. Colasinski: Well, I would wait to start assembling things after the grand re-opening, just so that it's one less thing to worry about.

Mr. Dale: Your plate's full.

Mr. Colasinski: Yes, very much so.

TENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Dale: Let's start with Pete for Supervisor's Requests.

Mr. Carnesale: Okay. It's not really a request, just a statement. When we're talking about the living shoreline or whatever you want to call it, the County/State is doing another one of those that I did last year, as far as a symposium, where I get to meet all of the people in those fields. They're doing that on February 14th and 15th and I will be attending that. Those are the two full dates.

Mr. Dale: Okay. Wonderful. We appreciate you representing us.

Mr. Carnesale: Well, it relates to the projects that I'm working on.

Mr. Dale: I appreciate that because I don't think I could sit through a two-day symposium on anything. Not my thing. Jen?

Ms. DeVries: We were talking about this before the meeting, but just on the record, I'd like to better understand how the accounting is done. There are items that I'd like to understand what goes into them. So, I'll be making a list of some of those things, just a conversation with the accountant about how we make this clearer or better.

Mr. Showe: Absolutely.

Ms. DeVries: Just room for improvement. That's it.

Mr. Colasinski: My request is that we can actually get the report that we received yesterday on Friday. We have three of us on the Board that are working and I would prefer to have time to read it. Something came up last night and now there is no time to review it.

Mr. Showe: I've had conversations with our accountants.

Ms. DeVries: Okay. Thank you. I second that.

Mr. Colasinski: I see it as a key piece of operating to be able to get the Board to provide feedback or take actions if necessary.

Mr. Showe: I certainly appreciate you telling us that and I will relay that as well along with the conversations.

Mr. Colasinski: That goes for all of our vendors here.

Mr. Dale: With that being said, thank you, Steve. I appreciate it. Ron?

Mr. Rysztogi: How do the numbers work out on the outside war?

Mr. Dale: I do not know the answer to that question.

Mr. Rysztogi: Okay.

Mr. Dale: We had another two weeks for it to be compiled. He's talking about us supplementing the salary.

Mr. Rysztogi: Right.

Mr. Colasinski: I don't think we have a way of doing that.

Mr. Dale: No, like Jeff's report. Remember that thing that he put together when he came?

Mr. Colasinski: Yeah, but I think we have it divided into that understanding. In the last week, the only revenue we're getting has been just outside because of the hood. There has been no activity inside. The bar was outside. It wasn't an option. That's all we had.

Ms. DeVries: That sounds like it shouldn't count.

Mr. Colasinski: That's my point.

Mr. Dale: I agree.

Mr. Colasinski: We don't really have the data on that.

Mr. Rysztogi: On the report that was given, it a limited report of just a few days.

Mr. Dale: Right.

Mr. Colasinski: Yeah. We haven't gotten any more than that.

Mr. Rysztogi: Was the tip numbered on just the bartender or was that pooled together with the servers?

Mr. Dale: No. It was just on the employee that we hired to staff that on a regular basis.

Mr. Rysztogi: That number was just to that employee?

Mr. Dale: Just to that one employee.

Mr. Rysztogi: That was the one part that I wasn't sure about.

Mr. Dale: But that was a good question. I think Steve is correct. Remember, we didn't give him a time frame. We gave them a dollar limit on that. So, I'll requested that Jeff and Jim provide some more numbers out of that. I want to see how it's working.

Mr. Rysztogi: Yeah, just to see if the direction is a positive direction.

Mr. Dale: Right.

Mr. Rysztogi: That's it.

Mr. Dale: I don't have anything, but Mary Ann, you came in after the public speaking portion. So, I'm going to take a rare exception and ask if there's anything that you would like to for your three minutes.

- **Public Comment Period** (*Item 3*)

Resident (Mary Ann Ferraro, Fawn Ridge): At our HOA meeting, the discussion came up about the overgrowth of the tree and everything that's growing onto walkway and what was going to happen on the berm. I knew that Tim was not feeling well. With the holidays and personnel not feeling well, I said that we would check into it. Tom did put in a request and what came back was the sprinkler system. Why bother to put stuff there that has to be watered?

Mr. Dale: Right. Xeriscaping.

Resident (Mary Ann Ferraro, Fawn Ridge): Yeah. The new thinking members on the Board have to rethink the flora and whether it's just going to be mulch that's there.

Mr. Dale: Right.

Resident (Mary Ann Ferraro, Fawn Ridge): There are some strong opinions, but we're hoping that the overgrowth can get cut back.

Mr. Dale: Okay.

Resident (Mary Ann Ferraro, Fawn Ridge): The lights are still out. You drive back there and you have no idea what you enter into. You can't read the Fawn Ridge sign at all.

Mr. Dale: The only thing I will add to that is you weren't at our last meeting, but Tim is on a three-month sabbatical.

Resident (Mary Ann Ferraro, Fawn Ridge): Right. I knew he wasn't feeling well and then I heard that there were new personnel. So, I brought that back to Tom and said that's what I knew.

Mr. Dale: Well, what we do have though, the acting GM now is Mr. Jim Maller, M-O-L-L-E-R, with all the same telephone numbers and everything. His email is **Jmaller@vieraeastcdd.com**. If you need to get immediate service or deal with anything from that perspective, Jim is available.

Mr. Showe: If for some reason that doesn't work, email me. Tom has my email too, just so you can get hold of me.

Resident (Mary Ann Ferraro, Fawn Ridge): It's just that there were new people on the Board and when I called, they don't know. Just like they don't know about the digital sign fiasco that's been going on for years. Good luck!

Mr. Dale: Yeah. Thank you.

Resident (Mary Ann Ferraro, Fawn Ridge): Finally, I heard that they were supposed to break ground for the middle school.

Mr. Dale: Next Wednesday at 9:00 a.m.

Resident (Mary Ann Ferraro, Fawn Ridge): Some lady said to me, "*Where do you live?*" I said, "*I live in Viera.*" She said, "*Oh, I live in Viera too, in Heritage Isle. Where do you live?*" I said, "*I live in Fawn Ridge, off of Morrell Road.*" She said to me, "*Oh, you live in the old section.*" So, I said to her, "*No, I live in the established section.*"

Mr. Dale: Yes.

Resident (Mary Ann Ferraro, Fawn Ridge): At least I want to find my way around. If you go back over there, you could get lost trying to figure out how to get out of there, particularly at night. We need more street lights so we can see the golf cart.

Mr. Dale: Michelle and I have reframed that. We say we live in the fun section.

Resident (Mary Ann Ferraro, Fawn Ridge): Well, Yes. As I say, nobody knows I live back there. I live by the only entering sign from my development that's not on Murrell Road.

Mr. Dale: The last thought I'm going to leave us with before I ask for a motion, is a couple of weeks ago at burger night, I was so impressed. We had a mom and three people. I don't know if they were her two sons and a girlfriend or two sons and a daughter. They were probably in their late teens or early 20s, but I asked them, *"How did you hear about burger night?"* They said, *"We heard about it through Facebook and all the advertising that you're doing and we decided to come down and try it out based on all of the stuff that we've been seeing online."* What impressed me the most about that is, like you say, Fawn Ridge is one of the first communities. It is the furthest away from the golf course. The fact that we're now getting the word out to Fawn Ridge, of all places and people are realizing that that Clubhouse is just as much theirs to utilize as it is by those who are closest in proximity, it really made me happy. I spent 15 minutes talking to those people and said, *"Please tell all your neighbors about it. We want all of you here."*

Resident (Mary Ann Ferraro, Fawn Ridge): You'll be hearing, because there's some new blood, like I said and new ideas, some of the younger people want more instant gratification. Those of us who've been around and know how long it takes, have the time. So, you just have to go right back and say, *"Alright, it will get done, but what year, God only knows."*

Mr. Dale: Right. Thank you, Mary Ann.

Resident (Mary Ann Ferraro, Fawn Ridge): Thanks for cleaning up the communication technology, cleaning up Facebook and the web page and stuff like that. Communication is important.

Mr. Dale: Yup.

Resident (Mary Ann Ferraro, Fawn Ridge): The signs are important. But when you see this little sign when you're driving down 40 miles-per-hour and you're thinking, *"What is that sign? What did it say?"*

Mr. Dale: Right.

Resident (Mary Ann Ferraro, Fawn Ridge): It was for Viera and it was electronic. I tell everybody that I live by the billboard church.

Mr. Dale: Yup.

Mr. Colasinski: We're trying to update all of our infrastructure.

There was no Eleventh Order of Business on the Agenda.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Colasinski seconded by Ms. DeVries with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

SECTION B



This Agreement is made as of _____ (the "Effective Date"), between

Name and Address of Supplier:	Name and Address of Customer:
--------------------------------------	--------------------------------------

Club Caddie Holdings Inc., ("Supplier"), a Delaware Corporation. With offices at

18720 Mack Ave, Suite 210

Grosse Pointe, MI

48236

Viera East Golf Club ("Customer") with its principal place of business

2300 Clubhouse Dr.

Rockledge, FL

32955

This Agreement includes and incorporates the below Order Form, as well as the Terms and Conditions.

This Agreement represents the complete agreement between Supplier and Customer concerning Customer's use of the Subscription Services (as defined herein) and supersedes all prior agreements, negotiations, or understandings between Supplier and Customer in any way relating to these matters.

This Agreement may not be modified except by a later written agreement signed by both parties.

By executing a copy of this Agreement or by using or accessing the Subscription Services through any means, Customer acknowledges and agrees that: (i) it has reviewed and understands this Agreement; (ii) it agrees to be legally bound by the terms and conditions of this Agreement; and (iii) its use of the Subscription Services and any related products or services will be governed by this Agreement.

Supplier

Customer

By: _____

By: _____

Name: _____

Name: _____

Position: _____

Position: _____

ORDER FORM TO MASTER SERVICES AGREEMENT

1. CUSTOMER INFORMATION

Customer: Viera East Golf Club **Contact:** Eddie Guerra

Address: 2300 Clubhouse Dr., Rockledge, FL, 32955

Phone: (231) 639-6500

Email: Eguerra@vieraeastcdd.com

2. SUBSCRIPTION SERVICES

- a. **Services:** In accordance with this Agreement, the proprietary golf facility management solutions listed below will be made available to Customer by Supplier as a “Subscription Service.”

Module	Included	Notes/Comments
Basic Public Course Suite: Retail/Snack Bar point of sale, Gift-Card, Raincheck/Refund Vouchers, Credit Book, Tee Sheet with Online Booking Engine, Profiles with Customer Classes, CRM with e-mail marketing through Mailchimp, Inventory Management, Reports and Accounting, Customizable Settings.	Yes	Included
Starter Sheet Add-On: Real-time view of tee-sheet enables Starters to record start times, turn times, and end times.	Yes	Included
Semi / Private Course Member Module Upgrade: All features included in the above Basic Public Course Suite with member charge accounts, minimums, discounts, automated customer/member invoicing, automated customer/member billing, sub-members, and online Members Portal website.	Yes	Included
Food and Beverage Add On: Table Management Kitchen/Bar Fire Printer Ordering Kitchen Display System (Available at \$100 monthly add-on)	No	
Activities, Simulators, and Courts: Reservation System with Online Booking Engine and Activity Classes.	Yes	
Events and Venue Management: Digital and Exportable Event Calendar Online Event Registration Banquet Manager Golf Outing Manager Golf League Manager Venue Manager	Yes	Included

Module	Included	Notes/Comments
Employee Management Time Clock - Payroll Tracking	Yes	
Standard Marketing Package: Bulletin Board Online Event Promotion Email Marketing Integration with Mailchimp Text Message Marketing (Available at \$100/monthly add-on)	Yes	Included
Enhanced Marketing Add-Ons: GolfBack Enhanced CRM with Automated Email Marketing Managed Marketing Tools (\$2.25 online booking fee paid by golfer split with Viera East Golf Club (GolfBack receives \$1.25 per player and Viera East receives \$1.25)	Yes	Included
Managed Revenue Services: GolfBack Dynamic Pricing Tools	Yes	Included
Mobile App: White Label Mobile Application with Course Information, Rangefinder, Weather, Scorecard, Messaging, Tee Times, Event Registration, Bulletin Board, Digital ID Cards, F/B Ordering, Push Button Notifications and Membership Portal & Directory (if semi/private suite is selected above).	Yes	Preferred App Name: A. _____ Alternative App Name: B. _____
Web Connect Apps: Online Reservation Engine(s) Online Gift Cards and Voucher Balances Online Membership Sales Online Merchandise / Hardgoods Sales Online Event Registration Online Customer Portal	Yes	Included
Enhanced Website: GolfBack	Yes	Included
Provided by Customer: Minimum Specifications: Windows 10 or 11, Ryzen 5 or Core I5/8GB / WIFI/ SSD Computers, Receipt Printers, Optional: Bar Code Scanners, Gift Card Readers, and EMV Credit Card Processing Machines.	Yes	Can also use existing hardware in lieu of purchasing hardware in most cases. Have also provided our Recommended Hardware List.
Credit Card Processing: <i>Customer's Choice of:</i> CardPoint by Fiserv Clover-Connect by Fiserv	Yes	2.69% CP Flat Rate
MONTHLY RECURRING SUBSCRIPTION SERVICE FEE:	\$650.00 USD Customer Initials: _____	

3. ADDITIONAL SUBSCRIPTION SERVICE TERMS

- a. Messaging Services.** As part of the Services, Supplier may make available to Customer certain text and e-mail messaging services designed to allow Customer and Customer Users to send Messages to End Users (“Messaging Services”). References in the Agreement to “Services” shall be deemed to include the Messaging Services “End User” means any person who receives a Message from Customer or Customer Users via a Messaging Service, including Customer customers and members. “Message” means a text message, including any multimedia message, instant message, short message, or e-mail message.
- Representation, Warranty, and Covenant.* Customer represents, warrant and covenants that (a) End Users of any Messages will contract directly with Customer for receipt of Messages (“End User Contract”); (b) End Users to whom Customer send any Messages have consented or otherwise opted-in, whether as part of the End User Contract or otherwise, to the receipt of such Messages as required by any applicable laws, rules, regulations, guidance's, standards and industry codes; (c) Customer will include clear opt-out/unsubscribe information on all Messages when required to do so by any applicable laws, rules, regulations, guidance's, standards and industry codes; (d) Customer will honor all such opt-outs/unsubscribes; and (e) Customer will, prior to sending any text Message to an End User, obtain from such End User, whether as part of the End User Contract or otherwise, express written agreement to the terms of the acknowledgment attached as Exhibit A to this Agreement, without modification. Customer agrees that Supplier is an intended third-party beneficiary of such terms of acknowledgment. *Third-Party Providers; Responsibility.* Customer acknowledge and agree: (a) that the Messaging Services are each provided by different third party providers (each, a “Third Party Provider”) and not by us, and that the control, availability, and provision of the Messaging Service are outside of our control; (b) that access to and use of any Messaging Services may cease or be suspended by us or any Third Party Provider at any time; (c) that neither us nor Third Party Provider is liable for or responsible for any Messaging Service; and (d) hereby to permit the transmission of and access to each Message, including the content of any Message.
- b. Merchant Services.** Although Club Caddie provides integration to a Merchant Services gateway for Credit and Debit Card Processing and ACH charges, Customer acknowledges that Club Caddie does not provide Credit Card Processing or recurring ACH charges as a service. Customer shall enter into a Merchant Service Agreement with a Merchant Service provider that shall determine the extent of services offered and independent fees that shall be charged to Customer in connection with Merchant Services.

4. PROFESSIONAL IMPLEMENTATION AND TRAINING IN CONNECTION WITH SUBSCRIPTION SERVICES

- a. Setup and Configuration Services.** Supplier will (i) set-up, up and configure the Golf Course Management Software, Applications, and Website Services outlined in this Agreement using the name, brand, copyright(s), trademark(s), artwork, tagline(s), insignia, indicia, logo(s) and/or graphic assets and other materials and content (collectively, “proprietary markings”) that Customer provides to Supplier for Supplier to include on the Services (ii) obtain, on Customer’s behalf, a domain name for the Website, provided that Customer (A) reimburse us for any domain name registration fees we pay on Customer behalf to the applicable domain name registrar, and (B) acknowledge and agree that we will not be responsible for Customer domain name registration and we will not take further any action to maintain Customer domain name registration or pay any fees in connection therewith, and (iii) provide to Customer training to demonstrate the Services and the Website features requested by Customer, at a mutually agreeable time and location. Supplier reserves the right to reject any of Customer Content if it is not consistent or compatible with a current template for Club Caddie websites. Supplier is not responsible under this Agreement for verifying the accuracy, suitability, or currency of Customer Content. Supplier will include on the Website those Services features requested by Customer, as set out on the signature page to this Agreement. Supplier will perform the Set-Up and Configuration Services in a diligent and professional manner in accordance with this Agreement. Other than Customer Content, we shall retain our ownership of the Website and all intellectual property therein. “Customer Content” means any content, data, information, files, software, records, Messages, and other materials that Customer or Customer Users load, transmit to, or through, or enter in or onto the Website, App, or Services, including, without limitation, any Messaging Services. If selected, Supplier will develop and execute Mobile Application(s) (“App”) for Customer that will interface with the Club Caddie Software and Website and will be available for download in a variety of app stores, including the Apple App Store and Google Play or another provider (collectively, “Provider”).
- b. Remote Implementation:** Unless otherwise indicated in this Agreement, in connection with remotely implementing Club Caddie’s Services, Customer will pay a one-time Professional Services fee of \$1,500.00. Implementation includes Cloud Server Provisioning, Software Environment Setup including Custom Setting Optimization, Department, Sub-Department and Category Creation, Location/Terminal Creation, Staff User Account Creation, Role Creation for Users, Customer Class Creation, Tax Rate Creation, Merchant Service / Payment Processing Integration, and Basic User Training. Additional remote implementation services that shall require additional time and effort on the part of Supplier may be available at an additional fee to Customer.
- c. On-Site Implementation:** Unless otherwise indicated in this Agreement, if Customer requests for Supplier to offer professional services on-site or at another Customer designated location (“On-Site Services”), the fee agreed for travel and related expenses incurred by Supplier shall be \$1,250.00 USD per facility, per day. Customer shall also be responsible for the actual cost of reasonable travel expenses in connection with an on-site implementation. If Customer cancels a scheduled and confirmed session within thirty (30) days prior to a session, then Licensee will be responsible for any airline ticket penalties that Licensor incurs, as well as any other purchased travel expenses.

Supplier and Customer responsibilities in connection with Customer's remote implementation are outlined in greater detail below.

Function	Service	Standard Service	Upgrade Available	Fee	Notes/Comments
Setup	Remote Implementation	Includes standard services identified below.		Standard Fee: \$1,500	
Setup	Onsite Implementation	Includes standard services identified below an onsite training and set up at \$1,250.00/day + the actual cost of travel.		\$1,250.00 Day + Actual Cost of Travel	Number of Days: 0
Accounting	Chart of Accounts	Club Caddie will provide training and guides on how to import and set up your chart of accounts.	Customer will provide a spreadsheet or matrix of chart of accounts information. Club Caddie shall create Customer's chart of accounts in Club Caddie for Customer.	<i>Upgrade Fee:</i> \$250	Included upgrade at no cost
All	Data Export Services	Club Caddie shall provide templates to Customer and Customer shall provide a final version of all applicable golf course data in excel or CSV format. Customer shall review and sign off on the data and afterward Club Caddie shall import the data into Club Caddie's database.	Club Caddie will remotely log into Customer's Computer with Customer's assistance and extract available data from Customer's old system.	<i>Upgrade Fee:</i> \$750	Included upgrade at no cost
All	Terminal Management Setup	Club Caddie will work with Customer to create locations and terminals and to configure pin lock and lock screen settings for each terminal.		Included	Standard Service
All	Customer Data - Up to 25K	Club Caddie shall provide templates to Customer and Customer shall provide a final version of all applicable golf course data with respect to its customer database in excel or CSV format. Customer shall review and sign off on the data and afterward Club Caddie shall import the data into Club Caddie's database.		Included	Standard Service

Function	Service	Standard Service	Upgrade Available	Fee	Notes/Comments
All	Customer Data - 25K+	Custom Upload		Custom	
All	Gift Card Balances	Club Caddie shall provide templates to Customer and Customer shall provide a final version of all applicable golf course data with respect to its gift card balance database in excel or CSV format. Customer shall review and sign off on data and afterward, Club Caddie shall import the data into Club Caddie's database.		Included	Standard Service
All	Tax Management	Club Caddie shall work with Customer to create tax lists and tax groups.		Included	Standard Service
All	Department/Sub-Department Setup	Club Caddie will work with Customer to create custom departments, sub-departments, and item categories for Customer.		Included	Standard Service
All	Register Setting Review	Club Caddie will review Register settings and options with Customer for Customer's optimal configuration. Club Caddie will also work with Customer to create Custom Payment Methods and/or Custom Discounts to be applied to the Register.		Included	Standard Service
All	General Course Info	Customer shall review General Course Info and input basic information about Customer's operation into Club Caddie. This information will populate in I-frames and Customer's mobile app, if applicable.		Included	Standard Service
All	Communication Center Setup	Configure sent from e-mail addresses and webhook integrations with 3P tools.		Included	Standard Service
All	Course User Setup	Club Caddie will provide training on how to set up golf course users. Customer shall create course users and distribute usernames and temporary passwords.		Included	Standard Service
All	Configure Roles	Club Caddie will provide training on how to configure Employee Roles. Customer shall set up Employee Roles within Club Caddie as per Customer's unique role requirements.		Included	Standard Service
Events	Venue Center Configuration	Club Caddie will provide training on how to manage Venue Center. Customer shall create Venue Types and Venues.		Included with Module	Standard Service
Events	Event Management Setup	Club Caddie will provide training on how to manage the Club Caddie event calendar, how to create an online event, how to create a banquet, how to create a golf outing, and how to create a golf league. Customer will be responsible for creating all event types within Club Caddie.		Included with Module	Standard Service

Function	Service	Standard Service	Upgrade Available	Fee	Notes / Comments
Food and Beverage	F&B Inventory	Club Caddie shall provide templates to Customer and Customer shall provide a final version of all applicable golf course data with respect to its customer database in excel or CSV format. Customer shall review and sign off on the data and afterward Club Caddie shall import the data into Club Caddie's database.		Included with Module	Standard Service
Food and Beverage	Table Management	Club Caddie will provide training on how to create a floor plan. Customer shall create its floor plans and floor plan templates.		Included with Module	Standard Service
Food and Beverage	On-Demand F&B Setup	Club Caddie will provide training on how to enable/disable delivery, set up order cancellation settings, and to select which menus are available for on-demand ordering. Customers will set up an on-demand menu.		Included with Module	Standard Service
Food and Beverage	KDS Setup	Club Caddie will provide training on how to select KDS item timers. Customers will set up KDS item timers.		Included with Module	Standard Service
Golf shop	Retail Inventory	Club Caddie shall provide templates to Customer and Customer shall provide a final version of all applicable golf course data with respect to its F&B inventory in excel or CSV format. Customer shall review and sign off on the data and afterward Club Caddie shall import the data into Club Caddie's database.		Included with Module	Standard Service
Golf shop	Golf Rack Rates	Club Caddie will provide training and guides on how to create golf rates. Customer will create all golf rates.	Customer will provide a spreadsheet or matrix of golf rates. Club Caddie shall create a golf rate in Club Caddie for Customers.	<i>Upgrade Fee: \$250</i>	Standard Service
Golf shop	Golf Class Rates	Club Caddie will provide training and guides on how to create class golf rates. Customer will create all class golf rates.	Customer will provide a spreadsheet or matrix of class golf rates. Club Caddie shall create class golf rates in Club Caddie for Customer.	<i>Upgrade Fee: \$250</i>	Standard Service

Function	Service	Standard Service	Upgrade Available	Fee	Notes / Comments
Golf shop	Activity Rack Rates	Club Caddie will provide training and guides on how to create activity rates. Customer will create all activity rates.	Customer will provide a spreadsheet or matrix of golf rates. Club Caddie shall create golf rates in Club Caddie for Customer.	<i>Upgrade Fee: \$250</i>	Standard Service
Golf shop	Activity Class Rates	Club Caddie will provide training and guides on how to create activity class rates. Customer will create all activity class rates.	Customer will provide a spreadsheet or matrix of activity class rates. Club Caddie shall create activity class rates in Club Caddie for Customer.	<i>Upgrade Fee: \$250</i>	Standard Service
Golf shop	Credit Book Balances	Club Caddie shall provide templates to Customer and Customer shall provide a final version of all applicable golf course data with respect to its Credit Book Balances in excel or CSV format. Customer shall review and sign off on the data and afterward Club Caddie shall import the data into Club Caddie's database.		Included with Module	Standard Service
Golf shop	Rainchecks	Club Caddie shall provide templates to Customer and Customer shall provide a final version of all applicable golf course data with respect to its Gift Card Balances in excel or CSV format. Customer shall review and sign off on the data and afterward Club Caddie shall import the data into Club Caddie's database.		Included with Module	Standard Service
Golf shop	Text Integration	Club Caddie shall configure Text Message Communications from Tee Sheet.		Custom	N/A
Golf shop	Tee Sheet Settings Review	Club Caddie will review Tee-Sheet settings and policies Customer for Customer's optimal configuration. Customer will be responsible for inputting Billing Policy, Cart Agreement Receipt Input, and Tee Time Booking Policies.		Included with Module	Standard Service
Human Resources	Payroll Center Settings	Club Caddie will review Payroll Period, Overtime, and Double Time Settings with Customer for optimal Configuration.		Included	Standard Service
Membership	Member Data - Up to 1K	Club Caddie shall provide templates to Customer and Customer shall provide a final version of all applicable golf course data with respect to its Member database in excel or CSV format. Customer shall review and sign off on		Included	Standard Service

Function	Service	Standard Service	Upgrade Available	Fee	Notes/Comments
		data and afterward Club Caddie shall import the Member data into Club Caddie's database.			
Membership	Member Data - Up to 2.5K	Club Caddie shall provide templates to Customer and Customer shall provide a final version of all applicable golf course data with respect to its Member database in excel or CSV format. Customer shall review and sign off on the data and afterward Club Caddie shall import the Member data into Club Caddie's database.		<i>Upgrade Fee:</i> \$1,000	N/A
Membership	Member Data - Up to 5K	Club Caddie shall provide templates to Customer and Customer shall provide a final version of all applicable golf course data with respect to its Member database in excel or CSV format. Customer shall review and sign off on data and afterward Club Caddie shall import the Member data into Club Caddie's database.		<i>Upgrade Fee:</i> \$1,500	N/A
Membership	Member Data - 5K+	Custom Upload		Custom	N/A
Membership	Membership Settings Review	Club Caddie will review Membership settings and policies Customer for Customer's optimal configuration. Customer shall be responsible for inputting an Autopay Billing Policy, Building Late Fee Types, and Configuring Customer's Member Portal.		Included with Module	Standard Service
Hardware Configuration	Computer and Credit Card Reader Setup	Customer and or Customer's IT department is responsible for setting up computer workstations, tablets, printers, and credit card processing stations. Third-party IT referrals are available.		Excluded	N/A
Network Configuration	Wired and Wireless Internet Access	Customer and or Customer's IT department is responsible for setting up all Wired and Wireless Internet Access. Third-party IT referrals are available.		Excluded	N/A
	TOTAL			\$1500 One Time	

5. CLUB CADDIE INTEGRATIONS WITH THIRD PARTY SOFTWARE APPLICATIONS

a. **Interfaces:** Supplier may utilize its API to build interfaces and integrations with 3P technology systems. If Customer shall require for Supplier to integrate Club Caddie's technology with any third-party technologies, then Customer agrees to pay Supplier an interface fee of \$250.00 per application that Supplier integrates with Club Caddie for Customer. Customer shall be billed for all third-party interfaces on Customer's monthly bill within 30 days of when a Customer requested integration is complete.

Integration	Brief Description	One Time Setup Fee	Included	Total
Barstool Golf	3P Distribution.	\$250	No	
Golf now	3P Distribution.	\$250	No	
Supreme Golf	3P Distribution.	\$250	No	
Banner	Accounting	\$250	No	
Dynamics	Accounting	\$250	No	
Great Plains	Accounting	\$250	No	
Munis	Accounting	\$250	No	
Oracle	Accounting	\$250	No	
QuickBooks	Accounting	\$250	Yes	Waived
Tee Time Central	Call Center Services.	\$250	No	
E-Range	Driving Range	\$250	No	
Range Express	Driving Range	\$250	No	
Select-Pi	Driving Range	\$250	No	
Mailchimp	Email/Text Marketing	\$250	No	
Club Core	HR/Member Communications	\$250	No	
PGA Benchmark/Sagacity	Reports / Benchmarking	\$250	No	
GMRC / Pellucid	Reports / Benchmarking	\$250	No	
Metolius BI	Reports / Business Intelligence	\$250	No	
Golf Genius	Scoring/Tournaments	\$250	No	
Course Logix	Website	\$250	No	
Golfback	Website, Managed Marketing, Dynamic Pricing.	\$250	Yes	Waived
121-Marketing	Websites and Marketing.	\$250	No	
Twilio / Text Message Setup	Text Marketing	\$250	No	
Offline Credit Card Processor	Non-Integrated Credit Card Processing Solution.	\$250	No	
Yellow Dog	Inventory Management	\$250	No	
Tee Commerce	Ecommerce	\$250	No	
Other: _____		\$250	No	
Other: _____		\$250	No	
		TOTAL		\$0

6. INITIAL SERVICE TERM AND RECURRING SUBSCRIPTION SERVICE FEES

a. Initial Service Term: Two Years

1. Subscription Service Fees	\$650 Monthly
2. Professional Service / Implementation Fees	\$1500 One Time
3. Interface / Integration Fees	\$0 for Quickbooks and GolfBack
<i>Payable in advance, subject to the terms of Section 10, "Payment Terms" of the Terms and Conditions and consisting of Implementation Fee and First Month's Monthly Subscription Fee:</i>	\$1500 / One Time.
	\$650 – Monthly Recurring. Your first invoice will be due one month after the effective billing date for your second month of services.

b. Renewal Terms: After the initial Service Term expires and unless otherwise expressly agreed in writing by Customer and Supplier, the Recurring Monthly Subscription Fee shall increase 5% each calendar year for renewal periods of this Agreement.

c. Effective Billing Date: Unless Customer formally notifies Supplier in writing, Customer and Supplier agree that Customer's effective billing date for Subscription Service Fees shall be: **April 01, 2023.**

7. CURRENCY: United States Dollars (\$)

8.

9. TECHNICAL SUPPORT SERVICES

a. Training: As part of the Services, Customer and Customer's staff shall have ongoing access to attend Club Caddie's weekly webinar training sessions. Club Caddie shall offer weekly, group training sessions for 1.) Golf, 2.) Food and Beverage and 3.) Back-Office and Marketing, each as separate training sessions. During each webinar, time will be reserved for general questions and answers.

b. Support: Supplier will provide Customer with technical support services which shall include unlimited access to Club Caddie's knowledgebase, 24/7 access to online level one chat support, and access to level one phone support during Club Caddie's ordinary business hours of 8 AM to 8 PM Eastern, Monday through Friday. Level two phone support will also be available for escalation and emergency issues that level one chat support is unable to resolve outside of ordinary business hours ("Technical Support"). Customer acknowledges and agrees that Technical Support is intended to address specific problems experienced by Customer relating to the Subscription Services and is not intended to support third-party applications, hardware, or network issues, or to provide general training ("Other Assistance"). Should a problem reported by Customer to Supplier be the result of third-party software issues, hardware or network malfunction, or other causes external to the Subscription Services, Supplier will advise Customer to have the hardware/network repaired. Other Assistance may be available at an additional fee.

10. TERMS AND CONDITIONS. Customer and Supplier expressly acknowledge that this Agreement includes this Order Form and the Terms and Conditions located at: www.clubcaddie.com/termsconditions

This Order Form is only valid and binding on the parties when executed by both parties and is contingent on Supplier and Customer executing Supplier's form of Master Services Agreement, either in connection herewith or previously. This Order Form is subject to the terms and conditions of such Master Services Agreement. This Order Form will become effective when all the parties have signed it. The date this Order Form is signed by the last party to sign it (as indicated by the date stated or under that party's signature) will be deemed the date of this Order Form.

Supplier

Customer

By: _____

By: _____

Name: _____

Name: _____

Position: _____

Position: _____

From: "Brian M. Jones" <BJones@shutts.com>
Subject: **VECDD - Club Caddie Draft Agreement**
Date: February 16, 2023 at 12:11:03 PM EST
To: "'jshowe@gmscfl.com'" <jshowe@gmscfl.com>
Cc: "Brian M. Jones" <BJones@shutts.com>, "Theresa M. McDowell" <TMcDowell@shutts.com>, "Brittany L. Herrmann" <BHerrmann@shutts.com>

Jason:

Please see our comments to the proposed Club Caddie Agreement between Club Caddie Holdings, Inc. (“**Supplier**”) and Viera East Golf Club (“**Customer**”):

Section 6: Customer Responsibilities

Section 6 sets forth several Customer obligations which the Customer must satisfy and perform during the term of the Agreement.

- Customer should be prepared to, and must, within a reasonable amount of time after the execution of this Agreement, appoint a project lead, or project team to act as decision makers and point people overseeing the installation of Supplier’s Software. Said team/person should have full authority and knowledge of the project and be able to advise Supplier accordingly.
- The project team/leader shall ensure all minimum system requirements set forth in the Order Form(s) have been met or exceeded.
- Unless otherwise agreed upon, Customer shall enter all data required for installation of Software and shall be responsible for the accuracy and integrity of same.
- Customer accepts all responsibility for the data entry, which may be refused by Supplier, and shall be responsible for the content of any database, controls on its access and use of Software, security of the data stored, and configuration data associated with the implementation of the Software.

Section 10: Payment Terms

Section 10 sets forth terms for payment and late fees.

- Customer must notify Supplier sixty (60) days in advance of the conclusion of the Initial Term (or then Renewal Term) of any wish to decrease its Permitted Use of the Software; a desire to increase the use of the Software shall require notification to Supplier in advance and payment of any applicable Fees.
- Invoice disputes must be initiated by Customer in good faith within 30 days of the applicable invoice and must be in writing.
- A late fee of 1.5% per month may be added to unpaid invoices.
- Invoices unpaid for 15 days or more may result in service interruption.

Section 14: Confidentiality.

Section 14 sets forth certain confidentiality provisions that the District must adhere to. This should be modified to reflect that the CDD and its obligations under this provision are subject to Florida public records laws, rules, and requirements.

- The parties may have access to each other's Confidential Information, and each party shall hold that information in confidence.
- Confidentiality as to Software and Documentation shall be perpetual, whereas confidentiality of all other matters terminates 3 years after termination of the Agreement. Information will only be provided to third parties as necessary to perform the Agreement.
- Any breach of the confidentiality clause of this Agreement may result in an action for injunctive relief by the non-breaching party.

Section 15: Indemnification.

Section 15 sets forth indemnification obligations for the CDD.

- We would advise removal of the final paragraph of this section requiring Customer to defend, indemnify and hold harmless Supplier Indemnified Parties from and against and all third-party claims, actions, causes of action, liabilities, damages, costs and expenses, including reasonable legal fees, arising for or related to the exclusions listed below:
 - (a) Use of out-of-date Software, including by failure of Customer to install updates,
 - (b) issues of and claims of infringement associated with the combination, operation integration of interfacing of Supplier's Software with Third Party Materials or Software,
 - (c) use of Supplier's Software in an unauthorized manner,
 - (d) Supplier's compliance with Customer's request

for designs, plans or specifications, (e) modifications to Supplier's Software by someone other than Supplier or its authorized agents, and (f) Customer's refusal to accept any procured right to continue using the Software.

Section 18: Term and Termination of the Contract

Section 18 provides for the automatic renewal of the Contract. We recommend that this provision provide for an automatic termination.

- The Initial Service Term of the Agreement, also referenced as the "Subscription Term" is two (2) years which automatically renews unless either party provides the other party with ninety (90) days' notice of termination prior to the expiration of the Initial Term.
- We would advise that the Agreement automatically terminate unless there is an express written agreement to renew.
- Additionally, Customer has the right to terminate the Agreement effective immediately upon written notice to Supplier. If such termination occurs, all amounts owed to Supplier will be immediately due and payable, and license rights granted to Customer will be revoked and terminated. Within 10 days of such termination, Customer will cease using and return all Supplier documents, Software and Intellectual Property, and confirm the return of said items in writing by a duly authorized officer.

Section 19: Audit

Section 19 sets forth the Supplier's rights to audit CDD records.

- Customer must be prepared, and shall perform the maintenance of complete and accurate books, records, policies and procedures sufficient to confirm Customer's compliance with the Agreement's Terms and Conditions and applicable Order Form(s). This should include compliance logs and payment records.
- Supplier reserves the right to inspect these records during the term of the contract (up to once per year), and up to one year after termination with 30 days prior written notice to Customer. This clause shall survive for a period of one (1) year past termination or expiration of the agreement.

Brian M. Jones

Partner | Shutts & Bowen LLP

Tel: (407) 835-6937

300 South Orange Ave., Ste. 1600, Orlando, FL 32801

[Bio](#) | [E-Mail](#) | [vCard](#) | www.shutts.com



SECTION C

**Viera East Community Development District
Government Accounting Standards Board (GASB) 87 – Lease Policy**

The Governmental Accounting Standards Board has issued Statement No. 87 (“GASB 87”), Leases, which establishes a single model for lease accounting based on the principle that leases are financings of the right to use an underlying asset. There is no longer an operating versus capital lease classification. Lessees will recognize a lease liability and an intangible right-to-use asset, and lessors will recognize a lease receivable and a deferred inflow of resources.

Under GASB 87, a lease is defined as a contract that conveys control of the right to use another entity’s nonfinancial asset (the underlying asset) as specified in the contract for a period of time in an exchange or exchange-like transaction. Examples of nonfinancial assets include buildings, land, vehicles, and equipment. Any contract that meets this definition should be accounted for under GASB 87, unless specifically excluded.

In connection with the implementation of GASB 87, the Viera East Community Development District (“District”) may approve a lease policy to govern its treatment of any lease(s) the District is subject to or entered into per agreement or contract. This policy establishes thresholds for capitalization of the District’s leases. This lease policy is separate from other capital asset policies and is being implemented by the Board of Supervisors for the District.

The capitalization threshold for GASB 87 leases has been established at \$25,000 for the District both as a lessee and lessor. Only leases that exceed \$25,000 in total lease payments over the lease term will be recorded by the District.

Approved this day, _____ 2023

Viera East Community Development District

_____ Chairman/Vice Chairman

SECTION D



Turf Equipment Schedule (Fair Market Value Purchase Option)

The "Lease": Equipment Schedule Number 008-0697772-110 Dated October 18, 2021 to Master Lease Number 697772L Dated June 22, 2016

"Lessee": Viera East Community Development District, 2300 Clubhouse Drive, Rockledge, FL 32955

Contact: Tim Melloh

Phone: (321) 639-2355

"Lessor": The Huntington National Bank, 11100 Wayzata Blvd, Suite 700, Minnetonka, MN 55305

This Equipment Schedule (this "Schedule") is entered into pursuant to and incorporates the terms of the Master Lease (except as expressly modified by this Schedule) identified above between Lessor and Lessee (the "Master Lease" and, together with this Schedule, this "Lease"). All capitalized terms not otherwise defined in this Schedule have the meanings assigned in the Master Lease. Upon execution and delivery of this Schedule by Lessor and Lessee, and Lessee's acceptance of the Equipment described below, Lessor leases to Lessee and Lessee leases from Lessor the Equipment on the terms and conditions of this Lease.

SUMMARY OF TERM AND RENTAL PAYMENTS:

Commencement Date	Initial Term	Rent Payment Period	Each Rent Payment	Advance Rent Payment(s)	Interim Rent Daily Factor	Security Deposit
	48 Months	Monthly	\$4,717.02 plus applicable taxes except financed sales tax included in the Final Cost	\$4,717.02 For Installments(s): First	N/A	N/A

EQUIPMENT, PERSONAL PROPERTY, SERVICES AND/OR SOFTWARE (the "Equipment"):

MAXIMUM HOURS:

2300 Clubhouse Drive, Rockledge, FL 32955:

(1) Toro Reelmaster 3575-D, (2) Toro Reelmaster 5010-H, (1) Toro Groundsmaster 3500-D together with all attachments and accessories thereto

600/HR

Each Rent Payment shall be payable in advance on the Commencement Date and on the same day of each subsequent Rent Payment Period for the Initial Term and any renewal term.

The following additional provisions apply to the Equipment and this Lease only:

- So long as this Lease has not been canceled or terminated early and no Event of Default exists, upon expiration of the Initial Term ("Lease End"), Lessee may purchase all, but not less than all, of the Equipment for the fair market value of the Equipment, as mutually determined by Lessor and Lessee, plus all sales and use taxes arising on the sale of the Equipment. To exercise the foregoing purchase option, Lessee must give written notice thereof to Lessor at least 90 days and no more than 120 days prior to Lease End. If Lessee fails to give such notice, or if the parties cannot agree on the Fair Market Value of the Equipment by 60 days before Lease End, then the purchase option shall lapse. If the purchase option lapses, then at least 30 days before Lease End or the end of any renewal term, Lessee must give Lessor notice of its intent to return the Equipment and request return location instructions. If Lessee fails to give such notice, or gives notice but fails to return the Equipment in accordance with Section 5 of the Master Lease, this Lease will automatically renew, at the same rental and other terms set forth in this Lease, for additional successive non-cancelable 1-month terms after the Initial Term until timely written notice of return and proper return of the Equipment is made.
- If Lessee gives timely notice of election to purchase the Equipment as provided in paragraph 1 and fails to timely pay the purchase price, then Lessor may, in its sole discretion, by written notice to Lessee (a) treat the Equipment as purchased and enforce payment of the purchase price, or (b) declare a failure to meet the purchase conditions whereupon Lessee's interest in the Lease and Equipment shall automatically be canceled and Lessee shall return the Equipment in accordance with Section 5 of the Master Lease.
- Upon Lessee's exercise of the purchase option and Lessor's receipt of the purchase price plus applicable sales and use tax and any rent or other amount owing under this Lease, the Equipment will be deemed transferred to Lessee at its then location and, on Lessee's request at such time, Lessor will deliver to Lessee a bill of sale for the Equipment, "WHERE IS, AS IS" WITHOUT ANY WARRANTY AS TO TITLE OR WITH RESPECT TO THE EQUIPMENT, EXPRESS OR IMPLIED.
- If Lessor suffers a Tax Loss because, for federal or state income tax purposes, for any reason, this Lease is not a true lease or Lessor otherwise is not entitled to depreciate the Equipment in the manner Lessor anticipated when entering into this Lease, then Lessee shall pay Lessor, as additional rent hereunder, a lump-sum amount which, after payment of all federal, state, and local income taxes on the receipt of such amount, and using the same assumptions as to tax benefits and other matters Lessor used in originally evaluating and pricing this Lease, will in Lessor's reasonable opinion maintain Lessor's net after-tax rate of return with respect to this Lease at the same level it would have been had such Tax Loss not occurred. Lessor will notify Lessee of any claim that may give rise to indemnity hereunder and will make a reasonable effort to contest any such claim at the administrative level of the applicable taxing authority. Lessor shall control all aspects of any settlement and contest, and Lessee agrees to pay the legal fees and other out-of-pocket expenses thereof even if Lessor's defense is successful. Notwithstanding the foregoing, Lessee will not be obligated to indemnify Lessor for any Tax Loss caused solely by (a) a casualty Loss to the Equipment if Lessee pays the amount required under Section 8 of the Master Lease, (b) Lessor's sale of the Equipment other than on account of an Event of Default, (c) failure of Lessor to have sufficient income to utilize its anticipated tax benefits or to timely claim such tax benefits, and (d) tax law changes, including rates, effective after the Lease begins. Lessee's indemnity obligations hereunder shall survive cancellation and termination of this Lease. For purposes of this paragraph, the term "Tax Loss", means Lessor's loss of, or loss of the right to claim, or recapture of, all or any part of the federal or state income tax benefits Lessor anticipated as a result of entering into this Lease and owning the Equipment; and the term "Lessor" shall include any member of an affiliated group of which Lessor is (or may become) a member if consolidated tax returns are filed for such affiliated group for federal income tax purposes.
- If this Lease terminates or is cancelled prior to the end of the Initial Term, then the Maximum Hours specified above shall be reduced pro rata based on the number of months remaining in the current year or Initial Term, as applicable. If the Lease is renewed or extended, the Maximum Hours allowed during such renewal or extension shall be calculated pro rata based on the number of Maximum Hours specified above and the number of months of such extension or renewal.
- This Schedule may, in Lessor's sole discretion, be delivered and/or reproduced by facsimile, optical scanning or other electronic means ("e-copy") and such e-copy or a printed version thereof shall be enforceable as an original and admissible as such in any court or other proceeding, provided that there shall be only one original of this Schedule and it shall bear the original ink or electronic signature of Lessor and be marked "Original." Each party's electronic signature on this Schedule shall be unconditionally valid and legally enforceable, and each party agrees not to contest the validity or enforceability of any electronic signature (or the authority of the electronic signer to sign). To the extent that this Schedule constitutes chattel paper (as that term is defined by the Uniform Commercial Code), a security or ownership interest intended to be created through the transfer and possession of this Schedule can be done only by the transfer of the "Original" bearing the original ink or electronic signature of Lessor; provided that, if the "Paper Out" process shall have occurred, or if there shall simultaneously exist both the "Paper Out" printed version and an electronic version of this lease, then the "Paper Out" printed version of such document bearing the legend "Original" applied by Lessor shall constitute the sole chattel paper original and authoritative version. Lessee agrees to deliver to Lessor, on request, this Schedule bearing Lessee's original signature.

Lessor: The Huntington National Bank By: _____ Title: _____

Lessee: Viera East Community Development District By: _____ Steve Colasinski, Treasurer

RESOLUTION 2023-03
LEASE NO. 008-0697772-110
DATED AS OF OCTOBER 18, 2021

A resolution authorizing the negotiation, execution, and delivery of Lease No. **008-0697772-110** dated **October 18, 2021** (the "Lease"), between **Viera East Community Development District, 2300 Clubhouse Drive, Rockledge, FL 32955** and **The Huntington National Bank, 11100 Wayzata Blvd, Suite 700, Minnetonka, MN 55305**; and prescribing other details in connection therewith.

WHEREAS, Viera East Community Development District, (the "Lessee") is a political subdivision duly organized and existing pursuant to the Constitution and laws of the State of Florida; and

WHEREAS, Lessee is duly authorized by applicable law to acquire such items of personal property as are needed to carry out its governmental functions and to acquire such personal property by entering into lease-purchase agreements; and

WHEREAS, Lessee hereby finds and determines that the execution of a Lease for the purpose of leasing with the option to purchase the property designated and set forth in the Lease is appropriate and necessary to the function and operations of the Lessee; and

WHEREAS, The Huntington National Bank, (the "Lessor") shall act as Lessor under said Lease; and

WHEREAS, the Lease shall not constitute a general obligation indebtedness of the Lessee within the meaning of the Constitution and laws of the State;

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF Viera East Community Development District:

Section 1. The Lease, in substantially the form as presently before the governing body of the Lessee, is hereby approved, and the _____ of the Lessee, is hereby authorized to negotiate, enter into, execute, and deliver the Lease and related documents in substantially the form as presently before the governing body of the Lessee, with such changes therein as shall be approved by such officer, and which Lease will be available for public inspection at the offices of Lessee.

Section 2. The Lessee shall, and the officers, agents and employees of the Lessee are hereby authorized and directed to take such further action and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution, and to carry out, comply with and perform the duties of the Lessee with respect to the Lease.

Section 3. The Lessee's obligations under the Lease shall be expressly subject to annual appropriation by Lessee; and such obligations under the Lease shall not constitute a general obligation of Lessee or indebtedness of Lessee within the meaning of the Constitution and laws of the State of Florida.

Section 4. All other related contracts and agreements necessary and incidental to the Lease are hereby authorized, ratified and approved.

Section 5. This resolution shall take effect immediately upon its adoption and approval.

CERTIFIED AS TRUE AND CORRECT this ____ day of _____, 20____.

Signature of Clerk, Secretary or Assistant Secretary

Printed Name of Clerk, Secretary or Assistant Secretary



Insurance Authorization

PROPERTY COVERAGE

GENERAL/PRODUCT LIABILITY

Insurance Agent

Insurance Agent

Company Name

Company Name

Address

Address

City, State, Zip

City, State, Zip

Phone Number

Phone Number

Fax Number

Fax Number

Email Address

Email Address

This is to notify you that The Huntington National Bank ("Lessor") has financed certain goods to Viera East Community Development District (the "Lessee") pursuant to a Lease between Lessor and Lessee (the "Lease").

THE TERMS OF THE LEASE REQUIRE THAT:

1. The Huntington National Bank be named LOSS PAYEE under the PROPERTY DAMAGE provisions of the undersigned Lessee's "all risk" extended coverage policy and the goods be insured for an amount no less than their replacement cost.
2. The Huntington National Bank be named as ADDITIONAL INSURED under the comprehensive GENERAL AND PRODUCT LIABILITY provisions, where applicable, with a minimum coverage requirement of no less than \$1,000,000.00.

Each policy shall provide for no less than thirty (30) days' prior written notice of cancellation or non-renewal to Lessor and that such policy shall not be invalidated as against Lessor for the violation of any term of the policy by Lessee.

The undersigned Lessee requests that insurance coverage described above be provided under the policy referenced above. **In addition, please issue endorsements adding The Huntington National Bank, its successors and assigns, as additional insured and lender's loss payee on all such insurance policies.** Lessee further requests that proof of coverage, with endorsements, be sent to:

The Huntington National Bank 11100 Wayzata Blvd, Suite 700, Minnetonka, MN 55305

Please Reference:

Lessee: Viera East Community Development District

Contract: 697772

In addition, the undersigned Lessee appoints and authorizes The Huntington National Bank, its successors and assigns, as its attorney-in-fact (1) to procure further policies from insurer or to increase the level of coverage on existing policies with insurer in the event that Lessor and the undersigned Lessee enter into agreements for the financing of additional goods in the future, and (2) to deal with and to direct any insurer as to any matter concerning the claim for, disposition of and/or application of policy proceeds with respect to the Equipment or any other equipment now or hereafter financed with Lessor, and (3) to receive payments and execute and endorse all documents, checks, drafts, or other instruments necessary or advisable to secure payments due under any policy of insurance. This appointment and authorization are intended to be continuous.

The undersigned Lessee agrees that Lessor or the insurer may accept a facsimile copy of this document bearing facsimile signatures, which shall be deemed an original for all purposes.

Lessee: Viera East Community Development District By: _____

Steve Colasinski, Treasurer



Invoice

Date of Invoice: 02/03/2023
Application Number: 460371
Contract Number: 008-0697772-110

To: Viera East Community Development District
2300 Clubhouse Drive
Rockledge, FL 32955

Advance Payments/Security Deposit

Description	Contract Payment	Sales/Use Tax	Other	Amount
First Payment in Advance	\$4,717.02	\$0.00		\$4,717.02
Last Payment in Advance	\$0.00	\$0.00		\$0.00
			\$0.00	\$0.00
Sub Total				\$4,717.02

Other Fees/Charges

Fee Description	Amount
Documentation Fee	\$250.00

Other Fees/Charges Sub Total **\$250.00**

Invoice Total Due

Invoice Total Due **\$4,967.02**

Remit Payment with Completed Documents to: **866-465-3149**
OR
The Huntington National Bank
11100 Wayzata Blvd, Suite 700
Minnetonka, MN 55305

"Lessee"
Viera East Community Development District, 2300 Clubhouse Drive, Rockledge, FL 32955
"Lessor"
The Huntington National Bank, 11100 Wayzata Blvd, Suite 700, Minnetonka, MN 55305

Delivery and Acceptance agreement attached to and made a part of Lease **008-0697772-110** dated **October 18, 2021** (the "Lease").

This Certificate relates to the Equipment (the "Equipment") that is described in the Lease.

Pursuant to the Lease, Lessee acknowledges that Lessor has acquired the Equipment in connection with the Lease and Lessee has either received a copy of the purchase agreement with the vendor of the Equipment on or before signing the Lease or has approved such purchase. Lessee hereby represents, warrants and certifies that (i) all of the Equipment has been delivered to Lessee at the Equipment Location set forth in the Lease and has been installed, tested and inspected by Lessee or duly authorized representatives of Lessee, (ii) the Equipment Description set forth in the Lease is complete and correct, (iii) the Equipment, together with any supporting documentation, is exactly what Lessee ordered, is in good working order, is satisfactory in all respects and has been accepted by Lessee under the Lease as of the Acceptance Date set forth below, and (iv) there has been no adverse change in the business or financial condition of Lessee or any guarantor of the Lease since the day the most recent financial statement of Lessee or any guarantor was submitted to Lessor. If Lessee has made a deposit to the Equipment vendor(s), by signing this Certificate, Lessee hereby transfers all of Lessee's right, title and interest in and to the Equipment to Lessor, except to the extent set forth in the Lease, whether or not Lessee has been reimbursed for the deposit(s).

IMPORTANT: LESSEE SHOULD SIGN THIS CERTIFICATE ONLY AFTER LESSEE HAS RECEIVED AND IS COMPLETELY SATISFIED WITH THE EQUIPMENT. BY SIGNING THIS CERTIFICATE, LESSEE (1) IS IRREVOCABLY ACCEPTING THE EQUIPMENT, (2) BECOMES ABSOLUTELY AND IRREVOCABLY OBLIGATED TO LESSOR UNDER THE LEASE, AND (3) MAY NOT THEREAFTER REJECT THE EQUIPMENT, CANCEL OR TERMINATE THE LEASE OR DENY ANY STATEMENT MADE IN THIS CERTIFICATE, FOR ANY REASON WHATSOEVER

Acceptance Date: _____

Lessee: Viera East Community Development District By: _____ Title: _____

Printed Name: _____

Please Complete and return this document by Fax to 800-741-8079 upon delivery and acceptance of the financed Equipment.

SECTION E



Turf Equipment Schedule (Fair Market Value Purchase Option)

The "Lease": Equipment Schedule Number 008-0697772-113 Dated February 7, 2023 to Master Lease Number 697772L Dated June 22, 2016

"Lessee": Viera East Community Development District, 2300 Clubhouse Drive, Rockledge, FL 32955

Contact: Tim Melloh

Phone: (321) 639-2355

"Lessor": The Huntington National Bank, 11100 Wayzata Blvd, Suite 700, Minnetonka, MN 55305

This Equipment Schedule (this "Schedule") is entered into pursuant to and incorporates the terms of the Master Lease (except as expressly modified by this Schedule) identified above between Lessor and Lessee (the "Master Lease" and, together with this Schedule, this "Lease"). All capitalized terms not otherwise defined in this Schedule have the meanings assigned in the Master Lease. Upon execution and delivery of this Schedule by Lessor and Lessee, and Lessee's acceptance of the Equipment described below, Lessor leases to Lessee and Lessee leases from Lessor the Equipment on the terms and conditions of this Lease.

SUMMARY OF TERM AND RENTAL PAYMENTS:

Commencement Date	Initial Term	Rent Payment Period	Each Rent Payment	Advance Rent Payment(s)	Interim Rent Daily Factor	Security Deposit
	48 Months	Monthly	\$3,368.46 plus applicable taxes except financed sales tax included in the Final Cost	\$3,368.46 For Installments(s): First	N/A	N/A

EQUIPMENT, PERSONAL PROPERTY, SERVICES AND/OR SOFTWARE (the "Equipment"):

MAXIMUM HOURS:

2300 Clubhouse Drive, Rockledge, FL 32955:

(2) Toro Greenmaster 3150-Q, (1) Toro Multi Pro 1750, (1) Toro Sand Pro 5040, (1) Toro Workman - (HDX) 2WD (Kubota Gas) together with all attachments and accessories thereto

N/A

Each Rent Payment shall be payable in advance on the Commencement Date and on the same day of each subsequent Rent Payment Period for the Initial Term and any renewal term.

The following additional provisions apply to the Equipment and this Lease only:

- So long as this Lease has not been canceled or terminated early and no Event of Default exists, upon expiration of the Initial Term ("Lease End"), Lessee may purchase all, but not less than all, of the Equipment for the fair market value of the Equipment, as mutually determined by Lessor and Lessee, plus all sales and use taxes arising on the sale of the Equipment. To exercise the foregoing purchase option, Lessee must give written notice thereof to Lessor at least 90 days and no more than 120 days prior to Lease End. If Lessee fails to give such notice, or if the parties cannot agree on the Fair Market Value of the Equipment by 60 days before Lease End, then the purchase option shall lapse. If the purchase option lapses, then at least 30 days before Lease End or the end of any renewal term, Lessee must give Lessor notice of its intent to return the Equipment and request return location instructions. If Lessee fails to give such notice, or gives notice but fails to return the Equipment in accordance with Section 5 of the Master Lease, this Lease will automatically renew, at the same rental and other terms set forth in this Lease, for additional successive non-cancelable 1-month terms after the Initial Term until timely written notice of return and proper return of the Equipment is made.
- If Lessee gives timely notice of election to purchase the Equipment as provided in paragraph 1 and fails to timely pay the purchase price, then Lessor may, in its sole discretion, by written notice to Lessee (a) treat the Equipment as purchased and enforce payment of the purchase price, or (b) declare a failure to meet the purchase conditions whereupon Lessee's interest in the Lease and Equipment shall automatically be canceled and Lessee shall return the Equipment in accordance with Section 5 of the Master Lease.
- Upon Lessee's exercise of the purchase option and Lessor's receipt of the purchase price plus applicable sales and use tax and any rent or other amount owing under this Lease, the Equipment will be deemed transferred to Lessee at its then location and, on Lessee's request at such time, Lessor will deliver to Lessee a bill of sale for the Equipment, "WHERE IS, AS IS" WITHOUT ANY WARRANTY AS TO TITLE OR WITH RESPECT TO THE EQUIPMENT, EXPRESS OR IMPLIED.
- If Lessor suffers a Tax Loss because, for federal or state income tax purposes, for any reason, this Lease is not a true lease or Lessor otherwise is not entitled to depreciate the Equipment in the manner Lessor anticipated when entering into this Lease, then Lessee shall pay Lessor, as additional rent hereunder, a lump-sum amount which, after payment of all federal, state, and local income taxes on the receipt of such amount, and using the same assumptions as to tax benefits and other matters Lessor used in originally evaluating and pricing this Lease, will in Lessor's reasonable opinion maintain Lessor's net after-tax rate of return with respect to this Lease at the same level it would have been had such Tax Loss not occurred. Lessor will notify Lessee of any claim that may give rise to indemnity hereunder and will make a reasonable effort to contest any such claim at the administrative level of the applicable taxing authority. Lessor shall control all aspects of any settlement and contest, and Lessee agrees to pay the legal fees and other out-of-pocket expenses thereof even if Lessor's defense is successful. Notwithstanding the foregoing, Lessee will not be obligated to indemnify Lessor for any Tax Loss caused solely by (a) a casualty Loss to the Equipment if Lessee pays the amount required under Section 8 of the Master Lease, (b) Lessor's sale of the Equipment other than on account of an Event of Default, (c) failure of Lessor to have sufficient income to utilize its anticipated tax benefits or to timely claim such tax benefits, and (d) tax law changes, including rates, effective after the Lease begins. Lessee's indemnity obligations hereunder shall survive cancellation and termination of this Lease. For purposes of this paragraph, the term "Tax Loss", means Lessor's loss of, or loss of the right to claim, or recapture of, all or any part of the federal or state income tax benefits Lessor anticipated as a result of entering into this Lease and owning the Equipment; and the term "Lessor" shall include any member of an affiliated group of which Lessor is (or may become) a member if consolidated tax returns are filed for such affiliated group for federal income tax purposes.
- If this Lease terminates or is cancelled prior to the end of the Initial Term, then the Maximum Hours specified above shall be reduced pro rata based on the number of months remaining in the current year or Initial Term, as applicable. If the Lease is renewed or extended, the Maximum Hours allowed during such renewal or extension shall be calculated pro rata based on the number of Maximum Hours specified above and the number of months of such extension or renewal.
- This Schedule may, in Lessor's sole discretion, be delivered and/or reproduced by facsimile, optical scanning or other electronic means ("e-copy") and such e-copy or a printed version thereof shall be enforceable as an original and admissible as such in any court or other proceeding, provided that there shall be only one original of this Schedule and it shall bear the original ink or electronic signature of Lessor and be marked "Original." Each party's electronic signature on this Schedule shall be unconditionally valid and legally enforceable, and each party agrees not to contest the validity or enforceability of any electronic signature (or the authority of the electronic signer to sign). To the extent that this Schedule constitutes chattel paper (as that term is defined by the Uniform Commercial Code), a security or ownership interest intended to be created through the transfer and possession of this Schedule can be done only by the transfer of the "Original" bearing the original ink or electronic signature of Lessor; provided that, if the "Paper Out" process shall have occurred, or if there shall simultaneously exist both the "Paper Out" printed version and an electronic version of this lease, then the "Paper Out" printed version of such document bearing the legend "Original" applied by Lessor shall constitute the sole chattel paper original and authoritative version. Lessee agrees to deliver to Lessor, on request, this Schedule bearing Lessee's original signature.

Lessor: The Huntington National Bank

By: _____

Title: _____

Lessee: Viera East Community Development District

By: _____

David Bedwell, Vice Chairman

RESOLUTION 2023-04
LEASE NO. 008-0697772-113
DATED AS OF FEBRUARY 7, 2023

A resolution authorizing the negotiation, execution, and delivery of Lease No. **008-0697772-113** dated **February 7, 2023** (the "Lease"), between **Viera East Community Development District, 2300 Clubhouse Drive, Rockledge, FL 32955** and **The Huntington National Bank, 11100 Wayzata Blvd, Suite 700, Minnetonka, MN 55305**; and prescribing other details in connection therewith.

WHEREAS, Viera East Community Development District, (the "Lessee") is a political subdivision duly organized and existing pursuant to the Constitution and laws of the State of Florida; and

WHEREAS, Lessee is duly authorized by applicable law to acquire such items of personal property as are needed to carry out its governmental functions and to acquire such personal property by entering into lease-purchase agreements; and

WHEREAS, Lessee hereby finds and determines that the execution of a Lease for the purpose of leasing with the option to purchase the property designated and set forth in the Lease is appropriate and necessary to the function and operations of the Lessee; and

WHEREAS, The Huntington National Bank, (the "Lessor") shall act as Lessor under said Lease; and

WHEREAS, the Lease shall not constitute a general obligation indebtedness of the Lessee within the meaning of the Constitution and laws of the State;

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF Viera East Community Development District:

Section 1. The Lease, in substantially the form as presently before the governing body of the Lessee, is hereby approved, and the _____ of the Lessee, is hereby authorized to negotiate, enter into, execute, and deliver the Lease and related documents in substantially the form as presently before the governing body of the Lessee, with such changes therein as shall be approved by such officer, and which Lease will be available for public inspection at the offices of Lessee.

Section 2. The Lessee shall, and the officers, agents and employees of the Lessee are hereby authorized and directed to take such further action and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution, and to carry out, comply with and perform the duties of the Lessee with respect to the Lease.

Section 3. The Lessee's obligations under the Lease shall be expressly subject to annual appropriation by Lessee; and such obligations under the Lease shall not constitute a general obligation of Lessee or indebtedness of Lessee within the meaning of the Constitution and laws of the State of Florida.

Section 4. All other related contracts and agreements necessary and incidental to the Lease are hereby authorized, ratified and approved.

Section 5. This resolution shall take effect immediately upon its adoption and approval.

CERTIFIED AS TRUE AND CORRECT this ____ day of _____, 20____.

Signature of Clerk, Secretary or Assistant Secretary

Printed Name of Clerk, Secretary or Assistant Secretary

OPINION OF COUNSEL

(To be on Attorney's Letterhead)

Date:

Lessee: Viera East Community Development District
2300 Clubhouse Drive,
Rockledge, FL 32955

Lessor: The Huntington National Bank
11100 Wayzata Blvd, Suite 700
Minnetonka, MN 55305

Re: Contract 008-0697772-113, dated as of February 7, 2023, by and between Viera East Community Development District and Lessor

Ladies and Gentlemen:

I have acted as counsel to Lessee with respect to the contract described above (the "Lease") and various related matters, and in this capacity have reviewed a duplicate original or certified copy of the Lease and exhibit thereto. Based upon the examination of these and such other documents as I deem relevant, it is my opinion that:

1. Lessee is a public corporation and political subdivision of the State of Florida (the "State") duly organized, existing and operating under the Constitution and laws of the State. The full, true and correct legal name of Lessee is _____.
2. The Uniform Commercial Code, as adopted in the State (the "UCC"), and no other statute of the State, governs the creation, perfection, priority or enforcement of a security interest created by Lessee.
3. Lessee is authorized and has power under State law to enter into the Lease, and to carry out its obligations thereunder and the transactions contemplated thereby.
4. The Lease and the other documents described above have been duly authorized, approved, executed and delivered by and on behalf of Lessee, and the Lease is a valid and binding contract of Lessee enforceable in accordance with its terms, except to the extent limited by State and Federal laws affecting remedies and by bankruptcy, reorganization or other laws of general application relating to or affecting the enforcement of creditors' rights.
5. The authorization, approval and execution of the Lease and all other proceedings of Lessee relating to the transactions contemplated thereby have been performed in accordance with all open meeting laws, public bidding laws and all other applicable State and Federal laws.
6. The execution of the Lease and the appropriation of moneys to pay the payments coming due under the Lease do not result in the violation of any constitutional, statutory or other limitation relating to the manner, form or amount of indebtedness which may be incurred by Lessee.
7. There is no litigation, action, suit, or proceeding pending or before any court, administrative agency, arbitrator or governmental body, that challenges the organization or existence of Lessee; the authority of the organization or existence of Lessee; the authority of its officers; the proper authorization, approval and execution of the Lease and the other documents described above; the appropriation of monies to make Rental Payments under the Lease for the current fiscal year, or the ability of Lessee otherwise to perform its obligations under the Lease and the transactions contemplated thereby.

This opinion of counsel may be relied upon by Lessor and its successors and assigns.

Very truly yours,



**CERTIFICATE OF INCUMBENCY
LEASE NO. 008-0697772-113
DATED AS OF February 7, 2023**

I, _____, do hereby certify that I am the duly elected or appointed and acting Clerk/Secretary of Viera East Community Development District (the "Lessee"), a political subdivision duly organized and existing under the laws of the State of Florida, and that, as of the date hereof, the individuals named below are the duly elected or appointed officers of the Lessee holding the offices set forth opposite their respective names.

NAME	TITLE	SIGNATURE
_____	_____	_____
_____	_____	_____

IN WITNESS WHEREOF, I have duly executed this certificate this ____ day of _____, 20____.

Signed: _____

Title: _____

NOTE: The Clerk or Secretary of the Lessee should sign unless that person is also the signor of the documents in which case the President or some other Officer of the Lessee should execute this document.



Insurance Authorization

PROPERTY COVERAGE

GENERAL/PRODUCT LIABILITY

Insurance Agent

Insurance Agent

Company Name

Company Name

Address

Address

City, State, Zip

City, State, Zip

Phone Number

Phone Number

Fax Number

Fax Number

Email Address

Email Address

This is to notify you that The Huntington National Bank ("Lessor") has financed certain goods to Viera East Community Development District (the "Lessee") pursuant to a Lease between Lessor and Lessee (the "Lease").

THE TERMS OF THE LEASE REQUIRE THAT:

1. The Huntington National Bank be named LOSS PAYEE under the PROPERTY DAMAGE provisions of the undersigned Lessee's "all risk" extended coverage policy and the goods be insured for an amount no less than their replacement cost.
2. The Huntington National Bank be named as ADDITIONAL INSURED under the comprehensive GENERAL AND PRODUCT LIABILITY provisions, where applicable, with a minimum coverage requirement of no less than \$1,000,000.00.

Each policy shall provide for no less than thirty (30) days' prior written notice of cancellation or non-renewal to Lessor and that such policy shall not be invalidated as against Lessor for the violation of any term of the policy by Lessee.

The undersigned Lessee requests that insurance coverage described above be provided under the policy referenced above. **In addition, please issue endorsements adding The Huntington National Bank, its successors and assigns, as additional insured and lender's loss payee on all such insurance policies.** Lessee further requests that proof of coverage, with endorsements, be sent to:

The Huntington National Bank 11100 Wayzata Blvd, Suite 700, Minnetonka, MN 55305

Please Reference:

Lessee: Viera East Community Development District

Contract: 697772

In addition, the undersigned Lessee appoints and authorizes The Huntington National Bank, its successors and assigns, as its attorney-in-fact (1) to procure further policies from insurer or to increase the level of coverage on existing policies with insurer in the event that Lessor and the undersigned Lessee enter into agreements for the financing of additional goods in the future, and (2) to deal with and to direct any insurer as to any matter concerning the claim for, disposition of and/or application of policy proceeds with respect to the Equipment or any other equipment now or hereafter financed with Lessor, and (3) to receive payments and execute and endorse all documents, checks, drafts, or other instruments necessary or advisable to secure payments due under any policy of insurance. This appointment and authorization are intended to be continuous.

The undersigned Lessee agrees that Lessor or the insurer may accept a facsimile copy of this document bearing facsimile signatures, which shall be deemed an original for all purposes.

Lessee: Viera East Community Development District By: _____ David Bedwell, Vice Chairman



Invoice

Date of Invoice: 02/07/2023
Application Number: 497650
Contract Number: 008-0697772-113

To: Viera East Community Development District
2300 Clubhouse Drive
Rockledge, FL 32955

Advance Payments/Security Deposit

Description	Contract Payment	Sales/Use Tax	Other	Amount
First Payment in Advance	\$3,368.46	\$0.00		\$3,368.46
Last Payment in Advance	\$0.00	\$0.00		\$0.00
			\$0.00	\$0.00
Sub Total				\$3,368.46

Other Fees/Charges

Fee Description	Amount
Other Fees/Charges Sub Total	\$0.00

Invoice Total Due

Invoice Total Due	\$3,368.46
--------------------------	-------------------

Remit Payment with Completed Documents to: 866-465-3149
OR
The Huntington National Bank
11100 Wayzata Blvd, Suite 700
Minnetonka, MN 55305

"Lessee"
Viera East Community Development District, 2300 Clubhouse Drive, Rockledge, FL 32955
"Lessor"
The Huntington National Bank, 11100 Wayzata Blvd, Suite 700, Minnetonka, MN 55305

Delivery and Acceptance agreement attached to and made a part of Lease **008-0697772-113** dated **February 7, 2023** (the "Lease").

This Certificate relates to the Equipment (the "Equipment") that is described in the Lease.

Pursuant to the Lease, Lessee acknowledges that Lessor has acquired the Equipment in connection with the Lease and Lessee has either received a copy of the purchase agreement with the vendor of the Equipment on or before signing the Lease or has approved such purchase. Lessee hereby represents, warrants and certifies that (i) all of the Equipment has been delivered to Lessee at the Equipment Location set forth in the Lease and has been installed, tested and inspected by Lessee or duly authorized representatives of Lessee, (ii) the Equipment Description set forth in the Lease is complete and correct, (iii) the Equipment, together with any supporting documentation, is exactly what Lessee ordered, is in good working order, is satisfactory in all respects and has been accepted by Lessee under the Lease as of the Acceptance Date set forth below, and (iv) there has been no adverse change in the business or financial condition of Lessee or any guarantor of the Lease since the day the most recent financial statement of Lessee or any guarantor was submitted to Lessor. If Lessee has made a deposit to the Equipment vendor(s), by signing this Certificate, Lessee hereby transfers all of Lessee's right, title and interest in and to the Equipment to Lessor, except to the extent set forth in the Lease, whether or not Lessee has been reimbursed for the deposit(s).

IMPORTANT: LESSEE SHOULD SIGN THIS CERTIFICATE ONLY AFTER LESSEE HAS RECEIVED AND IS COMPLETELY SATISFIED WITH THE EQUIPMENT. BY SIGNING THIS CERTIFICATE, LESSEE (1) IS IRREVOCABLY ACCEPTING THE EQUIPMENT, (2) BECOMES ABSOLUTELY AND IRREVOCABLY OBLIGATED TO LESSOR UNDER THE LEASE, AND (3) MAY NOT THEREAFTER REJECT THE EQUIPMENT, CANCEL OR TERMINATE THE LEASE OR DENY ANY STATEMENT MADE IN THIS CERTIFICATE, FOR ANY REASON WHATSOEVER

Acceptance Date: _____

Lessee: Viera East Community Development District By: _____ Title: _____

Printed Name: _____

Please Complete and return this document by Fax to 800-741-8079 upon delivery and acceptance of the financed Equipment.

SECTION VI

SECTION A

Viera East CDD Action Items
2/23/2023

Item #	Action Item	Assigned To:	Status	Date Added	Estimated Start	Estimated Completion	Comments/Estimated Completion
1	Fire Breaks	Moller/Dale	Ongoing	12/17/20	March 2023	June 2023	
2	Cart Path Extensions	Moller/Dale	Ongoing	3/25/21			Completed
3	Develop Emergency Recovery Plan	Moller/Dale/Robb	Ongoing	10/27/22			
4	Letter to Community Regarding Storm Response	DeVries/Moller	Ongoing	10/27/22			
5	Employee Policy Manual	Showe/ABS	Ongoing	1/12/23			ABS Revising current manual
6	New POS System	Moller>Showe	Ongoing	1/12/23			Proposal included in Feb Agenda
7	Parking Lot Paving Review	Showe/Robb	Ongoing	1/12/23			Awaiting Engineer Proposal

SECTION VII

SECTION B

S&P Global Surveillance Questionnaire

S&P Contacts:

Anthony Polanco; 617.530.8234; anthony.polanco@spglobal.com

Kaiti Vartholomaios; +1 917 580 0812; kaiti.vartholomaios@spglobal.com

1. Based upon the latest available tax roll, what is the market value within the assessment area supporting the bonds listed above? (Please provide assessed value if market value is unavailable) **\$1,405,993,460**
2. Pertaining to the debt service assessments on the bonds listed above, provide a list of the top 10 assessment payers and their respective share of debt service assessments. **See attached.**
3. Please provide us the latest tax roll listing each parcel including their individual AV and debt service assessments. (in excel format) **See attached.**
4. How many parcels are currently paying debt service assessments on the bonds? **3,978**
5. How many assessment payers have fully prepaid their debt service assessments for the bonds listed above? **0**
 - a. If prepayments have occurred since the prior year's tax roll, please provide an updated debt service schedule.
6. Is this assessment area supporting the bonds listed above fully developed? **Yes**
 - a. If not, how many parcels remain unplatted, or platted but without vertical construction? **n/a**
 - b. How many parcels remain to be sold to end users? **0**
 - c. If the assessment area supporting the bonds is not fully developed, please confirm the number of projected parcels at final build-out. **n/a**

Top 10 Tax Payers

1	25 3633-SQ-A	1703 MISSON BAY CIRCLE (FL) OWNER LLC	\$46,321.20
2	25 3633-76-A-1	VIERA COMPANY, THE	\$12,712.60
3	25 3634-00-512	OSM-1 LLC	\$3,865.25
	25 3634-00-500	OSM-1 LLC	\$4,163.76
	Total		\$8,029.01
4	26 3610-04-*-1	BROADSTONE MED FLORIDA LLC	\$2,269.74
	26 3603-05-AA.1	BROADSTONE MED FLORIDA LLC	\$4,565.21
	Total		\$6,834.95
5	25 3634-29-*-5	VIERA SPE LLC	\$5,774.71
6	25 3622-00-752	BARNES COMMERCE CENTER LLC	\$4,276.99
7	26 3610-03-*-2	PROGENITURE LLC	\$4,019.65
8	26 3610-75-*-1	VIERA STORAGE COMPANY LLC	\$3,602.76
9	26 3610-03-*-1	8050 SPYGLASS HILL RD LLC	\$2,954.26
10	26 3610-00-758	HEALTH FIRST PHYSICIANS REAL	\$2,841.03

SECTION VIII

SECTION A

Viera East
Community Development District
Check Register Summary
December 9, 2022 through January 20, 2023

Fund	Date	Check #'s	Amount
<i>General Fund</i>			
	12/15/22	4598-4605	\$ 1,072,657.94
	12/22/22	4606-4611	\$ 8,627.00
	1/6/23	4612-4615	\$ 12,131.30
	1/12/23	4616-4618	\$ 12,758.08
	1/19/23	4619-4624	\$ 6,945.64
	<u>Sub-Total</u>		<u>\$ 1,113,119.96</u>
<i>Capital Reserve</i>			
	12/15/22	170-171	\$ 88,237.41
	12/22/22	172-173	\$ 33,972.33
	1/6/23	174	\$ 3,500.00
	1/19/23	176-178	\$ 37,570.80
	<u>Sub-Total</u>		<u>\$ 163,280.54</u>
<i>Golf Course</i>			
	12/15/22	30275-30300	\$ 15,529.24
	12/22/22	30301-30324	\$ 39,453.12
	1/6/23	30325-30343	\$ 19,130.06
	1/12/23	30344-30368	\$ 25,918.13
	1/19/23	30369-30384	\$ 12,669.34
	<u>Sub-Total</u>		<u>\$ 112,699.89</u>
Total			\$ 1,389,100.39

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/15/22	00056	12/02/22	12022022	202212	300	15500	10000		ADT SECURITY SERVICES	*	209.70	209.70	004598
12/15/22	00081	12/07/22	73695	202212	340	53800	46000		ECOR INDUSTRIAL HYDRAULICS, INC	*	651.36	651.36	004599
12/15/22	00210	12/09/22	75454	NO 202211	340	53800	43500		FPL	*	98.94	98.94	004600
12/15/22	00126	12/01/22	440	202212	310	51300	34000		MANAGEMENT FEES DEC22	*	8,879.75		
		12/01/22	440	202212	310	51300	35100		INFORMATION TECH DEC22	*	364.83		
		12/01/22	440	202212	310	51300	31700		DISSEMINATION SVC DEC22	*	83.33		
		12/01/22	440	202212	310	51300	42000		POSTAGE	*	456.40		
		12/01/22	440	202212	310	51300	42500		COPIES	*	137.70		
									GOVERNMENTAL MANAGEMENT SERVICES			9,922.01	004601
12/15/22	00237	12/14/22	80238	202212	340	53800	47300		LANDSCAPE DEPOT OF BREVARD INC	*	384.50	384.50	004602
12/15/22	00273	12/10/22	1225	202212	340	53800	47300		S&L LAWN CARE AND MORE LLC	*	4,268.75	4,268.75	004603
12/15/22	00017	12/15/22	12152022	202212	300	20700	10000		VIERA EAST CDD - GOLF COURSE	*	495,528.61	495,528.61	004604
12/15/22	00400	12/15/22	12152022	202212	300	20700	10100		VIERA EAST CDD - SERIES 2020	*	561,594.07	561,594.07	004605
12/22/22	00267	12/13/22	22-12-09	202212	340	53800	47900		BERRY DISPOSAL	*	325.00	325.00	004606
12/22/22	00034	12/12/22	112086 D	202212	340	53800	47300		CITY OF COCOA	*	185.41	185.41	004607

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CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/22/22	00195	12/22/22	8335998	202212	320	340-53800-34100		PEST CONTROL 12.22 ECOLAB PEST ELIMINATION DIV	*	408.98	408.98	004608
12/22/22	00237	12/14/22	84574	202212	340	340-53800-47300		PLAYGROUND SAND & SOIL LANDSCAPE DEPOT OF BREVARD INC	*	1,498.80	1,498.80	004609
12/22/22	00626	12/19/22	1723911	202211	310	51300-31500		ATTORNEY FEES NOV22 SHUTTS & BOWEN LLP	*	3,680.53	3,680.53	004610
12/22/22	00212	12/15/22	9300194	202212	340	53800-47400		RAINBIRD LEASE TIAA COMMERCIAL FINANCE, INC.	*	2,528.28	2,528.28	004611
1/06/23	00189	1/04/23	2723828	202301	340	53800-41000		TELEPHONE BLUELINE TELECOM GROUP, LLC	*	605.11	605.11	004612
1/06/23	00246	12/29/22	20295768	202212	340	53800-54500		FIRE AND BURGLARY ALARMS MARLIN BUSINESS BANK	*	511.54	511.54	004613
1/06/23	00188	12/01/22	920 1464	202212	340	53800-54100		UNIFORMS 12/1/22	*	61.25		
		12/08/22	920 1466	202212	340	53800-54100		UNIFORMS 12/8/22	*	61.25		
		12/15/22	920 1468	202212	340	53800-54100		UNIFORMS 12/15/22	*	61.25		
		12/22/22	920 1470	202212	340	53800-54100		UNIFORMS 12/22/22	*	61.25		
		12/29/22	920 1472	202212	340	53800-54100		UNIFORMS 12/29/22	*	61.25		
								UNIFIRST CORPORATION			306.25	004614
1/06/23	00040	12/12/22	10114 DE	202212	330	53800-47200		AQUATIC WEED CONTROL ECOR INDUSTRIES, INC.	*	10,708.40	10,708.40	004615
1/12/23	00169	1/05/23	01052023	202301	340	53800-46000		OIL CHANGES FLORIDA COAST EQUIPMENT INC	*	1,546.22	1,546.22	004616
1/12/23	00126	1/01/23	442	202301	310	51300-34000		MANAGEMENT FEES JAN23	*	8,879.75		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/01/23	442	1/01/23	442	202301	310-51300-35100		INFORMATION TECH JAN23	*	364.83		
1/01/23	442	1/01/23	442	202301	310-51300-31700		DISSEMINATION SVC JAN23	*	83.33		
1/01/23	442	1/01/23	442	202301	310-51300-42000		POSTAGE	*	36.70		
1/01/23	442	1/01/23	442	202301	310-51300-42500		COPIES	*	47.25		
GOVERNMENTAL MANAGEMENT SERVICES										9,411.86	004617
1/12/23	00273	1/10/23	1253	202301	340-53800-47300		LAWN CARE JAN23	*	1,800.00		
S&L LAWN CARE AND MORE LLC										1,800.00	004618
1/19/23	00267	1/09/23	23-01-06	202301	340-53800-47900		30 YARD ROLLOFF	*	375.00		
BERRY DISPOSAL										375.00	004619
1/19/23	00195	1/19/23	8556251	202301	320-53800-34100		PEST CONTROL	*	408.98		
ECOLAB PEST ELIMINATION DIV										408.98	004620
1/19/23	00169	1/12/23	W0277504	202301	340-53800-46000		BEARING BALL RADIAL	*	557.18		
FLORIDA COAST EQUIPMENT INC										557.18	004621
1/19/23	00210	1/10/23	75454 DE	202212	340-53800-47300		5240 MURRELL RD	*	96.04		
FPL										96.04	004622
1/19/23	00060	11/17/22	21108L	202211	340-53800-46000		CODE KEY	*	18.50		
LACEY'S LOCK SERVICE INC										18.50	004623
1/19/23	00259	12/10/22	20 VECDD	202211	320-53800-48000		FACE BOOK AD	*	139.94		
		12/11/22	20 VECDD	202211	320-53800-48000		LIFESTYLE SOCIAL MEDIA MA	*	1,200.00		
		12/11/22	20 VECDD	202211	320-53800-48000		FARMERS MARKET	*	1,200.00		
		12/11/22	20 VECDD	202211	300-13100-10000		PRIZE MONEY	*	250.00		
		12/11/22	20 VECDD	202211	330-57200-56000		PRIZE MONEY	*	250.00		
		12/11/22	20 VECDD	202211	300-20700-10000		PRICE MONEY	*	250.00		

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
1/14/23	21	VECDD	202301	320-53800-48000	SOCIAL MEDIA MARKETING	*	1,200.00	
1/14/23	21	VECDD	202301	320-53800-48000	FARMERS MARKET AD	*	1,200.00	
1/14/23	21	VECDD	202301	300-13100-10000	TRIVA NIGHT PRIZE	*	300.00	
1/14/23	21	VECDD	202301	330-57200-56000	TRIVA NIGHT PRIZE	*	300.00	
1/14/23	21	VECDD	202301	300-20700-10000	TRIVA NIGHT CREDIT	*	300.00-	
-----								5,489.94 004624
UNIQUE WEBB CONSULTING								
TOTAL FOR BANK A							1,113,119.96	
TOTAL FOR REGISTER							1,113,119.96	

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CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/15/22	00047	12/09/22	86A	202212	300	13100	10200		D. BELL GENERAL CONTRACTING, LLC	*	77,032.00	77,032.00	000170
			REMOVE COFFER DAM & WELL										
12/15/22	00084	12/14/22	12142022	202212	300	13100	10200		SOUTHERN PATIO ENCLOSURES	*	11,205.41	11,205.41	000171
			DEPOSIT INSTALLATION										
12/22/22	00047	12/02/22	179	202212	300	13100	10200		D. BELL GENERAL CONTRACTING, LLC	*	31,834.80	31,834.80	000172
			CONCRETE AT GOLF COURSE										
12/22/22	00050	12/21/22	122108	202212	300	13100	10200		AMERICAN RECYCLED PLASTIC	*	2,137.53	2,137.53	000173
			VAN BUREN SOFA										
1/06/23	00042	1/04/23	06133	202301	320	53800	60000		MODERN SECURITY SYSTEMS	*	3,500.00	3,500.00	000174
			INSTALLATION CAMERA SYSTE										
1/19/23	00070	1/12/22	01122022	202301	300	13100	10200		MACIK BUILDERS LLC	*	18,900.00	18,900.00	000176
			DEPOSIT PHASE 3										
1/19/23	00070	1/16/23	5202	202301	300	13100	10200		MACIK BUILDERS LLC	*	16,690.80	16,690.80	000177
			PLUMBING MAINTENANCE										
1/19/23	00070	12/16/22	1729	202212	300	13100	10200			*	720.00		
			REIMB PLUMBING										
		12/20/22	1733	202212	300	13100	10200			*	655.00		
			REIMB PLUMBING										
		1/10/23	1770	202301	300	13100	10200			*	605.00		
			REIMB PLUMBING										
									MACIK BUILDERS LLC			1,980.00	000178
TOTAL FOR BANK C											163,280.54		
TOTAL FOR REGISTER											163,280.54		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/15/22	01485	12/12/22	91467667	202212 300-14200-10000	GOLF BALLS	*	786.63	
		12/12/22	91468008	202212 300-14200-10000	MERCHANDISE	*	811.86	
								1,598.49 030275
12/15/22	01560	12/12/22	00094611	202212 330-57200-43100	CARBON DIOXIDE	*	50.57	
								50.57 030276
12/15/22	00448	11/29/22	10606153	202211 390-57200-46000	BUSTER	*	195.04	
								195.04 030277
12/15/22	01516	12/05/22	27476	202212 320-57200-48000	1/8 PAGE AD	*	330.00	
		12/05/22	27477	202212 320-57200-48000	1/4 PAGE AD	*	433.50	
								763.50 030278
12/15/22	01208	6/24/22	22062424	202206 320-57200-46000	1ST REINSPECTION	*	25.00	
		7/07/22	22070724	202207 320-57200-46000	1ST REINSPECTION	*	45.00	
								70.00 030279
12/15/22	01553	12/02/22	09489760	202212 330-57200-41000	TV & INTERNET	*	421.35	
								421.35 030280
12/15/22	01550	12/13/22	886334	202212 300-14100-10000	BREAD	*	73.75	
								73.75 030281
12/15/22	01597	12/14/22	12142022	202212 320-57200-51100	REIMBURSE	*	10.41	
								10.41 030282
12/15/22	01394	12/01/22	62735649	202212 330-57200-54600	RENTAL	*	106.97	
								106.97 030283
12/15/22	01598	12/14/22	12142022	202212 320-57200-51100	REIMBURSE	*	58.31	
		12/14/22	121422	202212 320-57200-51100	REIMBURSE	*	98.84	
								157.15 030284

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
12/15/22	00076	12/08/22 1128053	202211 300-13100-10500		2300 CLUBHOUSE DR	*	404.48	
					FLORIDA CITY GAS			404.48 030285
12/15/22	00035	12/09/22 33189	NO 202211 330-57200-43000		2300 CLUBHOUSE DR	*	688.93	
		12/09/22 33189	NO 202211 340-57200-43000		2300 CLUBHOUSE DR	*	688.93	
		12/09/22 42334	NO 202211 320-57200-43000		2300 CLUBHOUSE DR	*	64.97	
		12/09/22 42334	NO 202211 300-11500-10000		2300 CLUBHOUSE DR	*	37.17	
		12/09/22 45156	NO 202211 390-57200-43000		5250 MURRELL RD	*	1,886.04	
		12/09/22 45156	NO 202211 300-13100-10000		5250 MURRELL RD	*	471.51	
		12/09/22 45156	NO 202211 300-20700-10000		5250 MURRELL RD	*	471.51	
		12/09/22 45156	NO 202211 340-53800-43500		5250 MURRELL RD	*	471.51	
		12/09/22 52104	NO 202211 340-57200-43000		2300 CLUBHOUSE DR	*	684.37	
		12/09/22 57086	NO 202211 320-57200-43000		4563 BRAYWICK	*	32.87	
					FPL			4,554.79 030286
12/15/22	01427	11/29/22 2022/125	202211 300-14200-10000		HOT HANDS	*	50.48	
					GLOBAL GOLF SALES			50.48 030287
12/15/22	01372	12/02/22 32956477	202212 320-57200-34100		INSURANCE	*	185.49	
		12/02/22 32956477	202212 300-13100-10000		INSURANCE	*	185.50	
		12/02/22 32956477	202212 300-20700-10000		INSURANCE	*	185.49	
		12/02/22 32956477	202212 320-53800-34100		INSURANCE	*	185.49	
					GREAT AMERICA FINANCIAL SVCS			370.99 030288
12/15/22	01071	12/01/22 441	202212 310-57200-31700		DISSEMINATION SVC DEC22	*	83.33	
					GOVERNMENTAL MANAGEMENT SERVICES			83.33 030289
12/15/22	01568	12/09/22 12092022	202212 300-14100-10001		REIMBURSE	*	4.78	
					JENNIFER WORCHEL			4.78 030290

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CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/15/22	00180	11/16/22	285820	202211	390	57200	46000			*	60.78-		
			TRAC LIGHT										
11/16/22		285821	202211	390	57200	46000				*	56.80		
			TRAC LIGHT										
11/16/22		285822	202211	390	57200	46000				*	21.39-		
			ALUM BRIGHT										
11/16/22		285825	202211	390	57200	46000				*	171.57-		
			ROT T 15W40										
11/16/22		285826	202211	390	57200	46000				*	128.85		
			ROOT T5 15W40										
11/16/22		285923	202211	390	57200	46000				*	19.99		
			ALUM BRIGHT										
12/05/22		2881	202212	390	57200	46000				*	3.19		
			FUSER HOLDER										
12/05/22		28811	202212	390	57200	46000				*	134.23		
			TRAC LIGHT										
									NAPA AUTO PARTS			89.32	030291
12/15/22	01358	11/30/22	00104786	202211	390	57200	54200			*	36.28		
			CYLINDER RENTAL										
									NEXAIR, LLC			36.28	030292
12/15/22	01541	12/08/22	12082022	202212	390	57200	46000			*	29.94		
			REIMBURSE										
									OLIVER RHODES			29.94	030293
12/15/22	00315	11/17/22	716380	202211	390	57200	51100			*	480.27		
			IGLOO WATER COOLER										
		11/17/22	716408	202211	390	57200	51100			*	1,008.38		
			DELUX BAG STAND										
									PRESTIGE FLAG INC			1,488.65	030294
12/15/22	01595	12/12/22	12122022	202212	330	57200	51100			*	111.01		
			REIMBURSE										
									SHEA GRIEMSMAN			111.01	030295
12/15/22	01519	12/14/22	1214REIM	202212	330	57200	51100			*	192.14		
			WINE & CHEESE SALE EVENT										
									SHONNA COTTRELL			192.14	030296
12/15/22	01512	12/08/22	8051440	202212	390	57200	54600			*	463.14		
			CUSHMAN HAULER										
									THE HUNTINGTON NATIONAL BANK			463.14	030297
12/15/22	00807	12/01/22	920 1464	202212	390	57200	54100			*	168.86		
			UNIFORMS 12/1/22										

VIER --VIERA EAST-- HHENRY

*** CHECK DATES 12/09/2022 - 01/20/2023 ***
 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	CHECK #
12/08/22		920	1466	202212 390-57200-54100		*	155.73		
				UNIFORMS 12/8/22					
12/15/22		920	1468	202212 390-57200-54100		*	155.73		
				UNIFORMS 12/15/22					
UNIFIRST CORPORATION								480.32	030298
12/15/22	00117	11/29/22	41111260	202211 390-57200-46000		*	161.29		
				HARNESS WIRE					
11/29/22		41111261	202211 390-57200-46000			*	3,384.34		
				BOLT SET					
11/30/22		41111472	202211 390-57200-46000			*	114.29		
				RH ADJUSTOR					
WESCOTURF INC.								3,659.92	030299
12/15/22	00782	11/07/22	00330-00	202211 320-57200-51100		*	12.49		
				MATS					
11/07/22		00330-00	202211 340-57200-51100			*	49.95		
				MATS					
A LINEN CONNECTION								62.44	030300
12/19/22	00808	12/19/22	12192022	202212 300-10100-11000		*	300.00		
				PETTY CASH 12.19.22 H&E					
12/19/22		12192022	202212 300-10100-11000			V	300.00-		
				PETTY CASH 12.19.22 H&E					
PETTY CASH								.00	030301
12/22/22	00782	12/19/22	02844	202212 320-57200-51100		*	37.26		
				MATS					
12/19/22		02844	202212 340-57200-51100			*	111.80		
				MATS					
A LINEN CONNECTION								149.06	030302
12/22/22	01413	12/12/22	91467667	202212 300-14200-10000		*	645.66		
				GOLF BALLS					
12/19/22		91471989	202212 300-14200-10000			*	240.05		
				GOLF BALLS					
ACUSHNET COMPANY								885.71	030303
12/22/22	00430	12/16/22	I2212166	202212 390-57200-49800		*	60.70		
				FIRST AID SUPPLIES					
12/16/22		I2212166	202212 390-57200-49800			*	28.60		
				FIRST AID SUPPLIES					
AMERICAN SAFETY & FIRST AID, INC.								89.30	030304
12/22/22	01380	12/19/22	1763	202212 320-57200-54500		*	95.00		
				REMOTE ACCESS ASSIST					
BLACK HOLE MAKERS LLC								95.00	030305

VIER --VIERA EAST-- HHENRY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/22/22	00022	12/17/22	01-92387	202212 330-57200-51100	CHENEY DEL 12.17	*	20.06		
12/17/22		01-92387	202212 330-57200-51050	CHENEY DEL 12.17		*	146.79		
12/17/22		01-92387	202212 300-14100-10000	CHENEY DEL 12.17		*	563.35		
12/17/22		01-92387	202212 330-57200-43100	CHENEY DEL 12.17		*	7.35		
								737.55	030306
12/22/22	01550	12/17/22	886335	202212 300-14100-10000	BREAD DELIVERY 12.17	*	54.05		
12/20/22		886336	202212 300-14100-10000	BREAD DELIVERY 12.20		*	80.05		
								134.10	030307
12/22/22	00024	12/13/22	70192 DE	202212 390-57200-43000	5600 MURRELL ROAD W/S	*	509.12		
								509.12	030308
12/22/22	01241	12/15/22	22DEC-75	202212 320-57200-46000	QTR WINDOW CLEANING	*	275.00		
								275.00	030309
12/22/22	00947	12/22/22	8336003	202212 330-57200-46400	PEST CONTROL 12.22 H&E	*	95.11		
12/22/22		8336003	202212 340-57200-46400	PEST CONTROL 12.22 PRO		*	95.11		
12/22/22		8336003	202212 390-57200-46500	PEST CONTROL 12.22 GOLF		*	143.36		
								333.58	030310
12/22/22	01438	12/15/22	54724	202212 320-57200-54000	HANDICAP FEES	*	180.00		
								180.00	030311
12/22/22	00194	12/14/22	PINV0122	202212 390-57200-47300	GENERAL FILL DIRT	*	1,620.61		
12/14/22		PINV0122	202212 390-57200-47400	COQUINA GRAVEL		*	740.58		
								2,361.19	030312
12/22/22	01538	12/12/22	3194-R	202212 320-57200-48000	SCL WINTER ISSUE 2023	*	995.00		
								995.00	030313

VIER --VIERA EAST-- HHENRY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/22/22	01529	12/17/22	12172022	202212 390-57200-51100	CART BARN BATHROOM JAMES LENNERTON	*	20.95	20.95	030314
12/22/22	01581	12/13/22	240	202212 390-57200-54200	AIR2G2 RENTAL MADDEN AERATION	*	2,500.00	2,500.00	030315
12/22/22	00127	12/14/22	650189	202212 390-57200-47100	EDGER BLADE FOR IRR HEADS PRECISION	*	698.93	698.93	030316
12/22/22	01512	12/14/22	8075720	202212 390-57200-54600	2019 CUSHMAN HAULER	*	248.00		
		12/14/22	8075720	202212 350-57200-46100	2020 EZGO GOLF CARTS	*	6,552.90		
		12/14/22	8075720	202212 390-57200-54600	TORO TURF EQUIP	*	6,541.14		
		12/14/22	8075720	202212 390-57200-54600	2020 CUSHMAN HAULER 800X	*	726.47		
		12/14/22	8075720	202212 350-57200-46100	2021 CUSHMAN REFRESHER	*	355.00		
		12/14/22	8075720	202212 310-57200-49300	2022 PROPERTY TAX THE HUNTINGTON NATIONAL BANK	*	4,572.93	18,996.44	030317
12/22/22	01257	12/16/22	61389	202212 300-14200-10000	MAINTENANCE SUPPLIES THOR GUARD, INC.	*	2,395.00	2,395.00	030318
12/22/22	01588	12/18/22	3753	202212 390-57200-47500	FOLIAR PAK TURF SOLUTIONS	*	2,860.00	2,860.00	030319
12/22/22	01207	12/07/22	449026	202212 390-57200-47500	CHEMICALS TRIGON TURF SCIENCES, LLC	*	3,965.00	3,965.00	030320
12/22/22	00807	12/22/22	92014708	202212 390-57200-54100	UNIFORMS 12.22.22 UNIFIRST CORPORATION	*	155.73	155.73	030321
12/22/22	01558	12/12/22	50230633	202212 390-57200-54600	KUBOTA TRACTOR LEASE WELLS FARGO FINANCIAL LEASING, INC.	*	652.46	652.46	030322

VIER --VIERA EAST-- HHENRY

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/22/22	01397	11/28/22 792644	202212 350-57200-46100	1YULIAS GOLF CART	*	164.00	
				YAMAHA MOTOR FINANCE CORP, USA			164.00 030323
12/22/22	00808	12/19/22 12192022	202212 300-10100-11000	PETTY CASH 12.19.22 H&E	*	300.00	
				PETTY CASH			300.00 030324
1/06/23	00782	1/02/23 03687	202301 320-57200-51100	MATS	*	91.13	
		1/02/23 03687	202301 340-57200-51100	MATS	*	30.37	
				A LINEN CONNECTION			121.50 030325
1/06/23	01485	12/19/22 91471989	202212 300-14200-10000	GOLF BALLS	*	240.05	
		12/20/22 91472837	202212 300-14200-10000	HEADWEAR	*	92.77	
		12/27/22 91475343	202212 300-14200-10000	GOLF BALLS	*	351.80	
		12/27/22 91475343	202212 300-14200-10000	GOLF BALLS	*	226.26	
				ACUSHNET COMPANY			910.88 030326
1/06/23	00390	9/30/22 93554107	202209 300-14200-10000	GOLF BALLS	*	4,030.26	
				CALLAWAY			4,030.26 030327
1/06/23	01550	12/22/22 886338	202212 300-14100-10000	BREAD	*	59.35	
		12/24/22 886339	202212 300-14100-10000	BREAD	*	49.90	
		12/24/22 886340	202212 300-14100-10000	BREAD	*	108.00	
				CHUCK INDEPENDENT BREAD DIST, LLC			217.25 030328
1/06/23	00024	12/13/22 112664 D	202212 320-57200-43000	2300 CLUBHOUSE	*	178.44	
		12/13/22 112664 D	202212 330-57200-43000	2300 CLUBHOUSE	*	178.44	
		12/13/22 112664 D	202212 340-57200-43000	2300 CLUBHOUSE	*	178.44	
		12/16/22 141774 D	202212 320-57200-43000	4563 BRAYWICK	*	93.09	
				CITY OF COCOA UTILITIES			628.41 030329

VIER --VIERA EAST-- HHENRY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/06/23	01394	12/13/22	62738101	202212 330-57200-54600		RENTAL	*	29.00		
		12/20/22	62739607	202212 330-57200-54600		RENTAL	*	29.00		
						ECOLAB			58.00	030330
1/06/23	01599	12/24/22	491	202212 320-57200-46000		REST REPAIR	*	525.00		
		12/28/22	494	202212 320-57200-46000		MAINT RESTROOM	*	725.00		
						ENVIROMENTAL STEWARDSHIP LLC			1,250.00	030331
1/06/23	00097	12/15/22	289022	202212 300-14200-10000		SCORECARD	*	636.34		
						GOLF ASSOCIATES SCORECARD COMPANY			636.34	030332
1/06/23	01524	12/15/22	29	202212 330-57200-12005		MANAGEMENT DEC 16-31 H&E	*	2,708.33		
						JEFFREY SPENCER			2,708.33	030333
1/06/23	00483	12/25/22	12252022	202212 390-57200-51100		12/25/22	*	290.44		
		12/25/22	12252022	202212 390-57200-47100		12/25/22	*	359.77		
						LOWE'S			650.21	030334
1/06/23	01324	12/16/22	12162022	202212 320-57200-34100		AMAZON PRIME MEMBERSHIP	*	15.13		
		12/16/22	12162022	202212 320-57200-41000		CRICKET WIRELESS	*	194.00		
		12/16/22	12162022	202212 330-57200-51100		BAR STOOLS	*	189.99		
		12/16/22	12162022	202212 300-13100-10000		BEVERAGE COOLER	*	17.79		
		12/16/22	12162022	202212 390-57200-54100		FROGG TOGGS	*	765.86		
		12/16/22	12162022	202212 390-57200-51100		PAPER ROLL DISP	*	50.96		
		12/16/22	12162022	202212 320-57200-34100		APPLE STORAGE	*	12.19		
		12/16/22	12162022	202212 320-57200-51200		PGA SHOW REGISTRATION	*	1,600.00		
		12/16/22	12162022	202212 300-13100-10200		POD STORAGE	*	763.00		
		12/16/22	12162022	202212 390-57200-51100		SURVEYMONKEY	*	1,260.00		

VIER --VIERA EAST-- HHENRY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/16/22		12162022	202212	320-57200-48000	MAINT JOB AD	*	308.00		
					REGIONS BANK			5,176.92	030335
1/06/23	01554	1/06/23	01062023	202301 330-57200-56000	ENTERTAINMENT 1/6/23	*	300.00		
					ROCKSTAR KARAOKE ENTERTAINMENT LLC			300.00	030336
1/06/23	01554	1/13/23	01132023	202301 330-57200-56000	ENTERTAINMENT 1/13/22	*	300.00		
					ROCKSTAR KARAOKE ENTERTAINMENT LLC			300.00	030337
1/06/23	01554	1/20/23	01202023	202301 330-57200-56000	ENTERTAINMENT 1/20/23	*	300.00		
					ROCKSTAR KARAOKE ENTERTAINMENT LLC			300.00	030338
1/06/23	01554	1/27/23	01272023	202301 330-57200-56000	ENTERTAINMENT 1/27/23	*	300.00		
					ROCKSTAR KARAOKE ENTERTAINMENT LLC			300.00	030339
1/06/23	01512	12/29/22	8096254	202212 390-57200-54600	TORO REELMASTER	*	495.87		
					THE HUNTINGTON NATIONAL BANK			495.87	030340
1/06/23	00068	12/23/22	9200613-	202301 320-57200-34100	6 YARD DUMPSTER	*	569.06		
		12/23/22	9200961-	202301 390-57200-47900	6 YARD DUMPSTER	*	213.03		
					WASTE MANAGEMENT			782.09	030341
1/06/23	01421	12/31/22	1222-TR7	202212 300-13100-10000	GF COBRA	*	41.66		
		12/31/22	1222-TR7	202212 390-57200-22000	GC COBRA	*	58.34		
		12/31/22	1222-TR7	202212 320-53800-22000	GF ADMIN COBRA	*	8.33		
		12/31/22	1222-TR7	202212 340-53800-22000	GF MAINT COBRA	*	33.33		
		12/31/22	1222-TR7	202212 300-20700-10000	GF COBRA CREDIT	*	41.66		
					WAGeworks, INC.			100.00	030342
1/06/23	01397	12/28/22	794739	202212 350-57200-46100	1 YULAS GOLF CAR	*	164.00		
					YAMAHA MOTOR FINANCE CORP, USA			164.00	030343

VIER --VIERA EAST-- HHENRY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/12/23	01485	1/03/23	91477153	202301	300	14200	10000		MENS SHIRTS	*	1,505.75		
		1/04/23	91477628	202301	300	14200	10000		GOLF GLOVES	*	2,363.09		
		1/04/23	91477628	202301	300	14200	10000		MENS APPAREL	*	190.92		
		1/04/23	91477628	202301	300	14200	10000		WOMENS APPAREL	*	790.34		
ACUSHNET COMPANY												4,850.10	030344
1/12/23	01371	1/02/23	01022023	202301	300	15500	10000		SECURITY	*	420.52		
ADT SECURITY SERVICES												420.52	030345
1/12/23	01560	1/09/23	00095314	202301	330	57200	43100		CARBON DIOXIDE	*	122.90		
ARC3 GASES, INC												122.90	030346
1/12/23	01370	12/23/22	838668	202212	390	57200	46000		SOLID TINE	*	227.59		
BRONSONS TURF & HORTICULTURE												227.59	030347
1/12/23	01553	1/02/23	09489760	202301	330	57200	41000		TV/INTERNET	*	421.33		
CHARTER COMMUNICATIONS												421.33	030348
1/12/23	01550	12/31/22	886341	202212	300	14100	10000		BREAD	*	64.20		
		1/03/23	886342	202301	300	14100	10000		BREAD	*	75.95		
		1/05/23	886343	202301	300	14100	10000		BREAD	*	54.25		
		1/07/23	886344	202301	300	14100	10000		BREAD	*	96.85		
		1/10/23	886345	202301	300	14100	10000		BREAD	*	67.45		
CHUCK INDEPENDENT BREAD DIST, LLC												358.70	030349
1/12/23	00101	12/22/22	96631137	202212	300	14200	10000		MENS SHIRTS	*	1,171.74		
		12/28/22	96638270	202212	300	14200	10000		WOMENS APPAREL	*	262.40		
CUTTER & BUCK INC												1,434.14	030350
1/12/23	00364	1/05/23	01052023	202301	320	57200	51100		REIMBURSE	*	26.15		
DAVID JUDY												26.15	030351

VIER --VIERA EAST-- HHENRY

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/12/23	01388	12/23/22	AR869508 202212 320-57200-54200		DEX IMAGING	*	145.83	145.83 030352

1/12/23	01564	1/06/23	WO-11886 202301 320-57200-46000		DIAL DURON SERVICE COMPANY	*	350.00	350.00 030353

1/12/23	01394	1/01/23	62741336 202301 330-57200-54600		ECOLAB	*	106.97	106.97 030354

1/12/23	01599	1/07/23	497 202301 320-57200-46000		ENVIROMENTAL STEWARDSHIP LLC	*	1,690.00	1,690.00 030355

1/12/23	00587	12/15/22	686220 202212 390-57200-46110		NON ETHANOL	*	1,357.30	
		12/15/22	686220 202212 340-53800-46100		NON ETHANOL	*	668.52	
		12/15/22	686220 202212 300-13100-10000		NON ETHANOL	*	668.52	
		12/15/22	686220 202212 300-20700-10000		NON ETHANOL	*	668.52-	
		12/15/22	688219 202212 390-57200-46110		ULTRA LOW SULFER	*	658.11	
		12/15/22	688219 202212 340-53800-46100		ULTRA LOW SULFER	*	324.15	
		12/15/22	688219 202212 300-13100-10000		ULTRA LOW SULFER	*	324.15	
		12/15/22	688219 202212 300-20700-10000		ULTRA LOW SULFER	*	324.15-	

1/12/23	00564	12/22/22	51515 202212 390-57200-47300		GLOVER OIL COMPANY INC	*	1,154.00	3,008.08 030356

1/12/23	01010	1/02/23	33145598 202301 320-57200-34100		GOLF SPECIALTIES, INC.	*	305.81	1,154.00 030357
		1/02/23	33145598 202301 320-53800-34100		INSURANCE	*	305.81	
		1/02/23	33145598 202301 300-13100-10000		INSURANCE	*	305.81	
		1/02/23	33145598 202301 300-20700-10000		INSURANCE	*	305.81-	

								611.62 030358

VIER --VIERA EAST-- HHENRY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/12/23	01071	1/01/23	443	202301 310-57200-31700	DISSEMINATION SVC JAN23	*	83.33		
								83.33	030359
GOVERNMENTAL MANAGEMENT SERVICES									
1/12/23	01532	1/12/23	01122023	202301 390-57200-51160	JANITORIAL	*	1,150.00		
								1,150.00	030360
JANI-KING OF ORLANDO									
1/12/23	01524	1/10/23	0031	202301 330-57200-12005	EAGLE TAVERN MANAGEMENT	*	2,708.33		
								2,708.33	030361
JEFFREY SPENCER									
1/12/23	00180	1/10/23	293011	202301 390-57200-46000	SPRING COMPRESSOR	*	268.50		
		1/10/23	293013	202301 390-57200-46000	PREM AW 68 HYDFL	*	99.99		
		1/11/23	293248	202301 390-57200-46000	FUEL FILTER	*	63.54		
		1/11/23	293310	202301 390-57200-46000	FUEL FILTER	*	63.54		
								495.57	030362
NAPA AUTO PARTS									
1/12/23	01358	12/31/22	00105661	202212 390-57200-54200	CYLINDER RENTAL	*	37.46		
								37.46	030363
NEXAIR, LLC									
1/12/23	00127	1/10/23	650931	202301 390-57200-47100	TRIMMER	*	420.98		
								420.98	030364
PRECISION									
1/12/23	00315	12/22/22	717385	202212 390-57200-51100	WHITE TOURNAMENT POLE	*	478.04		
		1/05/23	717523	202301 390-57200-51100	STAKES & BUCKETS	*	724.55		
								1,202.59	030365
PRESTIGE FLAG INC									
1/12/23	01579	1/09/23	26792301	202301 390-57200-46000	BATTERIES	*	190.91		
								190.91	030366
ROYAL BATTERY DISTRIBUTION INC.									
1/12/23	00807	12/29/22	920 1472	202212 390-57200-54100	UNIFORMS 12/29/22	*	155.73		
		1/05/23	920 1474	202301 390-57200-54100	UNIFORMS 1/5/23	*	166.29		
		1/12/23	920 1476	202301 390-57200-54100	UNIFORMS 1/12/23	*	166.29		
								488.31	030367
UNIFIRST CORPORATION									

VIER --VIERA EAST-- HHENRY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/12/23	00117	12/16/22	41114449	202212	390	57200	46000		REELS PROMO FLYERS	*	1,117.89		
		12/19/22	41114709	202212	390	57200	46000		CARBURETOR ASSEMBLY	*	2,058.66		
		12/20/22	41114904	202212	390	57200	46000		NUT HEX METRIC	*	420.75		
		12/21/22	41115191	202212	390	57200	46000		DISC CLUTCH	*	573.01		
		12/21/22	41115192	202212	390	57200	46000		CAP FILL OIL	*	42.41		
WESCOTURF INC.												4,212.72	030368
1/19/23	00782	1/16/23	04542	202301	320	57200	51100		MATS	*	36.45		
		1/16/23	04542	202301	340	57200	51100		MATS	*	85.05		
A LINEN CONNECTION												121.50	030369
1/19/23	01485	1/03/23	91477170	202301	300	14200	10000		PRACTICE YELLOW BLACK	*	3,750.00		
		1/13/23	91481175	202301	300	14200	10000		MENS SHIRTS	*	475.66		
ACUSHNET COMPANY												4,225.66	030370
1/19/23	00342	11/03/22	243588	202211	300	14200	10000		4 POCKET CAPTOWER	*	257.92		
BARR DISPLAY												257.92	030371
1/19/23	01545	1/06/23	1605	202301	300	14100	10000		BREW POW 32	*	50.00		
CHAR AND OAK LLC												50.00	030372
1/19/23	01550	1/04/23	886347	202301	300	14100	10000		BREAD	*	95.90		
		1/11/23	886346	202301	300	14100	10000		BREAD	*	57.25		
		1/17/23	886348	202301	300	14100	10000		BREAD	*	86.50		
CHUCK INDEPENDENT BREAD DIST, LLC												239.65	030373
1/19/23	01241	1/10/23	23JAN-56	202301	320	57200	46000		QUARTERLY WINDOW CLEANING	*	275.00		
CRYSTAL HI RISE, INC.												275.00	030374
1/19/23	00947	1/19/23	8556256	202301	390	57200	46500		PEST CONTROL	*	143.36		

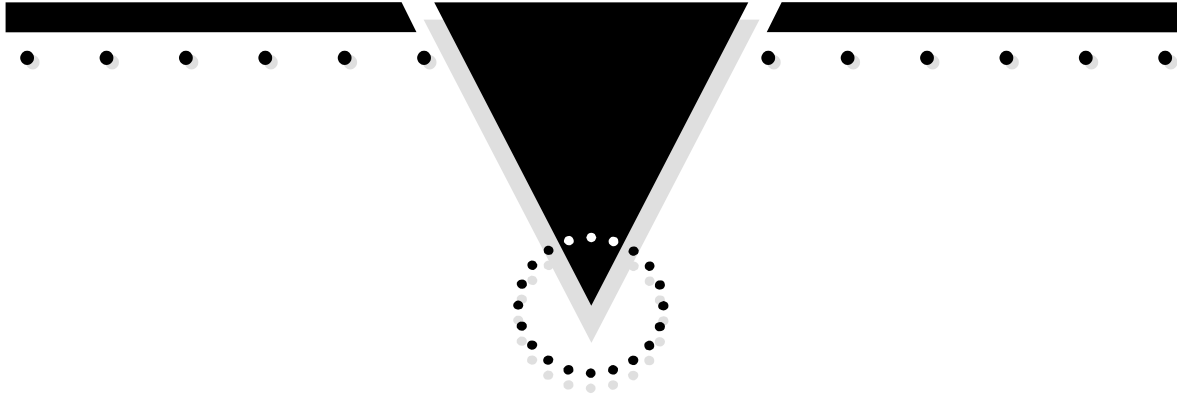
VIER --VIERA EAST-- HHENRY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/19/23		8556256	202301	330	57200	46400			*	95.11		
		PEST CONTROL										
1/19/23		8556256	202301	340	57200	46400			*	95.11		
		PEST CONTROL										
ECOLAB PEST ELIMINATION											333.58	030375
1/19/23	00076	1/10/23	8053 DEC	202212	330	57200	43100	2300 CLUBHOUSE DR	*	471.07		
FLORIDA CITY GAS											471.07	030376
1/19/23	00156	1/19/23	12-80122	202301	300	21700	10100	TAX	*	18.79		
FLORIDA DEPARTMENT OF REVENUE											18.79	030377
1/19/23	00035	1/10/23	33189 DE	202212	330	57200	43000	2300 CLUBHOUSE DR	*	677.61		
1/10/23		33189 DE	202212	340	57200	43000	2300 CLUBHOUSE DR	*	677.62			
1/10/23		42334 DE	202212	300	11500	10000	2200 CLUBHOUSE DR	*	44.45			
1/10/23		42334 DE	202212	320	57200	43000	2200 CLUBHOUSE DR	*	77.68			
1/10/23		45156 DE	202212	390	57200	43000	5250 MURRELL RD	*	2,056.28			
1/10/23		45156 DE	202212	340	53800	43500	5250 MURRELL RD	*	514.07			
1/10/23		45156 DE	202212	300	20700	10000	5250 MURRELL RD	*	514.07			
1/10/23		45156 DE	202212	300	13100	10000	5250 MURRELL RD	*	514.07			
1/10/23		52104 DE	202212	340	57200	43000	2300 CLUBHOUSE	*	812.42			
1/10/23		57086 DE	202212	320	57200	43000	4563 BRAYWICK CT	*	27.98			
FPL											4,888.11	030378
1/19/23	00563	1/06/23	00528	202301	300	14200	10000	IMPACT TOUR	*	109.12		
GLOBAL GOLF SALES, INC.											109.12	030379
1/19/23	01214	1/13/23	2022935	202301	330	57200	51025	SUPPLIES	*	303.19		
HOSPITALITY RESOURCE SUPPLY, INC											303.19	030380
1/19/23	01532	1/18/23	2-213188	202212	390	57200	51160	CLEANING DEC22	*	1,150.00		
JANI-KING OF ORLANDO											1,150.00	030381
VIER --VIERA EAST-- HHENRY												

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/19/23	01210	1/14/23 35279515	202301 320-57200-51000	SUPPLIES	*	113.46		
							STAPLES ADVANTAGE	113.46 030382
1/19/23	01569	1/17/23 01172023	202212 320-57200-34100	REIMBURSE	*	96.25		
							STEVE COLASINSKI	96.25 030383
1/19/23	01575	12/12/22 12122022	202212 390-57200-49000	WATERS EDGE GIFT CARD	*	16.04		
							EDDIE GUERRA	16.04 030384
						TOTAL FOR BANK B	112,699.89	
						TOTAL FOR REGISTER	112,699.89	

VIER --VIERA EAST-- HHENRY

SECTION B



**Viera East
Community Development
District**

Unaudited Financial Reporting

January 31, 2023



TABLE OF CONTENTS

1	<u>Balance Sheet</u>
2-4	<u>General Fund Income Statement</u>
5	<u>Capital Reserve Income Statement</u>
6	<u>Capital Reserve Check Register</u>
7	<u>Debt Service Series 2020 Income Statement</u>
8	<u>Capital Projects Series 2020 Income Statement</u>
9-12	<u>Golf Course Income Statement</u>
13	<u>Restaurant Income Statement</u>
14-15	<u>Month by Month- General Fund</u>
16-19	<u>Month by Month- Golf Course</u>
20	<u>Month by Month- Restaurant</u>
21	<u>Month by Month- Proshop</u>
22	<u>Long Term Debt Report</u>
23	<u>FY2023 Tax Receipt Schedule</u>

Viera East
Community Development District
 Combined Balance Sheet
 January 31, 2023

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>
Assets						
Operating Account	\$1,475,638	\$354,180	---	---	\$957,510	\$2,787,328
Accounts Receivable	---	---	---	---	\$330	\$330
Due From Golf Course	\$25,522	---	---	---	---	\$25,522
Due From General Fund	---	---	\$40,810	---	\$280,179	\$320,988
Due from Other	---	---	---	---	\$6,599	\$6,599
Due from Capital Projects	---	\$480,425	---	---	\$38,090	\$518,515
Inventory - Pro Shop	---	---	---	---	\$65,785	\$65,785
Inventory - Hook and Eagle	---	---	---	---	\$21,421	\$21,421
Investments:						
State Board	---	\$124,319	---	---	---	\$124,319
Benefit Assessment- Series 2012	---	---	---	---	\$46,658	\$46,658
Reserve - Series 2012	---	---	---	---	\$281,872	\$281,872
Bond Service- Series 2012	---	---	---	---	\$205	\$205
Reserve- Series 2020	---	---	\$236,233	---	---	\$236,233
Temporary Interest Series 2020	---	---	\$337	---	---	\$337
Bond Service- Series 2020	---	---	\$561,594	---	---	\$561,594
Project- Series 2020	---	---	---	\$1,130,420	---	\$1,130,420
Improvements (Net of Depreciation)	---	---	---	---	\$1,098,406	\$1,098,406
Prepaid Expenses- Operations	\$9,466	---	---	---	\$89,278	\$98,744
Total Assets	\$1,510,626	\$958,924	\$838,973	\$1,130,420	\$2,886,333	\$7,325,275
Liabilities						
Accounts Payable	\$11,425	\$84,744	---	---	\$47,739	\$143,908
Accrued Expenses	\$4,545	---	---	---	\$2,067	\$6,612
Deferred Revenue- Season Advance	---	---	---	---	\$60,853	\$60,853
Deferred Revenue- Special Assessments O&M	---	---	---	---	\$12,154	\$12,154
Deferred Revenue- Special Assessments Debt	---	---	---	---	\$326,553	\$326,553
Deposit-Divots Grill	---	---	---	---	\$1,814	\$1,814
Due to General Fund	---	---	---	---	\$25,522	\$25,522
Accrued Interest Payable	---	---	---	---	\$52,488	\$52,488
Accrued Principal Payable	---	---	---	---	\$156,667	\$156,667
Sales Tax Payable	---	---	---	---	\$30,279	\$30,279
Event Deposits	---	---	---	---	(\$8,867)	(\$8,867)
Due to Golf Course	\$280,179	\$38,090	---	---	---	\$318,269
Due to Debt Service	\$40,810	---	---	---	\$82,530	\$123,340
Due to Capital Reserve	---	---	---	\$480,425	---	\$480,425
Accrued Payroll Payable	\$12,432	---	---	---	\$49,265	\$61,698
Bonds Payable - Series 2012	---	---	---	---	\$2,470,000	\$2,470,000
Bond Discount	---	---	---	---	(\$11,134)	(\$11,134)
Deferred Loss	---	---	---	---	(\$107,068)	(\$107,068)
Fund Equity						
Net Assets	---	---	---	---	(\$304,530)	(\$304,530)
Fund Balances						
Assigned - First Quarter	\$176,000	---	---	---	---	\$176,000
Nonspendable - Prepaid Expense	\$9,466	---	---	---	---	\$9,466
Unassigned	\$975,769	---	---	---	---	\$975,769
Assigned- Capital Reserve Fund	---	\$836,089	---	---	---	\$836,089
Restricted for Capital Projects	---	---	---	\$649,996	---	\$649,996
Restricted for Debt Service	---	---	\$838,973	---	---	\$838,973
Total Liabilities, Fund Equity, Other	\$1,510,626	\$958,924	\$838,973	\$1,130,420	\$2,886,333	\$7,325,275

Viera East

Community Development District

General Fund
Statement of Revenues & Expenditures
For Period Ending January 31, 2023

	Adopted Budget	Prorated Budget 1/31/23	Actual 1/31/23	Variance
--	-------------------	----------------------------	-------------------	----------

Revenues

Maintenance Assessments	\$1,378,973	\$1,267,052	\$1,267,052	\$0
Golf Course Administrative Services	\$56,280	\$18,760	\$18,760	\$0
Donations for Park Material	\$5,000	\$1,667	\$0	(\$1,667)
Miscellaneous Income- Farmers Market	\$20,000	\$6,667	\$1,314	(\$5,352)
Interest Income	\$100	\$33	\$0	(\$33)

Total Revenues

	\$1,460,353	\$1,294,179	\$1,287,127	(\$7,052)
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Administrative Expenditures

Supervisors Fees	\$30,519	\$10,173	\$11,035	(\$862)
Engineering Fees	\$5,000	\$1,667	\$595	\$1,072
Attorney's Fees	\$20,000	\$6,667	\$7,000	(\$333)
Dissemination	\$1,000	\$333	\$333	\$0
Trustee Fees	\$5,600	\$1,867	\$1,867	(\$0)
Annual Audit	\$6,500	\$6,500	\$2,167	\$4,333
Collection Agent	\$2,500	\$833	\$833	\$0
Management Fees	\$106,557	\$35,519	\$35,519	\$0
Postage	\$1,500	\$500	\$802	(\$302)
Printing & Binding	\$3,500	\$1,167	\$374	\$793
Insurance- Liability	\$9,607	\$3,202	\$2,938	\$265
Legal Advertising	\$1,500	\$500	\$1,947	(\$1,447)
Other Current Charges	\$1,500	\$500	\$247	\$253
Office Supplies	\$1,500	\$500	\$23	\$477
Dues & Licenses	\$175	\$175	\$175	\$0
Information Technology	\$4,378	\$1,459	\$1,459	(\$0)

Total Administrative

	\$201,336	\$71,562	\$67,312	\$4,249
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Viera East
Community Development District
 General Fund
 Statement of Revenues & Expenditures
 For Period Ending January 31, 2023

	Adopted Budget	Prorated Budget 1/31/23	Actual 1/31/23	Variance
--	-------------------	----------------------------	-------------------	----------

Operating Expenditures

Salaries	\$159,817	\$53,272	\$54,215	(\$943)
Administration Fee	\$1,354	\$451	\$388	\$63
FICA Expense	\$12,226	\$4,075	\$4,072	\$3
Health Insurance	\$23,159	\$7,720	\$7,085	\$635
Workers Compensation	\$3,132	\$1,044	\$939	\$105
Unemployment	\$1,078	\$359	\$420	(\$60)
Other Contractual	\$12,000	\$4,000	\$2,547	\$1,453
Marketing- Lifestyle/Amenities	\$18,000	\$6,000	\$12,437	(\$6,437)
Training	\$500	\$167	\$0	\$167
Uniforms	\$500	\$167	\$0	\$167
Total Operating	\$231,766	\$77,255	\$82,104	(\$4,848)

Maintenance Expenditures

Canal Maintenance	\$14,000	\$4,667	\$0	\$4,667
Lake Bank Restoration	\$30,000	\$10,000	\$0	\$10,000
Environmental Services	\$20,000	\$6,667	\$266	\$6,401
Water Management System	\$115,000	\$38,333	\$41,774	(\$3,440)
Midge Control	\$10,000	\$3,333	\$0	\$3,333
Contingencies	\$2,000	\$667	\$1,650	(\$983)
Fire Line Maintenance	\$3,500	\$1,167	\$0	\$1,167
Basin Repair	\$3,000	\$1,000	\$57	\$943
Total Maintenance	\$197,500	\$65,833	\$43,746	\$22,087

Viera East

Community Development District

General Fund
Statement of Revenues & Expenditures
For Period Ending January 31, 2023

	Adopted Budget	Prorated Budget 1/31/23	Actual 1/31/23	Variance
--	-------------------	----------------------------	-------------------	----------

Grounds Maintenance Expenditures

Salaries	\$176,074	\$58,691	\$51,925	\$6,767
Administrative Fees	\$3,010	\$1,003	\$758	\$246
FICA	\$13,970	\$4,657	\$3,874	\$783
Health Insurance	\$31,692	\$10,564	\$6,314	\$4,250
Workers Compensation	\$3,601	\$1,200	\$738	\$462
Unemployment	\$2,734	\$911	\$562	\$349
Telephone	\$7,020	\$2,340	\$2,394	(\$54)
Utilities	\$10,032	\$3,344	\$3,131	\$213
Property Appraiser	\$1,990	\$1,990	\$1,989	\$2
Insurance- Property	\$2,479	\$826	\$962	(\$136)
Repairs	\$20,000	\$6,667	\$7,264	(\$597)
Fuel	\$21,000	\$7,000	\$6,814	\$186
Park Maintenance	\$17,500	\$5,833	\$15,710	(\$9,877)
Sidewalk Repair	\$10,000	\$3,333	\$6,057	(\$2,724)
Chemicals	\$4,000	\$1,333	\$843	\$490
Contingencies	\$4,000	\$1,333	\$200	\$1,133
Refuse	\$6,000	\$2,000	\$3,300	(\$1,300)
Office Supplies	\$750	\$250	\$0	\$250
Uniforms	\$3,000	\$1,000	\$1,038	(\$38)
Fire Alarm System	\$7,500	\$2,500	\$2,123	\$377
Rain Bird Pump System	\$27,581	\$9,194	\$9,653	(\$460)
Park Materials	\$10,000	\$3,333	\$0	\$3,333
Bay Hill Flow Way Maintenance	\$25,000	\$8,333	\$0	\$8,333

Total Grounds Maintenance	\$408,934	\$137,638	\$125,649	\$11,989
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Total Expenditures	\$1,039,535	\$352,288	\$318,811	\$33,478
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Operating Income (Loss)	\$420,817	\$941,890	\$968,316	\$26,426
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Non Operating Revenues/(Expenditures)

Reserve Funding- Transfer Out (Capital Reserve)	(\$420,817)	\$0	\$0	\$0
---	-------------	-----	-----	-----

Total Non Operating Revenues/(Expenditures)	(\$420,817)	\$0	\$0	\$0
--	--------------------	------------	------------	------------

Excess Revenue/(Expenditures)	\$0	\$941,890	\$968,316	\$26,426
--------------------------------------	------------	------------------	------------------	-----------------

Beginning Fund Balance	\$0	\$192,919		
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Ending Fund Balance	\$0	\$1,161,235		
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Viera East

Community Development District

Capital Reserve Fund
Statement of Revenues & Expenditures
For Period Ending January 31, 2023

	Adopted Budget	Prorated Budget 1/31/23	Actual 1/31/23	Variance
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Revenues

Interest Income	\$500	\$167	\$1,656	\$1,490
Reserve Funding - Transfer In (General)	\$420,817	\$0	\$0	\$0
Reserve Funding - Transfer In (Golf)	\$252,806	\$0	\$0	\$0
Total Revenues	\$674,123	\$167	\$1,656	\$1,490

Expenditures

Capital Outlay	\$100,000	\$33,333	\$3,500	\$29,833
Truck Maintenance	\$25,000	\$8,333	\$0	\$8,333
Transfer Out	\$0	\$0	\$0	\$0
Total Expenditures	\$125,000	\$41,667	\$3,500	\$38,167
Excess Revenues/(Expenditures)	\$549,123		(\$1,844)	
Beginning Fund Balance			\$837,933	
Ending Fund Balance			\$836,089	

Viera East
Community Development District

Capital Reserve Fund
Capital Outlay Check Register Detail
For Period Ending January 31, 2023

Check Date	Vendor	Detail	Amount
<u>Capital Outlay</u>			
<i>FY2023</i>			
1/5/23	Modern Security Systems	Installation of Camera System	\$ 3,500.00
Total			<u>\$ 3,500.00</u>

Viera East

Community Development District

Debt Service Fund Series 2020
Statement of Revenues & Expenditures
For Period Ending January 31, 2023

	Adopted Budget	Prorated Budget 1/31/23	Actual 1/31/23	Variance
Revenues				
Special Assessments	\$655,615	\$602,404	\$602,404	\$0
Interest Income	\$500	\$167	\$1,712	\$1,546
Total Revenues	\$656,115	\$602,570	\$604,116	\$1,546
Expenditures				
Series 2020				
Interest-11/1	\$90,308	\$90,308	\$90,308	\$0
Principal- 5/1	\$475,000	\$0	\$0	\$0
Interest-5/1	\$90,308	\$0	\$0	\$0
Total Expenditures	\$655,615	\$90,308	\$90,308	\$0
Excess Revenues/(Expenditures)	\$500		\$513,808	
Beginning Fund Balance	\$90,346		\$325,165	
Ending Fund Balance	\$90,846		\$838,973	

Viera East
Community Development District
 Capital Projects Fund Series 2020
 Statement of Revenues & Expenditures
 For Period Ending January 31, 2023

	Actual 1/31/23
<u>Revenues</u>	
Interest Income	\$11,132
Total Revenues	\$11,132
<u>Expenditures</u>	
Capital Outlay	\$1,339,510
Cost of Issuance	\$0
Total Expenditures	\$1,339,510
Excess Revenues/(Expenditures)	(\$1,328,378)
Beginning Fund Balance	\$1,978,374
Ending Fund Balance	\$649,996

Viera East
Community Development District
Golf Course/Recreation Fund - Operations
Statement of Revenues & Expenditures
For Period Ending January 31, 2023

	Adopted Budget	Current Month			Year-to-Date		
		Actuals	Budget	Variance	Actuals	Budget	Variance
<i>Number of Rounds</i>							
Paid Rounds	35,250	4,108	3,391	717	13,477	10,769	2,708
Member Rounds	10,000	824	962	(138)	3,056	3,055	1
Comp Rounds	3,000	113	289	(176)	373	917	(544)
GolfNow	2,000	205	192	13	850	611	239
Total Memberships	60	14	5	9	29	20	9
<i>Revenue per Round</i>							
Paid Rounds	\$50	\$50	\$52	(\$2)	\$45	\$56	(\$10)
<i>Revenues</i>							
Greens Fees	\$1,775,027	\$205,772	\$177,503	\$28,269	\$613,174	\$598,184	\$14,990
Gift Cards- Sales	\$25,000	\$1,710	\$2,500	(\$790)	\$12,961	\$8,425	\$4,536
Gift Cards- Usage	(\$25,000)	(\$4,181)	(\$2,500)	(\$1,681)	(\$7,827)	(\$8,425)	\$598
Season Advance/Trail Fees	\$240,000	\$11,507	\$24,000	(\$12,493)	\$55,447	\$80,880	(\$25,433)
Associate Memberships	\$42,000	\$3,792	\$4,200	(\$408)	\$10,665	\$14,154	(\$3,489)
Driving Range	\$80,000	\$9,969	\$8,000	\$1,969	\$31,527	\$26,960	\$4,567
Golf Lessons	\$2,100	\$385	\$210	\$175	\$1,140	\$708	\$432
Merchandise Sales	\$115,000	\$9,374	\$11,500	(\$2,126)	\$32,538	\$38,755	(\$6,217)
Assessments -Recreation Operating	\$18,239	\$1,519	\$1,519	\$0	\$6,077	\$6,077	\$0
Miscellaneous Income	\$15,000	\$1,815	\$1,250	\$565	\$16,652	\$4,998	\$11,654
Total Revenues	\$2,287,366	\$241,661	\$228,182	\$13,479	\$772,354	\$770,716	\$1,638
<i>Golf Course Expenditures</i>							
Other Contractual Services	\$15,000	\$1,369	\$1,250	(\$120)	\$7,243	\$4,998	(\$2,245)
Telephone	\$2,500	\$194	\$208	\$14	\$776	\$833	\$57
Postage	\$2,000	\$0	\$167	\$167	\$0	\$666	\$666
Utilities	\$5,500	\$346	\$458	\$112	\$1,461	\$1,833	\$372
Repairs & Maintenance	\$15,000	\$4,367	\$1,250	(\$3,117)	\$6,659	\$4,998	(\$1,661)
Marketing- Golf Marketing	\$35,000	\$965	\$2,916	\$1,950	\$5,285	\$11,662	\$6,377
Bank Charges	\$40,000	\$7,226	\$3,332	(\$3,894)	\$25,962	\$13,328	(\$12,634)
Office Supplies	\$4,500	\$210	\$375	\$165	\$1,454	\$1,499	\$45
Operating Supplies	\$4,000	\$1,136	\$333	(\$803)	\$1,557	\$1,333	(\$224)
Dues, Licenses & Subscriptions	\$9,500	\$0	\$791	\$791	\$180	\$3,165	\$2,985
Drug Testing- All departments	\$500	\$0	\$42	\$42	\$0	\$167	\$167
Training, Education & Employee Relations	\$3,000	\$0	\$250	\$250	\$1,600	\$1,000	(\$600)
Contractual Security	\$3,000	\$406	\$250	(\$156)	\$1,149	\$1,000	(\$150)
IT Services	\$3,000	\$0	\$250	\$250	\$425	\$1,000	\$575
Total Golf Course Expenditures	\$142,500	\$16,218	\$11,870	(\$4,348)	\$53,751	\$47,481	(\$6,270)

Viera East
Community Development District
 Golf Course/Recreation Fund - Operations
 Statement of Revenues & Expenditures
 For Period Ending January 31, 2023

	Adopted Budget	Current Month			Year-to-Date		
		Actuals	Budget	Variance	Actuals	Budget	Variance
<i>Golf Operation Expenditures</i>							
Salaries	\$247,235	\$23,036	\$20,602	(\$2,434)	\$90,153	\$82,408	(\$7,744)
Administrative Fee	\$18,767	\$901	\$1,564	\$663	\$5,097	\$6,255	\$1,159
FICA Expense	\$18,913	\$1,762	\$1,576	(\$186)	\$6,736	\$6,304	(\$432)
Health Insurance	\$12,353	\$1,536	\$1,029	(\$506)	\$4,261	\$4,118	(\$144)
Workers Compensation	\$4,846	\$199	\$404	\$204	\$1,258	\$1,615	\$357
Unemployment	\$10,853	\$829	\$904	\$75	\$2,174	\$3,618	\$1,444
Golf Printing	\$2,500	\$0	\$208	\$208	\$0	\$833	\$833
Utilities	\$22,500	\$1,461	\$1,875	\$414	\$6,745	\$7,500	\$755
Repairs	\$1,000	\$0	\$83	\$83	\$0	\$333	\$333
Pest Control	\$1,300	\$95	\$108	\$13	\$380	\$433	\$53
Supplies	\$12,000	\$3,720	\$1,000	(\$2,720)	\$5,056	\$4,000	(\$1,056)
Uniforms	\$1,500	\$0	\$125	\$125	\$0	\$500	\$500
Training, Education & Employee Relations	\$2,000	\$0	\$167	\$167	\$0	\$667	\$667
Cart Lease	\$87,763	\$7,224	\$7,314	\$89	\$29,059	\$29,254	\$195
Cart Maintenance	\$5,000	\$0	\$417	\$417	\$0	\$1,667	\$1,667
Driving Range	\$10,000	\$0	\$833	\$833	\$0	\$3,333	\$3,333
Total Golf Operation Expenditures	\$458,530	\$40,764	\$38,210	(\$2,554)	\$150,919	\$152,839	\$1,920
<i>Merchandise Sales</i>							
Cost of Goods Sold	\$80,000	\$10,769	\$6,667	(\$4,103)	\$41,073	\$26,667	(\$14,406)
Total Merchandise Sales	\$80,000	\$10,769	\$6,667	(\$4,103)	\$41,073	\$26,667	(\$14,406)

Viera East
Community Development District
Golf Course/Recreation Fund - Operations
Statement of Revenues & Expenditures
For Period Ending January 31, 2023

	Adopted Budget	Current Month			Year-to-Date		
		Actuals	Budget	Variance	Actuals	Budget	Variance
<i>Golf Course Maintenance</i>							
Salaries	\$433,512	\$43,225	\$36,126	(\$7,099)	\$179,322	\$144,504	(\$34,818)
Administrative Fees	\$8,176	\$471	\$681	\$211	\$2,535	\$2,725	\$190
FICA Expense	\$32,900	\$3,304	\$2,742	(\$563)	\$13,535	\$10,967	(\$2,569)
Employee Insurance	\$41,298	\$2,100	\$3,442	\$1,341	\$8,562	\$13,766	\$5,204
Workers Compensation	\$9,420	\$683	\$785	\$102	\$2,818	\$3,140	\$322
Unemployment	\$7,165	\$1,386	\$597	(\$789)	\$1,984	\$2,388	\$404
Fire Alarm System	\$4,000	\$0	\$333	\$333	\$0	\$1,333	\$1,333
Utilities/Water	\$26,200	\$2,687	\$2,183	(\$503)	\$9,883	\$8,733	(\$1,150)
Repairs	\$48,000	\$3,473	\$4,000	\$527	\$18,965	\$16,000	(\$2,965)
Fuel & Oil	\$40,000	\$5,002	\$3,333	(\$1,669)	\$14,333	\$13,333	(\$1,000)
Pest Control	\$1,500	\$143	\$125	(\$18)	\$549	\$500	(\$49)
Irrigation/Drainage	\$30,000	\$985	\$2,500	\$1,515	\$2,888	\$10,000	\$7,112
Sand and Topsoil	\$26,500	\$0	\$2,208	\$2,208	\$3,934	\$8,833	\$4,900
Flower/Mulch	\$7,000	\$3,447	\$583	(\$2,864)	\$4,457	\$2,333	(\$2,124)
Fertilizer	\$175,000	\$13,693	\$14,583	\$891	\$50,259	\$58,333	\$8,075
Seed/Sod	\$16,500	\$0	\$1,375	\$1,375	\$0	\$5,500	\$5,500
Trash Removal	\$3,000	\$213	\$250	\$37	\$852	\$1,000	\$148
Contingency	\$6,000	\$0	\$500	\$500	\$1,855	\$2,000	\$145
First Aid	\$800	\$0	\$67	\$67	\$89	\$267	\$177
Operating Supplies	\$15,000	\$1,766	\$1,250	(\$516)	\$9,427	\$5,000	(\$4,427)
Training	\$2,000	\$1,100	\$167	(\$933)	\$1,770	\$667	(\$1,103)
Janitorial Supplies	\$1,000	\$32	\$83	\$51	\$53	\$333	\$280
Janitorial Services	\$20,000	\$1,150	\$1,667	\$517	\$5,150	\$6,667	\$1,517
Soil & Water Testing	\$1,000	\$0	\$83	\$83	\$0	\$333	\$333
Uniforms	\$10,000	\$853	\$833	(\$20)	\$3,822	\$3,333	(\$488)
Equipment Rental	\$2,000	\$37	\$167	\$129	\$2,649	\$667	(\$1,982)
Equipment Lease	\$187,550	\$16,736	\$15,629	(\$1,107)	\$59,139	\$62,517	\$3,378
Small Tools	\$500	\$0	\$42	\$42	\$0	\$167	\$167
Total Golf Course Maintenance	\$1,156,021	\$102,488	\$96,335	(\$6,153)	\$398,831	\$385,340	(\$13,490)

Viera East
Community Development District
Golf Course/Recreation Fund - Operations
Statement of Revenues & Expenditures
For Period Ending January 31, 2023

	Adopted Budget	Current Month			Year-to-Date		
		Actuals	Budget	Variance	Actuals	Budget	Variance
<i>Administrative Expenditures</i>							
Legal Fees	\$1,500	\$0	\$125	\$125	\$0	\$500	\$500
Arbitrage	\$600	\$50	\$50	\$0	\$200	\$200	\$0
Dissemination	\$1,000	\$83	\$83	\$0	\$333	\$333	\$0
Trustee Fees	\$4,100	\$342	\$342	(\$0)	\$1,367	\$1,367	(\$0)
Annual Audit	\$1,500	\$125	\$125	\$0	\$500	\$500	\$0
Golf Course Administrative Services	\$56,280	\$4,690	\$4,690	\$0	\$18,760	\$18,760	\$0
Insurance	\$111,000	\$8,377	\$9,250	\$873	\$33,710	\$37,000	\$3,290
Property Taxes	\$15,000	\$662	\$1,250	\$588	\$6,558	\$5,000	(\$1,558)
Total Administrative Expenditures	\$190,980	\$14,328	\$15,915	\$1,587	\$61,428	\$63,660	\$2,232
Total Revenues	\$2,287,366	\$241,661	\$228,182	\$13,479	\$772,354	\$770,716	\$1,638
Total Expenditures	\$2,028,031	\$184,568	\$168,997	(\$15,571)	\$706,002	\$675,987	(\$30,015)
Operating Income (Loss)	\$259,335	\$57,093	\$59,185	(\$2,092)	\$66,352	\$94,729	(\$28,377)
<i>Non Operating Revenues/(Expenditures)</i>							
Special Assessments	\$560,250	\$46,688	\$46,688	\$1	\$186,752	\$186,750	\$2
Interest Income	\$1,000	\$613	\$83	\$529	\$1,919	\$333	\$1,585
Reserve Funding- Transfer Out (Capital Reserve)	(\$252,806)	\$0	(\$21,067)	(\$21,067)	\$0	(\$84,269)	\$84,269
Interfund Transfer In- Restaurant	\$3,471	\$0	\$289	(\$289)	\$0	\$1,157	(\$1,157)
Interest Expense	(\$101,250)	(\$8,438)	(\$8,438)	\$0	(\$33,750)	(\$33,750)	\$0
Principal Expense	(\$470,000)	(\$39,167)	(\$39,167)	(\$0)	(\$156,667)	(\$156,667)	(\$0)
Total Non Operating Revenues/(Expenditures)	(\$259,335)	(\$303)	(\$21,611)	(\$20,826)	(\$1,746)	(\$86,445)	\$84,699
Change in Net Assets	\$0	\$56,790	\$37,573	(\$22,918)	\$64,607	\$8,284	\$56,323
Beginning Net Assets	\$0	----	----	----	(\$347,744)	----	----
Ending Net Assets	\$0	----	----	----	(\$283,138)	----	----

Viera East
Community Development District
 Restaurant- Hook & Eagle
 Statement of Revenues & Expenditures
 For Period Ending January 31, 2023

	Adopted Budget	Prorated Budget 1/31/23	Actual 1/31/23	Variance
<i>Revenues</i>				
Food Sales	\$290,000	\$72,500	\$81,860	\$9,360
Snack Sales	\$20,000	\$5,000	\$978	(\$4,022)
Wine Sales	\$11,700	\$2,925	\$1,829	(\$1,096)
Beer Sales	\$169,000	\$42,250	\$49,922	\$7,672
Beverage Sales	\$29,250	\$7,313	\$12,098	\$4,785
Liquor Sales	\$87,000	\$21,750	\$32,672	\$10,922
Total Revenues	\$606,950	\$151,738	\$179,358	\$27,621
<i>Restaurant Expenditures</i>				
Restaurant Manager Contract	\$65,000	\$16,250	\$21,667	(\$5,417)
Salaries	\$164,037	\$41,009	\$54,449	(\$13,439)
Administrative Fee	\$8,832	\$2,208	\$2,496	(\$288)
FICA Expense	\$12,166	\$3,042	\$5,904	(\$2,862)
Health Insurance	\$20,243	\$5,061	\$4,076	\$985
Workers Compensation	\$3,048	\$762	\$779	(\$17)
Unemployment	\$5,408	\$1,352	\$1,677	(\$325)
Telephone	\$3,200	\$800	\$1,434	(\$634)
Utilities	\$12,000	\$3,000	\$3,186	(\$186)
Pest Control	\$1,200	\$300	\$380	(\$80)
Equipment Lease	\$1,300	\$325	\$627	(\$302)
Repairs	\$7,500	\$1,875	\$3,474	(\$1,599)
Kitchen Equipment/Supplies	\$3,000	\$750	\$526	\$224
Paper & Plastic Supplies	\$10,000	\$2,500	\$4,252	(\$1,752)
Operating Supplies	\$30,000	\$7,500	\$9,371	(\$1,871)
First Aid	\$500	\$125	\$0	\$125
Entertainment	\$10,000	\$2,500	\$5,950	(\$3,450)
Delivery/Gas	\$5,000	\$1,250	\$2,544	(\$1,294)
Uniforms	\$1,000	\$250	\$0	\$250
Dues & License	\$5,000	\$1,250	\$970	\$280
Total Restaurant Expenditures	\$368,434	\$92,109	\$123,761	(\$31,652)
<i>Cost of Goods Sold</i>				
Food Cost	\$124,000	\$31,000	\$40,253	(\$9,253)
Snack Cost	\$10,000	\$2,500	\$562	\$1,938
Beer Cost	\$59,150	\$14,788	\$19,574	(\$4,787)
Beverage Cost	\$11,700	\$2,925	\$4,587	(\$1,662)
Wine Cost	\$4,095	\$1,024	\$1,668	(\$645)
Liquor Cost	\$26,100	\$6,525	\$10,345	(\$3,820)
Total Cost of Goods Sold	\$235,045	\$58,761	\$76,990	(\$18,229)
Operating Income (Loss)	\$3,471	\$868	(\$21,393)	\$77,502
<i>Non Operating Revenues/(Expenditures)</i>				
Interfund Transfer Out- Golf Course	(\$3,471)	\$0	\$0	\$0
Total Non Operating Revenues/(Expenditures)	(\$3,471)	\$0	\$0	\$0
Excess Revenue/(Expenditures)	\$0	\$868	(\$21,393)	\$77,502
Beginning Fund Balance	\$0		\$0	
Ending Fund Balance	\$0		(\$21,393)	

**Viera East General Fund
Month to Month**

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Revenues</i>													
Maintenance Assessments	\$0	\$361,796	\$881,859	\$23,397	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,267,052
Golf Course Administrative Services	\$4,690	\$4,690	\$4,690	\$4,690	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,760
Donations for Park Material	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous Income- Farmers Market	\$657	\$657	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,314
Interest Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$5,347	\$367,143	\$886,549	\$28,087	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,287,127
<i>Administrative Expenditures</i>													
Supervisors Fees	\$1,115	\$3,829	\$2,496	\$3,595	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,035
Engineering Fees	\$175	\$420	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$595
Attorney's Fees	\$3,319	\$3,681	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,000
Dissemination	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$333
Trustee Fees	\$467	\$467	\$467	\$467	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,867
Annual Audit	\$542	\$542	\$542	\$542	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,167
Collection Agent	\$208	\$208	\$208	\$208	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$833
Management Fees	\$8,880	\$8,880	\$8,880	\$8,880	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,519
Postage	\$1	\$0	\$566	\$236	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$802
Printing & Binding	\$26	\$163	\$138	\$47	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$374
Insurance- Liability	\$734	\$734	\$734	\$734	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,938
Legal Advertising	\$1,793	\$153	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,947
Other Current Charges	\$24	\$26	\$27	\$170	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$247
Office Supplies	\$10	\$13	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23
Dues & Licenses	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Information Technology	\$365	\$365	\$365	\$365	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,459
Total Administrative	\$17,917	\$19,564	\$14,505	\$15,327	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$67,312
<i>Operating Expenditures</i>													
Salaries	\$16,522	\$17,427	\$13,350	\$6,916	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$54,215
Administration Fee	\$116	\$121	\$88	\$63	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$388
FICA Expense	\$1,235	\$1,305	\$1,003	\$529	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,072
Health Insurance	\$1,491	\$1,979	\$1,447	\$2,169	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,085
Workers Compensation	\$343	\$275	\$211	\$109	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$939
Unemployment	\$0	\$0	\$171	\$249	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$420
Other Contractual	\$499	\$529	\$594	\$924	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,547
Marketing- Lifestyle/Amenities	\$4,546	\$2,990	\$2,502	\$2,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,437
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	\$24,752	\$24,627	\$19,366	\$13,359	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$82,104

**Viera East General Fund
Month to Month**

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Maintenance Expenditures</i>													
Canal Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lake Bank Restoration	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Environmental Services	\$0	\$66	\$0	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$266
Water Management System	\$11,568	\$9,748	\$10,708	\$9,748	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41,774
Midge Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingencies	\$450	\$0	\$0	\$1,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,650
Fire Line Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Basin Repair	\$0	\$57	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$57
Total Maintenance	\$12,018	\$9,871	\$10,708	\$11,148	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43,746
<i>Grounds Maintenance Expenditures</i>													
Salaries	\$14,256	\$14,838	\$11,264	\$11,567	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,925
Administrative Fees	\$228	\$235	\$170	\$124	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$758
FICA	\$1,053	\$1,099	\$837	\$885	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,874
Health Insurance	\$1,520	\$1,654	\$1,735	\$1,406	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,314
Workers Compensation	\$143	\$234	\$178	\$183	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$738
Unemployment	\$0	\$0	\$146	\$416	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$562
Telephone	\$596	\$597	\$597	\$605	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,394
Utilities	\$762	\$765	\$796	\$809	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,131
Property Appraiser	\$0	\$0	\$1,989	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,989
Insurance- Property	\$241	\$241	\$241	\$241	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$962
Repairs	\$1,233	\$2,655	\$834	\$2,542	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,264
Fuel	\$2,262	\$1,095	\$993	\$2,464	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,814
Park Maintenance	\$900	\$5,608	\$6,152	\$3,050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,710
Sidewalk Repair	\$6,057	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,057
Chemicals	\$0	\$843	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$843
Contingencies	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200
Refuse	\$1,950	\$650	\$325	\$375	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,300
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Uniforms	\$245	\$245	\$306	\$242	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,038
Fire Alarm System	\$550	\$550	\$512	\$512	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,123
Rain Bird Pump System	\$2,298	\$2,528	\$2,528	\$2,298	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,653
Park Materials	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bay Hill Flow Way Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Grounds Maintenance	\$34,493	\$33,837	\$29,601	\$27,718	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$125,649
Total Expenditures	\$89,179	\$87,899	\$74,180	\$67,552	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$318,811
Operating Income (Loss)	(\$83,832)	\$279,245	\$812,369	(\$39,465)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$968,316
<i>Non Operating Revenues/(Expenditures)</i>													
Reserve Funding- Transfer Out (Capital Reserve)	\$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
Excess Revenue/(Expenditures)	(\$83,832)	\$279,245	\$812,369	(\$39,465)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$968,316

**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	3,238	2,773	3,358	4,108	0	0	0	0	0	0	0	0	13,477
Member Rounds	799	667	766	824	0	0	0	0	0	0	0	0	3,056
Comp Rounds	106	70	84	113	0	0	0	0	0	0	0	0	373
GolfNow	247	185	213	205	0	0	0	0	0	0	0	0	850
<i>Revenue per Round</i>													
Paid Rounds	\$40	\$44	\$46	\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45
Revenues:													
Greens Fees	\$127,961	\$123,329	\$156,112	\$205,772	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$613,174
Gift Cards - Sales	\$785	\$2,012	\$8,454	\$1,710	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,961
Gift Cards - Usage	(\$830)	(\$895)	(\$1,921)	(\$4,181)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$7,827)
Season Advance/Trail Fees	\$15,279	\$15,889	\$12,772	\$11,507	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,447
Associate Memberships	\$3,318	\$2,054	\$1,501	\$3,792	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,665
Driving Range	\$5,699	\$7,295	\$8,564	\$9,969	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,527
Golf Lessons	\$345	\$175	\$235	\$385	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,140
Merchandise Sales	\$5,244	\$7,049	\$10,872	\$9,374	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,538
Special Assessments - Operations	\$1,519	\$1,519	\$1,519	\$1,519	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,077
Miscellaneous Income	\$4,590	\$1,532	\$8,715	\$1,815	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,652
Total Revenues	\$163,911	\$159,958	\$206,824	\$241,661	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$772,354
Golf Course Expenditures:													
Other Contractual Services	\$2,128	\$1,951	\$1,795	\$1,369	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,243
Telephone/Internet	\$194	\$194	\$194	\$194	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$776
Postage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utilities	\$286	\$451	\$377	\$346	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,461
Repairs & Maintenance	\$154	\$344	\$1,795	\$4,367	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,659
Advertising	\$795	\$1,459	\$2,067	\$965	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,285
Bank Charges	\$4,409	\$6,834	\$7,493	\$7,226	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,962
Office Supplies	\$890	\$280	\$75	\$210	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,454
Operating Supplies	\$150	\$45	\$226	\$1,136	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,557
Dues, Licenses & Subscriptions	\$0	\$0	\$180	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$180
Drug Testing - All Departments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Training, Education & Employee Relations	\$0	\$0	\$1,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,600
Contractual Security	\$338	\$0	\$406	\$406	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,149
IT Services	\$0	\$330	\$95	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$425
Total Golf Course Expenditures	\$9,344	\$11,887	\$16,302	\$16,218	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$53,751

**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	\$22,391	\$23,790	\$20,936	\$23,036	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$90,153
Administrative Fee	\$1,474	\$1,539	\$1,183	\$901	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,097
FICA Expense	\$1,653	\$1,760	\$1,561	\$1,762	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,736
Health Insurance	\$655	\$674	\$1,396	\$1,536	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,261
Workers Compensation	\$353	\$376	\$330	\$199	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,258
Unemployment	\$439	\$424	\$481	\$829	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,174
Golf Printing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utilities	\$1,599	\$2,017	\$1,668	\$1,461	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,745
Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pest Control	\$95	\$95	\$95	\$95	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$380
Supplies	\$508	\$334	\$493	\$3,720	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,056
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
Cart Lease	\$7,326	\$7,146	\$7,363	\$7,224	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,059
Cart Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Driving Range	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Golf Operation Expenditures	\$36,493	\$38,155	\$35,508	\$40,764	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150,919
<i><u>Merchandise Sales:</u></i>													
Cost of Goods Sold	\$15,551	\$10,679	\$4,074	\$10,769	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41,073
Total Merchandise Sales	\$15,551	\$10,679	\$4,074	\$10,769	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41,073

**Viera East Golf Course
Month to Month**

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i><u>Golf Course Maintenance:</u></i>													
Salaries	\$48,869	\$48,363	\$38,865	\$43,225	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$179,322
Administrative Fees	\$740	\$768	\$556	\$471	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,535
FICA Expense	\$3,636	\$3,653	\$2,942	\$3,304	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,535
Employee Insurance	\$1,931	\$2,057	\$2,474	\$2,100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,562
Workers Compensation	\$758	\$763	\$614	\$683	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,818
Unemployment	\$80	\$25	\$494	\$1,386	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,984
Fire Alarm System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utilities/Water	\$2,380	\$2,251	\$2,565	\$2,687	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,883
Repairs	\$5,510	\$5,295	\$4,687	\$3,473	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,965
Fuel & Oil	\$4,593	\$2,723	\$2,015	\$5,002	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,333
Pest Control	\$119	\$143	\$143	\$143	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$549
Irrigation/Drainage	\$581	\$263	\$1,059	\$985	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,888
Sand and Topsoil	\$388	\$771	\$2,775	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,934
Flower/Mulch	\$269	\$0	\$741	\$3,447	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,457
Fertilizer	\$14,094	\$10,779	\$11,694	\$13,693	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,259
Seed/Sod	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trash Removal	\$213	\$213	\$213	\$213	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$852
Contingency	\$0	\$1,839	\$16	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,855
First Aid	\$0	\$0	\$89	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$89
Operating Supplies	\$1,849	\$3,045	\$2,767	\$1,766	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,427
Training	\$0	\$670	\$0	\$1,100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,770
Janitorial Supplies	\$0	\$21	\$0	\$32	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$53
Janitorial Services	\$950	\$950	\$2,100	\$1,150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,150
Soil & Water Testing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Uniforms	\$765	\$645	\$1,558	\$853	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,822
Equipment Rental	\$37	\$36	\$2,537	\$37	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,649
Equipment Lease	\$12,839	\$14,255	\$15,309	\$16,736	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$59,139
Small Tools	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Golf Course Maintenance	\$100,601	\$99,528	\$96,213	\$102,488	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$398,831
<i><u>Administrative Expenditures:</u></i>													
Legal Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage	\$50	\$50	\$50	\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200
Dissemination	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$333
Trustee Fees	\$342	\$342	\$342	\$342	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,367
Annual Audit	\$125	\$125	\$125	\$125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500
Golf Course Administrative Services	\$4,690	\$4,690	\$4,690	\$4,690	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,760
Insurance	\$8,580	\$8,377	\$8,377	\$8,377	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,710
Property Taxes	\$0	\$662	\$5,235	\$662	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,558
Total Administrative Expenditures	\$13,870	\$14,328	\$18,901	\$14,328	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61,428
Total Revenues	\$163,911	\$159,958	\$206,824	\$241,661	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$772,354
Total Expenditures	\$175,859	\$174,577	\$170,998	\$184,568	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$706,002
Operating Income (Loss)	(\$11,948)	(\$14,619)	\$35,826	\$57,093	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$66,352

**Viera East Golf Course
Month to Month**

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Non Operating Revenues/(Expenditures):</i>													
Special Assessments	\$46,688	\$46,688	\$46,688	\$46,688	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$186,752
Interest Income	\$351	\$431	\$525	\$613	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,919
Reserve Funding- Transfer Out (Capital Reserve)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interfund Transfer In- Restaurant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Expense	(\$8,438)	(\$8,438)	(\$8,438)	(\$8,438)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$33,750)
Principal Expense	(\$39,167)	(\$39,167)	(\$39,167)	(\$39,167)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$156,667)
Total Non Operating Revenues/(Expenditures)	(\$565)	(\$485)	(\$391)	(\$303)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$1,746)
Net Non Operating Income / (Loss)	(\$12,514)	(\$15,104)	\$35,435	\$56,790	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$64,607

Viera East Restaurant
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Revenues:</i>													
Food Sales	\$15,608	\$19,437	\$23,391	\$23,424	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$81,860
Snack Sales	\$12	\$241	\$340	\$385	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$978
Wine Sales	\$265	\$482	\$547	\$535	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,829
Beer Sales	\$11,775	\$11,143	\$13,167	\$13,836	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$49,922
Beverage Sales	\$3,093	\$2,306	\$3,481	\$3,218	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,098
Liquor Sales	\$7,664	\$7,112	\$8,917	\$8,980	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,672
Total Revenues	\$38,415	\$40,721	\$49,844	\$50,378	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$179,358
<i>Restaurant Expenditures:</i>													
Restaurant Manager Contract	\$5,417	\$5,417	\$5,417	\$5,417	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,667
Salaries	\$16,166	\$11,420	\$13,458	\$13,404	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$54,449
Administrative Fee	\$633	\$710	\$630	\$523	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,496
FICA Expense	\$1,517	\$1,367	\$1,495	\$1,524	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,904
Health Insurance	\$1,487	\$1,102	\$704	\$783	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,076
Workers Compensation	\$212	\$173	\$187	\$207	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$779
Unemployment	\$260	\$296	\$404	\$717	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,677
Telephone	\$0	\$591	\$421	\$421	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,434
Utilities	\$894	\$689	\$856	\$748	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,186
Pest Control	\$95	\$95	\$95	\$95	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$380
Equipment Lease	\$136	\$107	\$165	\$219	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$627
Repairs	\$68	\$1,506	\$0	\$1,900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,474
Kitchen Equipment/Supplies	\$162	\$60	\$0	\$303	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$526
Paper & Plastic Supplies	\$1,536	\$883	\$508	\$1,325	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,252
Operating Supplies	\$2,114	\$4,410	\$1,102	\$1,745	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,371
First Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Entertainment	\$900	\$1,450	\$1,800	\$1,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,950
Delivery/Gas	\$754	\$779	\$591	\$420	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,544
Uniforms	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dues & License	\$439	\$433	\$49	\$49	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$970
First Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Restaurant Expenditures	\$32,790	\$31,488	\$27,881	\$31,601	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$123,761
<i>Cost of Goods Sold</i>													
Food Cost	\$5,175	\$12,147	\$6,584	\$16,348	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,253
Snack Cost	\$681	\$40	(\$172)	\$12	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$562
Beer Cost	\$1,284	\$6,300	\$4,639	\$7,351	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,574
Beverage Cost	\$582	\$3,334	(\$19)	\$691	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,587
Wine Cost	\$250	\$754	\$382	\$283	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,668
Liquor Cost	\$541	\$7,271	\$390	\$2,143	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,345
Total Cost of Goods Sold	\$8,513	\$29,845	\$11,804	\$26,828	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$76,990
Operating Income (Loss)	(\$2,888)	(\$20,613)	\$10,159	(\$8,051)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$21,393)
<i>Non Operating Revenues/(Expenditures):</i>													
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)	(\$2,888)	(\$20,613)	\$10,159	(\$8,051)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$21,393)

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	\$5,244	\$7,049	\$10,872	\$9,374	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,538
Total Revenues	\$5,244	\$7,049	\$10,872	\$9,374	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,538
<i>Expenditures</i>													
Cost of Goods Sold	\$15,551	\$10,679	\$4,074	\$10,769	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41,073
Total Expenditures	\$15,551	\$10,679	\$4,074	\$10,769	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41,073
Operating Income (Loss)	(\$10,306)	(\$3,631)	\$6,798	(\$1,396)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$8,535)

**Viera East
Community Development District
Long Term Debt Report**

Series 2012 Special Assessment Revenue Bonds	
Interest Rate:	2.5% to 5%
Maturity Date:	5/1/2026
Optional Redemption Date:	On or After 5/1/2022
Reserve Fund Definition:	50% Max Annual Dept
Reserve Fund Requirement:	\$279,239
Reserve Fund Balance:	\$281,872
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
Optional Redemption Date:	On or After 5/1/2030
Reserve Fund Definition:	50% Max Annual Dept
Reserve Fund Requirement:	\$234,591
Reserve Fund Balance:	\$236,233
Bonds outstanding - 7/10/20	\$7,685,000
Current Bonds Outstanding	\$7,685,000

**Viera East
Community Development District
Special Assessment Receipts - FY2023**

Date	Net	Gen Fund	Debt Svc 2020	Rec Fund	Total
11/16/22	\$ 37,895.57	\$ 19,998.25	\$ 9,507.91	\$ 8,389.41	\$ 37,895.57
11/23/22	\$ 647,687.69	\$ 341,797.77	\$ 162,503.34	\$ 143,386.58	\$ 647,687.69
12/8/22	\$ 1,552,755.77	\$ 819,420.33	\$ 389,582.82	\$ 343,752.62	\$1,552,755.77
12/22/22	\$ 118,318.03	\$ 62,438.79	\$ 29,685.72	\$ 26,193.52	\$ 118,318.03
1/12/23	\$ 44,336.06	\$ 23,397.03	\$ 11,123.81	\$ 9,815.22	\$ 44,336.06
	\$ 2,400,993.12	\$ 1,267,052.17	\$ 602,403.60	\$ 531,537.35	\$2,400,993.12

	Net Assessed	Percentage	Assessments Collected	Assessments Transferred	Balance to Transfer
Debt Service Fund	\$ 655,615	25.09%	\$ 602,404	\$ (561,594)	\$ 40,810
General Fund	\$ 1,378,973	52.77%	\$ 1,267,052	\$ (1,267,052)	\$ -
Recreation Fund	\$ 578,489	22.14%	\$ 531,537	\$ (495,529)	\$ 36,009
	\$ 2,613,077	100.00%	\$ 2,400,993	\$ (2,324,175)	\$ 76,818

Percentage Collected	91.88%
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Viera East
Community Development District
Golf Course/Recreation Fund- Operations
Prior Month/Year Comparison

	Actuals			Year to Date		
	1/31/22	1/31/23	Variance	1/31/22	1/31/23	Variance
<i>Revenues:</i>						
Greens Fees	\$ 170,075	\$ 205,772	\$ 35,697	\$ 581,547	\$ 613,174	\$ 31,627
Gift Cards - Sales	\$ 219	\$ 1,710	\$ 1,491	\$ 4,264	\$ 12,961	\$ 8,697
Gift Cards - Usage	\$ (2,627)	\$ (4,181)	\$ (1,554)	\$ (6,371)	\$ (7,827)	\$ (1,456)
Season Advance/Trail Fees	\$ 24,159	\$ 11,507	\$ (12,652)	\$ 89,098	\$ 55,447	\$ (33,651)
Associate Memberships	\$ 4,582	\$ 3,792	\$ (790)	\$ 12,440	\$ 10,665	\$ (1,775)
Driving Range	\$ 7,590	\$ 9,969	\$ 2,379	\$ 32,792	\$ 31,527	\$ (1,265)
Golf Lessons	\$ 175	\$ 385	\$ 210	\$ 700	\$ 1,140	\$ 440
Merchandise Sales	\$ 8,083	\$ 9,374	\$ 1,291	\$ 38,227	\$ 32,538	\$ (5,689)
Special Assessments - Operations	\$ 1,519	\$ 1,519	\$ -	\$ 6,077	\$ 6,077	\$ -
Miscellaneous Income	\$ 417	\$ 1,815	\$ 1,398	\$ 1,648	\$ 16,652	\$ 15,004
Total Revenues	\$ 214,192	\$ 241,661	\$ 27,469	\$ 760,422	\$ 772,354	\$ 11,932
<i>Expenditures:</i>						
Golf Course Expenditures	\$ 13,704	\$ 16,218	\$ (2,514)	\$ 48,159	\$ 53,751	\$ (5,592)
Golf Operations	\$ 32,547	\$ 40,764	\$ (8,217)	\$ 133,221	\$ 150,919	\$ (17,698)
Merchandise Sales	\$ 3,250	\$ 10,769	\$ (7,519)	\$ 23,211	\$ 41,073	\$ (17,862)
Golf Course Maintenance	\$ 85,966	\$ 102,488	\$ (16,522)	\$ 355,790	\$ 398,831	\$ (43,041)
Administrative	\$ 17,626	\$ 14,328	\$ 3,298	\$ 56,360	\$ 61,428	\$ (5,068)
Total Expenditures	\$ 153,094	\$ 184,568	\$ (31,474)	\$ 616,741	\$ 706,002	\$ (89,261)
Operating Income/(Loss)	\$ 61,098	\$ 57,093	\$ (4,005)	\$ 143,681	\$ 66,352	\$ (77,329)

I. Cash Flows:	Actuals				Projections									
	October	November	December	January	February	March	April	May	June	July	August	September	Totals	
Starting Funds														
Carry Forward	\$ 466,008	\$ 451,172	\$ 415,940	\$ 461,926	\$ 510,968	\$ 581,483	\$ 689,778	\$ 736,398	\$ 741,267	\$ 731,432	\$ 689,735	\$ 663,741		
Revenues														
Golf Course	\$ 202,326	\$ 200,679	\$ 256,668	\$ 292,039	\$ 327,764	\$ 375,561	\$ 297,532	\$ 244,552	\$ 226,125	\$ 185,814	\$ 205,681	\$ 146,657	\$ 2,961,399	
Course Operations	\$ 163,911	\$ 159,958	\$ 206,824	\$ 241,661	\$ 258,936	\$ 296,658	\$ 235,076	\$ 193,265	\$ 178,722	\$ 146,909	\$ 162,588	\$ 116,005	\$ 2,360,513	
Restaurant	\$ 38,415	\$ 40,721	\$ 49,844	\$ 50,378	\$ 68,828	\$ 78,904	\$ 62,455	\$ 51,287	\$ 47,403	\$ 38,905	\$ 43,093	\$ 30,652	\$ 600,886	
Total All Cash	\$ 668,334	\$ 651,851	\$ 672,608	\$ 753,964	\$ 838,732	\$ 957,044	\$ 987,310	\$ 980,950	\$ 967,392	\$ 917,246	\$ 895,416	\$ 810,398	\$ 2,961,399	
Expenses														
Golf Course	\$ 217,162	\$ 235,911	\$ 210,683	\$ 242,997	\$ 257,248	\$ 267,266	\$ 250,912	\$ 239,683	\$ 235,960	\$ 227,511	\$ 231,675	\$ 219,315	\$ 2,836,324	
Course Operations	\$ 175,859	\$ 174,577	\$ 170,998	\$ 184,568	\$ 188,814	\$ 188,814	\$ 188,814	\$ 188,689	\$ 188,828	\$ 188,828	\$ 188,828	\$ 188,840	\$ 2,216,457	
Restaurant	\$ 41,303	\$ 61,334	\$ 39,685	\$ 58,429	\$ 68,435	\$ 78,452	\$ 62,098	\$ 50,994	\$ 47,132	\$ 38,683	\$ 42,847	\$ 30,476	\$ 619,867	
Cash Less Expenses	\$ 451,172	\$ 415,940	\$ 461,926	\$ 510,968	\$ 581,483	\$ 689,778	\$ 736,398	\$ 741,267	\$ 731,432	\$ 689,735	\$ 663,741	\$ 591,083		
													<i>Projected Revenues FY 2023</i>	\$ 2,961,399
													<i>Projected Expenses FY 2023</i>	\$ 2,836,324
													<i>Projected Surplus(Deficit) FY 2023</i>	\$ 125,075

SECTION C

Project Fund	Estimated Original Costs	Changes	Projected Revised Costs	Approved Costs	Remaining	Spent	Status/Estimation
							Req 52, 60-64, 66,70, 74, 75, 77, 84, 94, 96, 101, 104, 107, 109, 111, 113, 114, 117, 118-121, 123, 126, 129, 130, 131, 135, 136, 137, 138, 139, 140,
Clubhouse	\$580,000	\$718,277	\$1,298,277	\$1,298,277	\$0	\$1,198,277	141-143, 146, 147, 151-156, 158
Maintenance Building Repairs	\$40,000	-\$5,050	\$34,950	\$34,950	\$0	\$34,950	Req 51, 72, 145
Bunker Renovation & Liners	\$1,090,000	-\$850,000	\$240,000	\$730	\$239,270	\$730	Req 89
Regrass Fairways and Slopes	\$125,000	-\$117,138	\$7,862	\$7,862	\$0	\$7,862	Hole #2 Approved - \$7,862.40 - Req 6
Golf Course Lake - Banks	\$150,000	-\$80,770	\$69,230	\$69,230	\$0	\$69,230	Req 144
Sidewalk Repair	\$75,000	\$7,023	\$82,023	\$82,023	\$0	\$82,023	Req 13, Req 25, Req 48, 71, 73, 159
Cart Path Extensions	\$175,000	-\$95,000	\$80,000	\$80,000	\$0	\$31,835	Req 157
Tee Box Renovation	\$150,000	-\$75,768	\$74,232		\$74,232	\$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	\$118,375	\$455,375	\$456,566	\$1,191	\$456,566	Req 4, 7-10, 12, Req 27, Req 34, Req 41, Req 42, Req 112, 132, 160 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, 148,
<i>Irrigation System - Completed</i>	\$2,080,000	\$340,440	\$2,420,440	\$2,420,440	\$0	\$2,420,440	149, 150
<i>Culvert Repair #7 - Butterfly Valve - COMPLETED</i>	\$37,500	\$209,020	\$246,520	\$246,520	\$0	\$246,520	Req 122, Req 134, 156
<i>Driving Range Tee - COMPLETED</i>	\$20,000	\$89,681	\$109,681	\$109,681	\$0	\$109,681	Req 125
<i>Dog Park - COMPLETED</i>	\$55,000	\$9,461	\$64,461	\$64,461	\$0	\$64,461	Req 43, 46, 47, 58, 59, 65, 67, 68, 78, 80, 81, 91, 97, 98, 99, 100 Req #5, 16-18 for Engineering, Req #11 for \$98,595.16, Req #15 for \$308,358, Req #19, Req 22-23, Req 29 & 30, Reqs 33 and 35, Req 37, Req
<i>Bulkheads - COMPLETED</i>	\$375,000	\$344,142	\$719,142	\$719,142	\$0	\$719,142	44 Project Complete Req 14, Req 26, Req 31, Req 36, Req 39-40, Req 49 and 50, Req 54 and
<i>Woodside Park Playground - COMPLETED</i>	\$45,000	\$75,192	\$120,192	\$120,192	\$0	\$120,192	55, Req 56, 57, 72, 76, 79, 85, 86, 88, 92, 93, 95, 102, 103
<i>Pavillion - ELIMINATED</i>	\$95,000	-\$95,000	\$0	\$0	\$0	\$0	
<i>Lost Revenue - ELIMINATED</i>	\$287,395	-\$287,395	\$0	\$0	\$0	\$0	
	<u>\$6,022,585</u>	<u>-\$200</u>	<u>\$6,022,384</u>	<u>\$5,710,073</u>	<u>\$314,693</u>	<u>\$5,561,909</u>	

Viera East CDD

Series 2020 Acquisition and Construction Requisition Summary

Date	Req #	Payee	Description	Amount
2/16/23	159	Viera East CDD	D. Bell- Final invoice Concrete work	\$ 32,624.20
2/16/23	160	Viera East CDD	Environmental Stewardship LLC- Ballard installation	\$ 1,191.00

TOTAL REQUISITIONS TO BE PAID

\$ 33,815.20

REQUISITION NO. 159

\$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: 159
- (B) Name of Payee: Viera East CDD
- (C) Address of Payee: 2300 Clubhouse Dr, Viera, FL 32955
- (D) Amount Payable: \$32,624.20

The Undersigned hereby certifies that this requisition for the final installation of concrete work 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. 159

\$7,685,000

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

CONSULTING ENGINEER'S APPROVAL OF 2020 PROJECT COSTS

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

[CONSULTING ENGINEER]

Title: _____

205 WEST DR
 SUITE 1 & 2
 MELBOURNE, FL 32904

Date	Invoice #
12/2/2022	179-2

Bill To
Viera East CDD 2300 Clubhouse Dr Rockledge FL 32955

P.O. No.	Terms	Project

Item	Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Amount
04 Conc...	Cart path extensions. Hole #3 Tee box and Green Approximately 1536 square feet. 1. Remove grass and fill for sidewalk extension and haul away. 2. Remove and haul away (2) sidewalk panels near green for alignment of sidewalk. 3. Form for new sidewalk extension. 4. Find nearest entry to course for construction of sidewalk. 5. Pour sidewalk utilizing Power Buggys for transport of concrete. 6. Broom finish concrete. 7. Strip forms and sawcut concrete.	26,112.00			1	26,112.00	100.00%	100.00%	26,112.00

We look forward to doing business with you!	Total
	Payments/Credits
	Balance Due

205 WEST DR
 SUITE 1 & 2
 MELBOURNE, FL 32904

Date	Invoice #
12/2/2022	179-2

Bill To
Viera East CDD 2300 Clubhouse Dr Rockledge FL 32955

P.O. No.	Terms	Project

Item	Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Amount
04 Conc...	Concrete Hole #5 Tee box Approximately 800 square feet 1. Remove grass and fill for sidewalk extension and haul away. 2. Form for new sidewalk extension. 3. Find nearest entry to course for construction of sidewalk. 4. Pour sidewalk utilizing Power Buggys for transport of concrete. 5. Broom finish concrete. 6. Strip forms and sawcut concrete.	13,600.00			1	13,600.00	100.00%	100.00%	13,600.00

We look forward to doing business with you!	Total
	Payments/Credits
	Balance Due

205 WEST DR
 SUITE 1 & 2
 MELBOURNE, FL 32904

Date	Invoice #
12/2/2022	179-2

Bill To
Viera East CDD 2300 Clubhouse Dr Rockledge FL 32955

P.O. No.	Terms	Project

Item	Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Amount
04 Conc...	Concrete Hole #6 Green Approximately 560 square feet 1. Remove grass and fill for sidewalk extension and haul away. 2. Remove and re-grade hill for proper slope for sidewalk extension. 3. Form for new sidewalk extension. 4. Find nearest entry to course for construction of sidewalk. 5. Pour sidewalk utilizing Power Buggys for transport of concrete. 6. Broom finish concrete. 7. Strip forms and sawcut concrete.	13,440.00			1	13,440.00	100.00%	100.00%	13,440.00

We look forward to doing business with you!

Total
Payments/Credits
Balance Due

205 WEST DR
 SUITE 1 & 2
 MELBOURNE, FL 32904

Date	Invoice #
12/2/2022	179-2

Bill To
Viera East CDD 2300 Clubhouse Dr Rockledge FL 32955

P.O. No.	Terms	Project

Item	Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Amount
04 Conc...	Concrete Hole #7 Behind green Approximately 170 lineal feet. 1. Trench along the sidewalk for new curb. 2. Install Modified Type E extruded curbing with curb machine. 3. Install curb cuts for drainage. 4. Create transitions at each end of curbing. 5. Transport concrete from nearest entry point.	4,675.00			1	4,675.00	100.00%	100.00%	4,675.00

We look forward to doing business with you!	Total
	Payments/Credits
	Balance Due

Invoice

205 WEST DR
 SUITE 1 & 2
 MELBOURNE, FL 32904

Date	Invoice #
12/2/2022	179-2

Bill To
Viera East CDD 2300 Clubhouse Dr Rockledge FL 32955

P.O. No.	Terms	Project

Item	Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Amount
04 Conc...	Concrete Hole #8 Tee box Approximately 520 square feet. 1. Remove grass and fill for sidewalk extension and haul away. 2. Form for new sidewalk extension. 3. Find nearest entry to course for construction of sidewalk. 4. Pour sidewalk utilizing Power Buggys for transport of concrete. 5. Broom finish concrete. 6. Strip forms and sawcut concrete.	8,840.00			1	8,840.00	100.00%	100.00%	8,840.00

We look forward to doing business with you!	Total
	Payments/Credits
	Balance Due

205 WEST DR
 SUITE 1 & 2
 MELBOURNE, FL 32904

Date	Invoice #
12/2/2022	179-2

Bill To
Viera East CDD 2300 Clubhouse Dr Rockledge FL 32955

P.O. No.	Terms	Project

Item	Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Amount
04 Conc...	Concrete Hole #9 Green Approximately 760 square feet. 1. Remove grass and fill for sidewalk extension and haul away. 2. Form for new sidewalk extension. 3. Find nearest entry to course for construction of sidewalk. 4. Pour sidewalk utilizing Power Buggys for transport of concrete. 5. Broom finish concrete. 6. Strip forms and sawcut concrete.	12,920.00			1	12,920.00	100.00%	100.00%	12,920.00
04 Conc...	Added square footage to cart paths on multiple holes.				1	5,504.00			5,504.00
Notes	Hole #9 was canceled.				1	-12,920.00			-12,920.00

We look forward to doing business with you!	Total
	Payments/Credits
	Balance Due

205 WEST DR
 SUITE 1 & 2
 MELBOURNE, FL 32904

Date	Invoice #
12/2/2022	179-2

Bill To
Viera East CDD 2300 Clubhouse Dr Rockledge FL 32955

P.O. No.	Terms	Project

Item	Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Amount
Notes	Applying credit for overpayment on Pipe Crossing Project. ADS pipe and installation was shorter than estimated.				1	-7,712.00			-7,712.00

We look forward to doing business with you!						Total	\$64,459.00
						Payments/Credits	-\$31,834.80
						Balance Due	\$32,624.20

REQUISITION NO. 160

\$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: 160
- (B) Name of Payee: Viera East CDD
- (C) Address of Payee: 2300 Clubhouse Dr, Viera, FL 32955
- (D) Amount Payable: \$1,191.00

The Undersigned hereby certifies that this requisition for the installation of concrete ballards 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. 160

\$7,685,000

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

CONSULTING ENGINEER'S APPROVAL OF 2020 PROJECT COSTS

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

[CONSULTING ENGINEER]

Title: _____



Environmental Stewardship LLC

Invoice No: 504
Date: 02/04/2023
Terms: NET 0
Due Date: 02/04/2023
Bill To: Viera East Golf club
 eguerra@vieraeastcdd.com, lcampos@vieraeastcdd.com
 2300 Clubhouse Dr
 Rockledge, FL, 32955-6500
 (321) 693-2355

Invoice

1400 Wilson Rd
 Cocoa, FL, 32922
 786-830-4547
 stewardship@outlook.com
 stewardship.co
 Felix Burris
 LIC# CFC1427975
 Insured
 Residential and Commercial
 Plumbing Contractor

Description	Quantity	Rate	Amount
material	1	\$216.00	\$216.00
Parts Subtotal			\$216.00

Description	Quantity	Rate	Amount
installed four 4" Ballards with concrete inside 2 feet deep to prevent future collision with backflow preventer.	1	\$975.00	\$975.00
Labor Subtotal			\$975.00

Bond

GL# 002-300-13100-10200 \$ 1191.00
 GL# _____ \$ _____
 GL# _____ \$ _____
 GL# _____ \$ _____
 Dept Head _____ GM _____

Subtotal	\$1,191.00
TAX 0%	\$0.00
Total	\$1,191.00
PAID	\$0.00

 Pay Now



Balance Due **\$1,191.00**

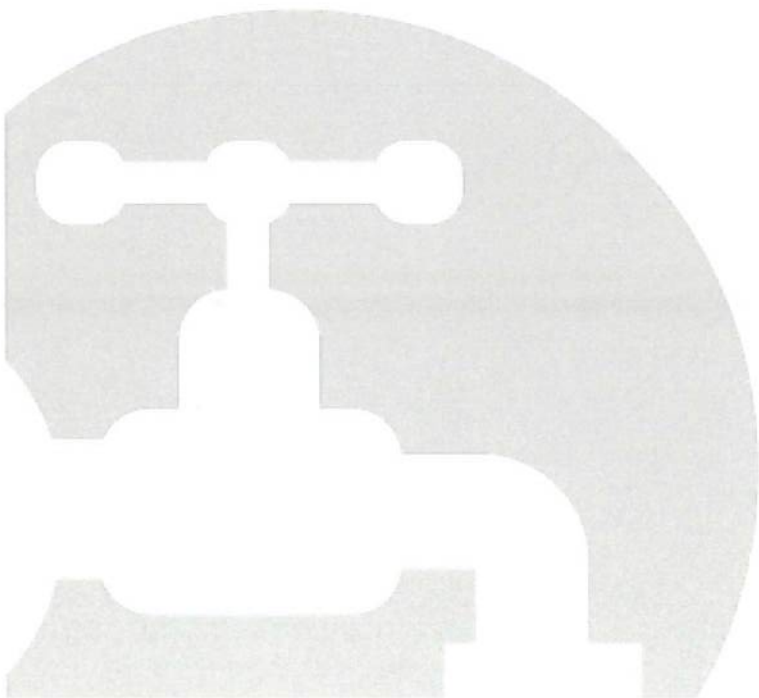


Photo 1

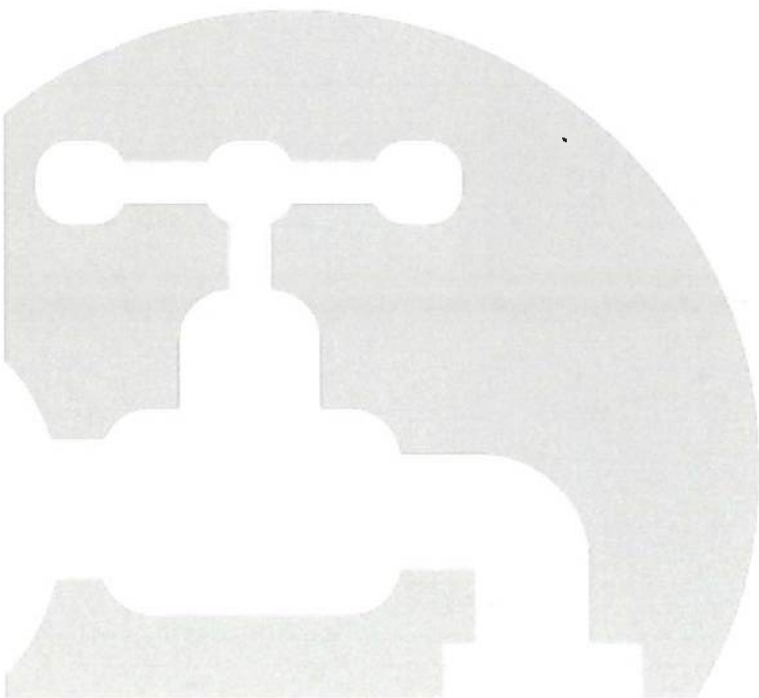


Photo 2

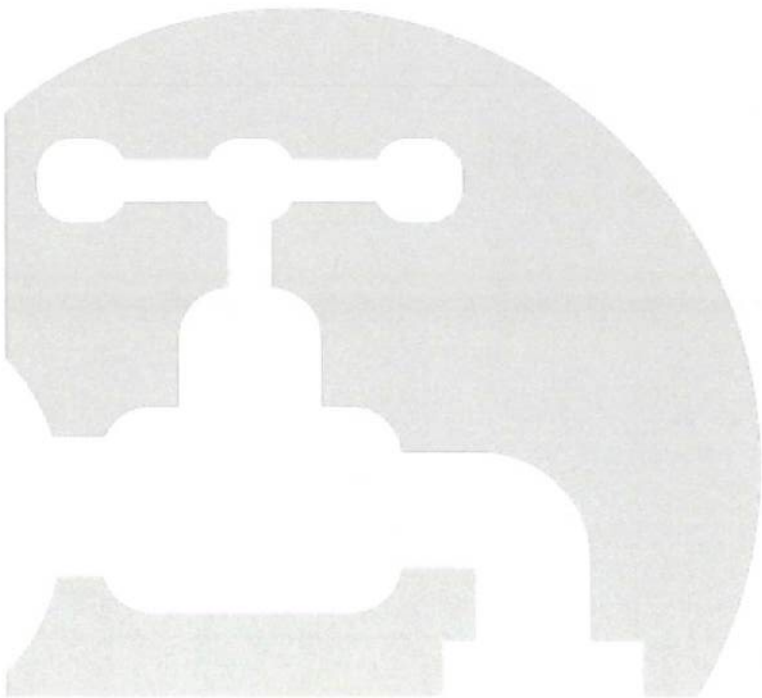


Photo 3

