

***Viera East
Community Development District***

Agenda

June 22, 2023

AGENDA

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

June 15, 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, June 22, 2023, at 7:00 p.m. in Building C, 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 May 25, 2023 Board of Supervisors Meeting
- V. New Business
 - A. Discussion of Fiscal Year 2024 Golf Course Budget
 - B. Ratification of Agreement for Putting Green and Related Irrigation Renovations with Landirr, Inc.
- VI. Old Business
 - A. Action Items List
- VII. Staff Reports
 - A. General Manager's Report
 - B. District Manager's Report
 - i. Reminder of Form 1 Filing Requirement Deadline- July 1, 2023
 - C. Lifestyle/ Marketing Report
 - D. Restaurant Report
- VIII. Treasurer's Report - Consideration of Financial Statements
 - A. Approval of Check Register
 - B. Balance Sheet and Income Statements
- IX. Supervisor's Requests
- X. Adjournment

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, May 25, 2023** at 7:00 p.m. at Faith Lutheran Church, Building C, 5550 Faith Drive, Viera, Florida.

Present and constituting a quorum were:

Rob Dale	Chairman
Jennifer DeVries (<i>via phone</i>)	Vice Chairperson
Steve Colasinski	Treasurer
Pete Carnesale	Assistant Secretary
Ron Rysztogi	Assistant Secretary

Also present were:

Jason Showe	District Manager
Jeremy LeBrun	GMS
Jim Moller	Golf Maintenance Superintendent
Michelle Webb	Lifestyle/Marketing Director
Bill Maharis	Resident, Vice President VECA
Terry Mott	Resident

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order at 7:00 p.m. A quorum was present.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Public Comment Period

Mr. Showe: This is the time for audience members to make any public comments. We would ask you to please state your name and address for the record and keep your comments to three minutes. If there are no comments, we will proceed to the minutes.

FOURTH ORDER OF BUSINESS

**Approval of Minutes of the April 13, 2023
Continued Meeting and April 27, 2023,
Board of Supervisors Meeting**

Mr. Showe: Mr. Carnesale provided us a small change on Page 34 of the April 27, 2023 minutes. We can take any other questions or comments at this time or a motion to approve as amended.

Mr. Rysztogi: I have a correction. On the April 13th minutes, it says that I have a wife and one child on our plan. I'm sure that I didn't make that statement.

Mr. Moller: It was me. We were talking about the cellphone plans. I said that I have a wife and one child.

Mr. Dale: Does anyone have any additional changes? If not, I would entertain a motion to approve.

Mr. Rysztogi MOVED to approve the Minutes of the April 13, 2023 Continued Meeting as presented and the April 27, 2023 Board of Supervisors Meeting as amended and Mr. Carnesale seconded the motion.

Mr. Dale: Is there any discussion? Hearing none,

On VOICE VOTE with all in favor the Minutes of the April 13, 2023 Continued Meeting as presented and the April 27, 2023 Board of Supervisors Meeting as amended were approved.

FIFTH ORDER OF BUSINESS

New Business

**A. Consideration of Resolution 2023-05 Approving the Fiscal Year 2024
Proposed Budget and Setting a Public Hearing**

Mr. Showe: This is the start of our budget process. We presented Resolution 2023-05, which does several things for the Board. First, it approves a Proposed Budget, which will be attached as Exhibit A along with any changes that the Board might make tonight. It also sets the public hearing, which we've set for August 24, 2023 at 7:00 p.m., which is your regular meeting. It further directs us to transmit this budget to Brevard County and the City of Rockledge, as well as post to your website, which is required by Florida Statutes. We made it so there is no assessment increase. I will note that this Board has several budget workshops to go over the

budget from this point forward. The purpose of tonight is as long as you don't want to raise assessments, which is the way the budget has been set at this point, you can approve this as a Proposed Budget. You have the full flexibility to move money between account lines as we go through the workshop process. We can also make any changes that the Board would like to make as well, but you have full flexibility. We increased all salaries by 3%. Last year, there was a change from the Board to go back to 1.75% and then you did the rest as a bonus. But I wanted you to know that we put the 3% in there right now. So, if you change it, it is more of a benefit.

Mr. Colasinski: I think we need to take a close look at all salaries. Three percent is nice, but unfortunately, inflation is 5%, but we are still stuck with high prices. We need to re-evaluate the overall budget with regards to salaries for everyone. So, I would like to make sure that we do that. It's still a very competitive labor market out there as well. We have some areas in our domain that have been impacted by people leaving for higher salaries and I can't blame them. But we need to stay competitive as well.

Mr. Showe: That was one reason why I pushed it to 3%.

Mr. Colasinski: That's fine. That's a starting point. I think we'll come up with a number, but when it comes to an assessment, I would like not to. But if we don't have enough money to cover the salaries, I think we need to re-evaluate that.

Mr. Showe: I would say on a general basis, even with no assessment increase, you are still transferring \$350 from the General Fund to your reserve as part of that no assessment increase.

Mr. Colasinski: I'm not trying to drive for an assessment increase. I just want to make sure that we can rationalize those numbers.

Mr. Showe: Absolutely.

Mr. Colasinski: To make sure that we understand fully where we are at, if we have a salary increase. Jim, I will leave it up to you as to what you would like to propose for the team. Then the Board can vote on it, since you are accountable for the entire staff and you know what you need to keep it.

Mr. Moller: I have already started some market research to find out what competitive golf courses are charging.

Mr. Colasinski: Its more than that, the people on Ed's team and the people in the restaurant.

Mr. Moller: Yeah.

Mr. Colasinski: Everyone.

Mr. Dale: Just adding to that, I don't want to get into a long discussion because we have months to do this, but with the minimum wage increases, we have another two years.

Mr. Moller: Every year it goes up \$1. It will go up in 2025.

Mr. Dale: So, in three years. I guess my point is, we were doing \$1 per year.

Mr. Moller: Yeah.

Mr. Dale: That alone is more than the 3% that we are talking about.

Mr. Showe: I think as part of the schedule that Hannah did, she already included it. I will make sure that we have the minimum wage increase.

Mr. Dale: Okay. That's all I was getting at.

Mr. Moller: I don't think we have too many that the minimum wage will affect.

Mr. Colasinski: Right.

Mr. Carnesale: Steve is right. There would've been a minimum wage on the people at the bottom and there are other people around that, that are going to get pissed off if they're not getting something as well.

Mr. Moller: Correct.

Mr. Colasinski: I trust Jim.

Mr. Dale: That's the point.

Mr. Colasinski: The other thing are the vendors that we have with us as well. Their fees have gone up.

Mr. Moller: Yes.

Mr. Colasinski: So, that's something else we need to take a second look at in our budget. When I sign checks, I look at the numbers and the numbers have gone up. All services have gone up. We just need to re-evaluate our actual costs and project some form of inflationary cost for the next year. It doesn't have to be 10%. I just want to make sure that we can rationalize the numbers.

Mr. Showe: We have done that on all of the contracts. If you look at the contracts from last year to this year, we have shown increases in all of those.

Mr. Colasinski: Okay, now are those the actual increases or projected increases?

Mr. Showe: Those are projected. What we don't want to do as a process, I don't like to ask my vendors in May if they are going to increase.

Mr. Colasinski: Oh no.

Mr. Showe: We kind of have a feel for what is happening based on pricing.

Mr. Colasinski: Right.

Mr. Showe: So, we typically use a 5% or 10% inflation on all of those.

Mr. Colasinski: Very good.

Mr. Showe: That typically covers us.

Mr. Colasinski: It's like having a Federal or Student Loan Program.

Mr. Showe: It's better to catch them in September and say, *"Hey, we need a contract. Hurry up and give us a number."*

Mr. Colasinski: Yeah. Okay. We have several programs already in place for midges and so forth.

Mr. Showe: I'll point out also, when you go to the Proposed Budget, which is Page 69 in your agenda package, at the end of this fiscal year, we are projecting \$1.5 million in your *Capital Reserve*. That's why we feel comfortable with the assessment level.

Mr. Colasinski: Okay, so now we also started a Capital Reserve Fund for the District.

Mr. Showe: Yeah. If you look at the bottom of that page, it's the split. About \$750 of that is for the General Fund and \$814 is the golf course.

Mr. Dale: Right.

Mr. Showe: We track those separately and we keep that.

Mr. Colasinski: Okay. The contribution is \$420,817 for the General Fund.

Mr. Showe: Correct.

Mr. Colasinski: That is what we did when we modified the assessment.

Mr. Showe: Yes.

Mr. Colasinski: Okay. But we should be getting another contribution for that next year.

Mr. Showe: Correct.

Mr. Colasinski: The intention for that money is different than covering cost increases.

Mr. Showe: Correct.

Mr. Colasinski: That's my point. That is intended to be an emergency fund. I don't want to draw out of that too much because if there is any sort of increase that we need, it would be minimal.

Mr. Showe: Right.

Mr. Colasinski: Okay.

Mr. Showe: We'll work with Jim. The workshop will be focused on your General Fund. I will work with Jim over the next week or two to tighten all of those numbers up.

Mr. Colasinski: Okay.

Mr. Dale: As long as you are bringing up the issue, you brought up the question I had for four months and I keep forgetting to ask. The deposits, what are we investing in, the reason why that's important is to build these up more is potentially for a sprinkler system 20 years down the road, but I don't know that it's really appropriate keeping that money in a money market account.

Mr. Colasinski: Maybe a CD.

Mr. Dale: A CD or something like that.

Mr. Showe: Typically, what we've been using is the State Board of Administration (SBA) account, which is getting about 4% or 5% right now.

Mr. Dale: Oh, it is. Okay.

Mr. Showe: I'll double check that. A couple of months ago when the banking crisis happened, we ended up pulling somebody out of there because there was some uncertainty. Then I think we put it all back.

Mr. Dale: Okay. As long as we are getting in the 4% or 5% range, I'm comfortable with that, because even a 10-year bond, that's the range you're in.

Mr. Showe: I'm pretty sure that's where we're at.

Mr. Dale: Very cool.

Mr. Colasinski: Didn't we have more for Fiscal Year 2023 contributions for the golf course as far as the money that we had for profit last year? This says \$252,806 and I thought we had well over \$300,000.

Mr. Dale: Its less the bonuses.

Mr. Colasinski: Yeah.

Mr. Showe: I think that is a projection based on the budget right now. Let me double check that.

Mr. Colasinski: Okay. Because that says Fiscal Year 2023, which is our current budget.

Mr. Showe: Correct. That's actually included in the budget as a non-profit.

Mr. Colasinski: Okay. I see the projected number above that. Very good. So, we had a beginning balance of \$561,415 for the golf course.

Mr. Showe: Correct.

Mr. Colasinski: Because the last two years we had \$452,000 and then \$385,000. That's over \$800,000 and I only see \$561,415 here for *Capital Reserve* for the golf course.

Mr. Showe: We started with \$837,000 as of the end of Fiscal Year 2022. I'll go back.

Mr. Colasinski: I would just like to make sure we're tracking it correctly, because we're working hard to generate that profit. At least Jim's people are.

Mr. Showe: Yeah.

Mr. Colasinski: We should make sure that we keep it there so we can keep the golf course sustainable.

Mr. Showe: When we did that as a starting point, we showed the Board some different calculations and you guys picked one. So, I'll verify it.

Mr. Dale: Okay. So, in terms of the Proposed Budget and setting the hearing date, that requires a motion. Doesn't it?

Mr. Showe: Correct. You would want to approve that resolution. Again, if the Board is so inclined, at one of your future hearings, you still have time to do the mailed notice if you raise assessments.

Mr. Colasinski: Yeah. We need to take a look at the Proposed Budget and understand. Do we normally have that budget hearing in August?

Mr. Showe: Correct. The hearing is scheduled for August 24th. If you were to increase assessments again, the actual notices wouldn't have to go out until...

Mr. Colasinski: Until the beginning of July.

Mr. Showe: It would be 21 days in advance at the beginning of August.

Mr. Colasinski: I'm not planning on anything. I just want to make sure that we understand where we're at.

Mr. Showe: What will really drive that is your next workshop, because the General Fund is where you have flexibility over the assessments. You could adjust that. I think with the reserves that you have, you're in great shape. We will take a look at that.

Mr. Dale: The only thing that could potentially affect that is if the Engineer's Study came in messed up.

Mr. Colasinski: That is correct because we don't know the outcome of that yet.

Mr. Dale: Exactly.

Mr. Colasinski: It will be well into next fiscal year before we probably see the outcome of that based on how fast the county is moving.

Mr. Dale: Right.

Mr. Showe: We just need a motion to approve the resolution as presented.

Mr. Colasinski MOVED to adopt Resolution 2023-05 Approving the Proposed Fiscal Year 2024 Budget and Setting a Public Hearing for August 24, 2023 at 7:00 p.m. at this location and Mr. Carnesale seconded the motion.

Mr. Dale: Is there any further discussion? Hearing none,

On VOICE VOTE with all in favor Resolution 2023-05 Approving the Proposed Fiscal Year 2024 Budget and Setting a Public Hearing for August 24, 2023 at 7:00 p.m. at this location was adopted.

B. Presentation of Budget Calendar

Mr. Showe: This is your Proposed Budget schedule. It's the same type of process. We will go through the General Fund Budget at your next meeting. Then we have two meetings for the golf course and then one on the rules.

C. Consideration of Resolution 2023-06 Designating an Assistant Treasurer - ADDED

Mr. Showe: Mr. Darrin Mossing in our office moved back to Florida. He would like to be made an Assistant Treasurer of all the Districts, to help facilitate the bank account. He wouldn't

be signing any checks, but he's the President of our company. I don't expect him to have a lot of involvement, but it does give him flexibility if there are any issues.

Mr. Dale: Darrin's the one that helped us out when we had an issue.

Mr. Showe: He's the man, when it comes to anything bond, finance or accounting related.

Mr. Colasinski: Are you asking us to make a motion?

Mr. Showe: Yes, to designate him as an Assistant Treasurer. It wouldn't change anything with the way you are operating.

Mr. Carnesale MOVED to adopt Resolution 2023-08 Designating Darrin Mossing as an Assistant Treasurer and Mr. Rysztocki seconded the motion.

Mr. Dale: Is there any further discussion? Hearing none,

On VOICE VOTE with all in favor Resolution 2023-08 Designating Darrin Mossing as an Assistant Treasurer was adopted.
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Mr. Showe: I know that it seems strange, but we're doing it in every District, if things need to get done. We're picking up a lot of clients and unfortunately, he's having to get a little more hands on.

Mr. Dale: He's able to talk to the bank if something is messed up.

Mr. Showe: It gives him the ability to do more things than he can do now. He moved back to Florida so that he could help facilitate that.

Mr. Colasinski: He also has a lot more power, so he can make recommendations. How many Districts does he have?

Mr. Showe: We have 300 statewide.

Mr. Colasinski: I'm asking how many you have.

Mr. Showe: I have 15 of my own.

Mr. Dale: Was the budget calendar part of that motion?

Mr. Showe: It doesn't really need to be approved. That's just the schedule for now.

SIXTH ORDER OF BUSINESS

Old Business

A. Action Items List

Mr. Showe: The fire breaks are complete.

Mr. Dale: Michelle, perhaps a good post, at some point, is that the fire breaks are complete. If there are any neighborhoods that feel something was missed, please contact Jason or Jim.

Mr. Showe: The next item is the Emergency Recovery Plan. The engineer reported this week that he has finally gotten the information from the county to be able to proceed.

Mr. Colasinski: Good. It takes time to do the analysis.

Mr. Showe: Yeah. I think Jennifer is still working with Jim on the community response letter, but I think some of that is going to be driven off of what the engineer says. So, it is probably important to get his analysis.

Ms. DeVries: I thought we changed that to writing an article in the newsletter.

Mr. Showe: Okay.

Ms. DeVries: I hadn't drafted that one. I was waiting for the Engineer's Report. Have we received it?

Mr. Showe: No. That is what I was just noting, Jen. He just received information from the county.

Ms. DeVries: Okay.

Mr. Showe: I think it's probably important to get his analysis first.

Ms. DeVries: Yeah. Okay.

Mr. Showe: We have the Employee Manual in final draft. We're just waiting to see if you have any other changes.

Ms. DeVries: I haven't had a chance to edit that.

Mr. Moller: It's good to go.

Mr. Showe: Alright. I'm going to edit the beginning of the Employee Manual. They want some description about the District. Then we'll have a new Employee Manual.

Mr. Dale: Okay.

Mr. Showe: What about the new POS System?

Mr. Moller: So far so good. We went live on Tuesday. We are still trying to figure out some of the reporting on the back end, myself and Inez, but from a front of the house standpoint,

it's very user friendly. There's clarification that Kyle and Eddie need to tweak, but it's a good system.

Mr. Showe: Okay.

Mr. Dale: Let me ask a question. There may need to be another post that Michelle might need to make. I noticed in the emails I received this week that its now JMoller@VECDD.com.

Mr. Moller: Yes.

Mr. Dale: Versus JimMiller@VieraEastCDD.com. Is that across the board for all employees?

Mr. Showe: Yes. We used a vendor that created all of your email accounts. That vendor has gone insolvent and we are no longer able to get service from them. Several of the email accounts have reached their maximum capacity.

Mr. Dale: I understand.

Mr. Showe: Folks in our corporate office have spent months trying to fix it, get the company to respond, to do anything and finally the only choice that we really had to keep operations going and make sure that we didn't miss anything, was to migrate all of it to a different email address.

Mr. Dale: Okay.

Mr. Showe: So, if you email an old address, you will get a return email saying, *"Please see the new email."*

Mr. Dale: Okay. That's where I was going.

Mr. Showe: I made sure that was one of the key points as we were talking about it. This is a customer driven business and we cannot have people thinking that their emails got delivered and they did not.

Mr. Dale: Okay. But from now on, we should use the VECDD email address as opposed to Viera East CDD (VECDD). I actually like it shorter, but it's across the board.

Mr. Showe: It's been a little bit of a test.

Mr. Dale: We want our friends over at VECA to be able to find us.

Mr. Carnesale: There are a lot of people that have the old one.

Mr. Dale: Correct. That's the point.

Mr. Showe: That's why I made sure if they emailed the old one, they're going to get a response that says, *"Our email address has changed, please email me at this address."*

Mr. Dale: Right.

Mr. Carnesale: That means I have to establish that on my computer

Mr. Dale: Yes. You'll have to put in new email addresses for everybody. Just use VECDD instead of Viera East CDD. Nothing else has changed.

Mr. Carnesale: I'm thinking more of a receipt saying to send it to the new address. If I don't have that as an address on my system, I'll never get it.

Mr. Dale: Well, we can work out the details.

Mr. Colasinski: Okay.

Mr. Dale: Were there any other action items?

Mr. Showe: For the parking lot, we finally got the engineer to confirm that it is good to go. So, it will be advertised next week for bids. It will out for 30 days and at your July workshop, we should be able to bring you whatever bids we received. We can discuss it at that point and you can make a decision at your July meeting.

Mr. Colasinski: Okay.

Mr. Dale: One of the things that I asked Jim to inquire about, I don't know if there's a legal requirement. Usually if you're doing away with spots, you run into problems, but we have eight curb areas in the center of that parking lot that have coquina rock in them. Those are eight spots that we can get. It would probably save them time since they are going to be digging up the entire parking lot, anyways. If we wanted those eight spots back, they seem to serve no useful function. They are not decorative. We don't have plants in them.

Mr. Colasinski: I think it's a way for drainage.

Mr. Dale: That may be. That's why I asked Jim to look into it.

Mr. Colasinski: It keeps it in one big flood of water coming across it. It helps to break that up.

Mr. Dale: Yeah. If that's the case then we should keep it, but if not...

Mr. Showe: As of now, it looks like the map has them all included. Anything in that parking lot is included.

Mr. Dale: My guidance to Jim was that I'm okay with it, as long as the entire Board is okay with this and there are no functional drainage issues. This is why I wanted to talk to the Board about it.

Mr. Colasinski: Right, because when you get water moving, that's the most damaging. It takes a lot of energy and if you break that up, then it has less energy.

Mr. Dale: Right. That may be a good reason as to why it's like that. I don't know.

Mr. Showe: Okay.

Mr. Colasinski: It involves channel water because of the drains we have out there as well.

Mr. Dale: Correct.

Mr. Rysztogi: What advertising do we have to do?

Mr. Showe: The ad will go into Florida Today. Then I will personally send it out to several vendors that we used in the area to make sure that they get it and bid on it.

Mr. Rysztogi: Why is that the only one?

Mr. Showe: You have to use a publication of general circulation, which is defined by Florida Statutes. We can do it in other places.

Mr. Dale: Is that county site up and running yet?

Mr. Showe: No. Neither is any county site that we deal with in Central Florida. The funny thing is some of the counties in South Florida, since they have realized that they can charge for it, they are actually charging almost as much as the newspapers.

Mr. Dale: That's dirty.

Mr. Showe: We will evaluate that when we get there, but obviously, if the engineer is okay with changing that out, once you select a vendor, you can make a Change Order, if that's something that you want to do.

Mr. Dale: Okay.

Mr. Showe: We anticipate that out at the end of the month and then we will work through that process. We will get you bids back.

Mr. Dale: Okay. Thank you. Where else are we?

Mr. Showe: Turf management of Woodside. Are there any updates?

Mr. Moller: Yeah. I actually had a couple of guys, Pete and Eds guys, repairing the children's mound where the erosion was by the little houses on top of the tunnel. We backfilled it, packed it down, put some sod down and put some turf mats on top to try to help save the turf for the kids that like to take shortcuts around there. That's all done. I think the irrigation system gremlins have been worked out and haven't thrown a fault in two weeks. Next month, we'll schedule another day. I know that I need some sod around the golf course. So, we want to get

two pallets of Bermuda, one pallet for the park and one for the golf course. There are some erosion areas on that mound that we'll fix up.

Mr. Dale: Can we go with Bermuda?

Mr. Moller: I'm sticking with Bermuda.

Mr. Dale: It's what we should have used to begin with.

Mr. Moller: That's what is on the hills.

Mr. Dale: Yeah.

Mr. Moller: The mound makeup doesn't have a lot. Its Florida and we are in our drought season. It's a mound. I don't care how much irrigation you throw at it, it's going to struggle.

Mr. Colasinski: It's going to dry up.

Mr. Moller: Yeah.

Mr. Showe: The final thing we had was the parking lot for the driving range.

Mr. Moller: I emailed the HOA and have not heard back. I just received a response that they were going to talk about it, but I haven't heard anything since.

Mr. Showe: That's all we have for action items.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. General Manager's Report

Mr. Showe: We have the General Manager's Report.

Mr. Moller: Alright. The fire breaks are done. I have a quote from American Shoreline that Ed received for the lake banks. This takes care of two lake banks that were on the 2022 schedule, two lake banks on the 2023 schedule and one lake bank that he identified as a Top 3 lake bank, which is Lake 23 in Collingtree. All of those lakes put together come to \$163,100. Mr. Bill Anderson is going to keep us at \$35 per linear feet. He has gone up to \$45 to \$50 in some locations. It's a lot more than we budgeted for.

Mr. Colasinski: It is.

Mr. Moller: Like I said, two of them should have been done in 2022 and it takes care of the two in 2023.

Mr. Colasinski: What are the criteria? Do you understand the criteria on how we prioritize? If you know, fine. If you don't, I understand.

Mr. Moller: I don't. I just had Ed go out and prioritize them.

Mr. Colasinski: I want to understand that because the last round of lakes, were in the same area and we have other communities as well. So, I'm just trying to make sure.

Mr. Moller: The lake banks are Lake 23 in Collingtree, Lake 24 in Hammock Trace, Lake 27 in Hammock Lakes, Lake 31 in Heron's Landing and Lake 61 in Heritage.

Mr. Colasinski: Alright. So, that's something we need to talk about for next year's budget, because we typically only allocate like \$35,000 every year. That's not nearly enough based on the demand. The number one asset that we have in this community are the homes. Some people thought it was the golf course, but it's really our homes.

Mr. Moller: Yeah.

Mr. Colasinski: So, we need to take a look at that and increase our budget to cover the cost of those four lakes.

Mr. Showe: What is the cost?

Mr. Moller: \$163,100.

Mr. Dale: Wasn't the original estimate around \$240,000?

Mr. Moller: I believe so.

Mr. Showe: If he didn't hold his prices, you would probably be right there.

Mr. Dale: Okay, so it's only one of those lakes and the golf course.

Mr. Colasinski: Yeah. I wanted to understand what the criteria was.

Mr. Showe: When they initially did it, the old engineer prepared a map. His criteria are the distance from the lake bank to the home lot.

Mr. Colasinski: Okay.

Mr. Showe: The theory is if that deteriorates, you are deteriorating CDD property. So, to some extent, it's us that's losing and not the homeowner. But closer to that line is where we make the high priority differential.

Mr. Colasinski: Okay. I understand that.

Mr. Showe: We can include it in next year's budget, if that's the Board's desire.

Mr. Colasinski: I would like to do that.

Mr. Showe: Okay.

Mr. Colasinski: Just so we get it done. The other thing is getting the people available to do the job, if we tell them now. Then we can get them booked in that timeframe.

Mr. Moller: Yeah. Bill should be ready to go in October or November.

Mr. Colasinski: That's right.

Mr. Dale: By the way, that wasn't me saying yes. At the last meeting, there was consensus to push that into the next budget.

Mr. Showe: I'll make a note of that and make sure that's in the budget.

Mr. Dale: And get economies of scale out of that.

Mr. Showe: That makes sense if you can do more of it at one time. Then you're not paying him to mobilize as well.

Mr. Colasinski: Right. Half the battle is getting here.

Mr. Moller: Other than that, launching off of the shoreline restoration, I had a homeowner inform me at the HOA meeting on Monday, that there was a rumor being spread that we are no longer maintaining the lake banks. Hopefully, this clears that rumor up since it's on the record.

Mr. Dale: Yeah. We are about to spend more money on lake bank restoration and waterways than we have ever spent. We are not maintaining it.

Mr. Colasinski: Again, homes are our number one asset in this community. So, we have to take care of that.

Mr. Dale: Right. We also heard the other fun rumor that our chef was leaving.

Mr. Colasinski: We don't want to get rumors introduced in meeting minutes.

Mr. Dale: My point is that goofy rumors are in abundance.

Mr. Moller: Alright. The golf course just finished aerating all of the greens. We did three fairways on the front and three fairways in the back. For the next round of aerifications, we'll do three more fairways in the front and back. We will have all 18 fairways aerified at least once. I'm not worried about the tees. They did a dry run on the greens today and they came out phenomenal. They did a great job. I spoke to Sean, our Superintendent from Landirr about the putting green and he said that Mr. Mike Roberts has a start date for us in June. I'm still waiting for the contract to be signed.

Mr. Dale: What kind of timeframe do you estimate?

Mr. Moller: Three-and-a-half months.

Mr. Colasinski: There are many variables.

Mr. Dale: I didn't know if this was a one-time thing.

Mr. Colasinski: We need to remind them that we need a legal review before the contractor can start and we can't predict how long it will take.

Mr. Moller: I understand.

Mr. Colasinski: Just let them know the sooner we get that, the sooner we can start the legal review. That will get us closer to a date in June to start.

Mr. Showe: Even if they are not finalized with the proposal, if they can just get us one that is in basic form, we can fill in the blanks later.

Mr. Moller: Other than that, I will go over the financials. As of the 24th, the golf course is sitting at \$114,882 with a daily average of \$4,787 and projected revenue is \$148,000. To put it in perspective, last year we were at \$127,000 for the month. Food and beverage are sitting at \$60,772. There is projected revenue of \$78,497 and last year, we did \$53,000. So, they are already \$7,000 ahead of last year.

Mr. Colasinski: Okay.

Mr. Moller: Year to date financials⁷, as of April 30th, we are in good shape. We are running \$5,000 ahead of last year. We had one hole closed for irrigation and another hole closed for culvert repairs on Hole 7. I think we should easily hold our own this summer. For golf operations, we talked about Club Caddie. I have a lease for a new ball picker that expires this month. A new ball picker with a cage costs \$13,500. So, we will be replacing that lease.

Mr. Colasinski: Is that an annual lease?

Mr. Moller: Its \$13,500 for the machine.

Mr. Colasinski: Right.

Mr. Moller: We have a four-year lease.

Mr. Colasinski: Okay.

Mr. Dale: Jason, when Jim is making the executive call, what are his limits?

Mr. Showe: With limits specifically, there is new legislation on that. The county is looking at audits differently. We just need to have Board approval.

Mr. Dale: I don't want him to feel like every small \$5,000 or \$6,000 lease needs our approval.

Mr. Colasinski: Maybe we need to get clarification on the new legislation.

Mr. Dale: Yeah.

Mr. Moller: I emailed Jason and asked him about it. He said to bring it up at the meeting.

Mr. Colasinski MOVED to approve the lease for the ball picker and Mr. Carnesale seconded the motion.

Mr. Dale: Is there any further discussion on the ball picker? Hearing none,

On VOICE VOTE with all in favor the lease for the ball picker was approved.

Mr. Moller: Since we are on top of the leases, our cart lease expires this fall. I reached out to Easy Go and Yamaha for quotes.

Mr. Colasinski: What options are you looking for on these?

Mr. Moller: Basically, just what we have now, ones that include a lithium battery.

Mr. Colasinski: Yeah. That's one option. What I'm talking about is for instance, we do not have USB ports on any of our carts right now. At most of the places that I go to, the carts have USB ports. When I inquired before, Tim said that they wanted \$6 per month per cart for USB ports. I don't know if that's true or not, but I wanted to inquire about it.

Mr. Moller: Okay.

Mr. Colasinski: The other thing too is the makeup of the carts. Most carts have two boxes and a seed box. In the summertime, when people want to take beverages on the golf course, they get them from the restaurant, but we get a plastic bag with ice in it and it lasts about two holes and then falls apart and gets warm. Do we want to consider coolers on the other side of that cart in addition to the seat. Other courses have a seed bottle with a cooler on one side and a seed box on the other side. Is that something we would like to consider?

Mr. Moller: We can look into it. I'll talk to Jeff about it.

Mr. Colasinski: That's fine. Look at some of these options.

Mr. Dale: Right. However, if we do go that route, people will take them home. The restaurant bought about 50 coolers and they are all gone.

Mr. Moller: At other golf courses, we just use those for marketing purposes. We basically slap it on there and if people take it, we lost a couple of bucks and now there's a cooler with our label on it floating around.

Mr. Colasinski: These are a different type of cooler.

Mr. Moller: It's a hard cooler that slides on.

Mr. Colasinski: It's just like the seed box, but it has a mounting bracket. It just slides on the mounting bracket.

Mr. Moller: People will take those.

Mr. Dale: That's my point. So, do whatever we need to do to secure it.

Mr. Colasinski: Talk to Jeff because there are different operations behind that. Another thing is, with the USB port, how you maintain the carts will dictate how the USB port works. So, if you are hosing it down, you could get one that works or doesn't work.

Mr. Moller: Right.

Mr. Colasinski: Because you get corrosion in there. That occurs when it interacts with water. So, that's the other side of things. I think a lot of people now are using USB ports for speakers as well as GPS devices and for charging their phones. I think it's a nice feature to have on a golf cart, but then we might have to change our procedures for cleaning the carts so they stay active. When I go to one golf course, I take my cable and plug it in and see if it works before I take that cart. On other courses, they work just fine.

Mr. Moller: I got you.

Mr. Colasinski: So, I would like that option on there. I think it's a good technology upgrade. People are using more technology on golf courses is helpful. So, take a look at that.

Mr. Moller: I will.

Mr. Colasinski: Thank you. I appreciate that.

Mr. Moller: Pete pressure washed all of the outside flooring at the Clubhouse facilities this week.

Mr. Colasinski: It looks great.

Mr. Moller: The bar area, the breezeways, concrete out the back and concrete on the front turned out really good.

Mr. Colasinski: Yes it did.

Mr. Moller: I ordered signs for three doors at the restaurant, that had a disclaimer saying, "*No Golf Shoes Allowed*," to discourage people from wearing golf shoes into the restaurant.

Mr. Dale: Right.

Mr. Moller: Pete also took the two doors off of the restrooms, stripped them all the way down to the bare metal and treated the rust. We have two stainless steel plates that we need to put on both doors, basically where everyone's hands go.

Mr. Colasinski: To keep the acid down?

Mr. Moller: Yeah. That's how the doors got so nasty. Other than that, I think we talked about the Thermacell® system. It is working well as a mosquito deterrent.

Mr. Colasinski: Great.

Mr. Moller: I'm still working with Pete getting everything set up. Once we're done with that, we'll get the measurements for artificial turf.

Mr. Colasinski: Great.

Mr. Moller: We did replace the signs at the dog park for maintenance. I already talked about the erosion repairs. I had them freshen up all of the mulch in the spiderwebs. I don't think we need to purchase any new wood shavings right now. We will just give it a good turn over and freshen it up.

Mr. Dale: But you have the company that we go to.

Mr. Moller: Yeah. I have the information when we do need it. I still need to update the timers for the outdoor lights. I did look into our Golf Pro, Mr. Mike Hogan's contract. He's good until September. I will get with him prior to September and take a look at his contract.

Mr. Colasinski: Okay.

Mr. Dale: Before you do, just have a quick talk with Michelle about things that she can do that we can offer to Mike.

Mr. Moller: That's all I have.

Mr. Colasinski: I have a question on trail fees, because when I look at our budget for the year, we have \$240,000 in our budget and our actuals last year was \$265,000. Currently, our actuals for this year are \$87,000. So, we are well down for the calendar year.

Mr. Moller: Okay. Is that just for trail fees?

Mr. Colasinski: No. It says, "*Season Advance/Trail Fees.*" I just want to understand, first of all, how many members we have now versus last year. Secondly, how we are collecting the trail fees, how we are enforcing the collection of trail fees, how we enforce when patrons go out onto the golf course with their own cart and how we verify that people paid their trail fee. It is not as much about the money as much as the agreement that they signed. That's the real issue

there. I just want to make sure that we are current with those agreements and collecting the appropriate trail fees as well as far as the budget.

Mr. Moller: Yeah. That's going to be a lot easier to research, looking at the Club Caddie member and customer database versus the EZLinks ones.

Mr. Colasinski: Okay. Good. Get the system working first and then we'll talk about the reports. The reports will come in time. Once we get the system established, that's one of the areas I would like to investigate, so if we're missing revenue and people upping their agreements, we get that taken care of.

Mr. Dale: Where that becomes more obvious is that a lot of people show up and nobody checks into the Pro Shop.

Mr. Moller: Yeah.

Mr. Dale: So how are they paying?

Mr. Colasinski: There are still some practices out there too, where people say, "*Are you a member*" and they just let them through. We have golf balls and golf baskets that are missing. I witnessed yesterday where a couple of women went around the driving range hitting balls early in the morning and when they were done, they put the balls back in the basket and put the basket in their own cart and drove away. That's money we're losing out on because we have to buy more baskets and have enough baskets to serve the people that are using the driving range as well as buying additional golf balls to make sure we have enough for our customers. We put up signs that those items need to stay there, but there might be a way to recover some of the money by increasing trail fees. That's just a suggestion. Do the research and then we'll have the discussion again. Thank you. I appreciate that.

Mr. Moller: No worries.

Mr. Dale: At a time where it's tough to retain people, we have to think about the employees. It's not just the salary. We have a great health insurance and benefits package. One of the things that strikes me though is that we don't have a 401K option available to employees. I don't know how you guys would like to proceed, but I recommend doing a little bit of research on that and the type of contribution.

Mr. Colasinski: Yes. Absolutely. Where we can make a contribution for an employee's 401K.

Mr. Dale: Usually, they get the option of adding the fixed amount after you set up time limitations. One year is typically the average.

Mr. Colasinski: I suggest a nominal percentage of contribution of 3%.

Mr. Dale: Where you match it or you automatically contribute to it.

Mr. Colasinski: I think we should automatically contribute to it. Matching is nice, but I think in the end you are really trying to serve the employees.

Mr. Dale: Right. When we do that there are features that you can build into the plan for when they get tenure, they're vested in the program. We can discuss that later.

Mr. Colasinski: For a lot of employees, if you look at their years of service and it exceeds the vested year of three years, we would make them immediately vested in it.

Mr. Dale: Right.

Mr. Showe: We could ask our vendor. I'm sure they have options.

Mr. Colasinski: Absolutely.

Mr. Dale: Because of the way that the rumor mill works around here, I want to say on the record that as a Financial Advisor, I will have no part in this other than asking the due diligence questions.

Mr. Colasinski: That's fine.

Mr. Dale: That's what I'm here for and where my expertise comes in.

Mr. Colasinski: You can take a look at that with the vendors.

Mr. Showe: I'm sure we can do that.

Mr. Dale: Good deal.

B. District Manager's Report

i. Reminder of Form 1 Filing Requirement Deadline – July 1, 2023 - ADDED

Mr. Showe: The only item that I have under the District Manager's Report, just for information, all Supervisors are required to fill out their Form 1 by July 1st. You should receive those in the mail shortly.

Mr. Dale: That's important.

Mr. Colasinski: Mail at home?

Mr. Showe: Whatever your mailing address is through the Supervisor of Elections. You will get a new Form 1. You will just have to fill that out and return it by July 1st.

Mr. Colasinski: Okay.

Mr. Dale: Good.

Mr. Showe: If not, we'll hound you for a few months afterwards.

Mr. Colasinski: I'm leaving on June 24th.

Mr. Showe: Hopefully they mail that soon. I haven't seen mine yet, but just keep an eye on it.

Mr. Dale: Since we're on that topic, because we had a problem last month having a quorum, I will not be at the workshop next month, but I will be at the meeting.

Mr. Showe: Okay.

Mr. Dale: It sounds like you are going to be the reverse.

Mr. Colasinski: That's right. I will be here for the workshop, but I will probably not be here for the meeting.

Mr. Dale: Jen will be calling in because of the damage to her home.

Mr. Showe: If anybody can't make it besides Rob, we need to know as soon as possible.

Mr. Colasinski: I will be here for both meetings in June because I don't leave until the 24th.

Mr. Carnesale: I will be here as long as my health allows since I am now scheduled on June 5th to have an operation on my back.

Mr. Showe: If there's any reason you can't make it, just let us know in advance.

Mr. Dale: The workshop isn't as critical as the regular meeting. It sounds like we have a surplus for the regular meeting.

Mr. Showe: If we have to cancel the workshop, we will get Jim's edits, send the budget out and just take comments from everybody individually. There's a way to work that out if need be.

Mr. Colasinski: Let's go through those three months then. I will not be here for the July 13th workshop.

Mr. Showe: Okay.

Mr. Colasinski: I will be here on July 27th. In August, the workshop is on August 10th. I won't be here for that, but I will be here for the August 24th regular meeting.

Mr. Dale: When is the July meeting?

Mr. Colasinski: July 13th is the workshop and the regular meeting is on July 27th.

Mr. Dale: I'm actually good for both of them.

Mr. Colasinski: Okay.

Mr. Showe: It sounds like we're okay, but if anybody can't make it, let me know.

Mr. Colasinski: Things happen.

Mr. Showe: Absolutely.

- **General Manager's Report** (*Item 7A*)

Mr. Dale: Also in the General Manager section, Jim, do you want to talk about the meeting we had with the sign guy?

Mr. Moller: You can take it.

Mr. Dale: We're still looking into the electronic signs. I don't have anything to present now. He did send me and Jim a graphic of one that would go in front of the entrance of the golf course, but I asked him for a Plan B because it was exceptionally large and would look like a billboard. I asked him to try to scale it down. We also needed some numbers associated with it. So, we don't have anything on that front. Then he also went out and took measurements at Woodside Park. But the long and short of it was that on Murrell Road, it doesn't appear there is going to be any effective way to put up a sign at the golf course. It's not a county thing. It's a combination of the HOA owning the property. Where ours would actually go would either be far off of the wall or above the wall and it would be unsightly. It just didn't make sense. You wouldn't be seeing it from the stoplights. So, what the game plan at this point is a smaller maybe 4x4 or 4x3 at the entrance to the golf course that would effectively be like a bulletin board and then we would get pricing on what one would cost at Woodside Park.

Mr. Colasinski: Jason, this is another item for the budget for next year to budget for both of those signs. The sign at Woodside Park would also have expanded electrical capability.

Mr. Dale: Yes.

Mr. Colasinski: So, we would have to get an estimate for that and then roll that into our budget. It would be for signs in both locations, but also the improved upgrade in electrical service at Woodside Park as well.

Mr. Dale: Okay.

Mr. Colasinski: If you and Pete could talk a little bit about the service that you wanted out at the park and talk to Ed as well from a functional perspective, on what they need and where

for power. Also, if we want any other security lights on there too. But that will dictate the amount of service upgrade that we might need or maybe we have enough right now. The sign location is key with regards to power. We also talked about maybe fountains down there too, right?

Mr. Dale: Yes, one fountain.

Mr. Colasinski: We just have to figure out what the load would be. You guys talk through that. You both have enough knowledge in that area.

Mr. Moller: Okay.

Mr. Colasinski: Think about what you need in the park and where you want it. I know that Pete talked about the need for additional service to do maintenance in certain areas of the park instead of running a 150-foot extension cord. If we can get electrical service there, hopefully it can be locked up and so forth. That would be very helpful.

Mr. Moller: Will do.

Mr. Colasinski: Thank you.

Mr. Dale: The only other issue golf course related, and I don't want to get too deep in the discussion on this, but I do want to surface discuss it so we don't start putting a lot of time and energy into the issue and then find out there's no support on the Board for this. But we have had discussion at previous meetings about doing a name change of the golf course, to differentiate and make the message clear to the public that this is a public golf course for everyone's use.

Mr. Colasinski: Right.

Mr. Dale: Of the people that I have talked to, what seems to be the general consensus in terms of name changes, instead of it being "*Viera East Golf Club*", which seems to be the issue, it would be the "*Viera East Golf Course*," which most people are supportive of. The Club part is what gives people the perception that its private and they can't come. I still get asked that at least twice a week. After all of the marketing and everything we have been doing, I'm still being asked, "*Well, am I allowed to go there.*"

Mr. Colasinski: I get that question at the restaurant.

Mr. Dale: Exactly. So, at this point, I'm not really entertaining a motion. I'm just asking if there would be strong opposition to changing the name to "*Viera East Golf Course*," because I know that we talked about it in the past. We've thrown out other names and I'm seeing head

nodding. So, I'm just going on the assumption that everybody seems fairly accepting of the word "*Course*" instead of "*Club*."

Mr. Colasinski: Yes. If the change is just that minimal, from "*Club*" to "*Course*" and you're not trying to come up with a whole new conceived thing, then I have no problem with it at all. If anything, it will finally settle the question of whether this is a club.

Mr. Dale: The other thing that it does, which I think was an issue for many residents, they had the perception that this was their course and they didn't quite understand the fact that its owned by the entire CDD. So, I think it does offer a differentiation.

Mr. Carnesale: Then the question becomes would the large signs have to be changed like the one coming in?

Mr. Dale: Actually, the one coming in is for the HOA.

Mr. Colasinski: Its digital.

Mr. Dale: That is the HOA because they are the Viera East Golf Club community.

Mr. Carnesale: That is what everybody sees.

Mr. Dale: Right.

Mr. Carnesale: You need to change the name inside.

Mr. Dale: You're thinking too linear. It's not just changing the name. It's all of our marketing efforts, what happens at Woodside Park, all of Viera Voice ads and the messages that are going to change. It's not as important as a couple of signs, is what I'm trying to get across. The other issue is the one where there will be more input and everybody is going to want to put their two cents in, on the existing Viera Company logo. There have been discussions about changing that. I think that is just a conversation that we continue. We let Michelle come up with some designs.

Mr. Carnesale: There actually is a different logo.

Mr. Dale: You're talking about the CDD logo. Maybe we go to something like that.

Mr. Colasinski: We have an opportunity to pursue something else.

Mr. Dale: Right.

Mr. Colasinski: It's good to look at other options in addition to the current CDD logo since we have the opportunity.

Mr. Rysztogi: That's conflicting information.

Mr. Dale: Right because you have the logo.

Mr. Rysztogi: It's the Viera logo.

Mr. Colasinski: The Viera Company logo.

Mr. Carnesale: Right.

Mr. Dale: You just nailed it. That's the reasoning behind it. We're not The Viera Company.

Mr. Rysztogi: Right.

Mr. Dale: They are doing a great job with the development of the community, but we are not The Viera Company and we want a separate perception.

Mr. Rysztogi: This is the CDD's logo.

Mr. Dale: Correct.

Mr. Rysztogi: There is the golf course logo and you don't want to be just the golf course.

Mr. Colasinski: Right. That's why it's going to be for the District because we have many assets.

Mr. Dale: Right.

Mr. Rysztogi: For example, the golf course logo implies that it's for the golf course.

Mr. Colasinski: But that's why we want to stay away from the golf course logo. We want to have something that's for the entire District.

Mr. Carnesale: That's why I was saying in terms of emails coming to me, it's my name that goes out.

Mr. Dale: Right. So, we keep it simple. That's the discussion we will be having. I just didn't want to start the process only to find out that we like it exactly the way it is.

Mr. Colasinski: I will make a motion to change the name of the golf course from the "*Viera East Golf Club*" to the "*Viera East Golf Course*."

Mr. Carnesale: Down the road we will discuss the details.

Mr. Colasinski: Like the logos and everything else.

Mr. Dale: Alright.

Mr. Colasinski MOVED to change the name from the Viera East Golf Club to the Viera East Golf Course and Mr. Carnesale seconded the motion.
--

Mr. Dale: We have a motion on the table to change the name of the golf course from the Viera East Golf Club to the Viera East Golf Course. As I understand it, the branding discussion will follow.

Mr. Colasinski: Yes.

Mr. Carnesale: That logo is already out there. It belongs to the entire VECDD.

Mr. Colasinski: The motion is to change the name of the golf course.

Mr. Dale: Yes. It's just for the name of the golf course. We're not talking about the logo, although that's part of the process.

Mr. Colasinski: That's correct.

Mr. Carnesale: Okay. All I'm saying is it should be something that covers the entire VECDD.

Mr. Dale: I understand.

Mr. Colasinski: I think we agree to that, but we're still looking for feedback on the motion.

Mr. Dale: I got you. Is there any further discussion? Ron, do you want to add anything?

Mr. Rysztogi: No. We're changing from the Viera East Golf Club to the Viera East Golf Course.

Mr. Dale: Club to Course and then looking at rebranding of the logo that everyone will decide on. Okay. We don't have any further discussion.

Ms. DeVries left the meeting.

On VOICE VOTE with all in favor changing the name from the Viera East Golf Club to the Viera East Golf Course was approved.

Mr. Dale: Jim, I'm sorry. I know you like being in charge of a club, but you are now in charge of a course.

Mr. Moller: I'll update my resume. I don't know if just by changing club to course will be enough, because I know that most people just consider us Viera East and not the Viera East Golf Club.

Mr. Dale: Right.

Mr. Colasinski: It's a start.

Mr. Showe: I think that's where the marketing has to be.

Mr. Dale: That's what it's really all about.

Mr. Colasinski: I would like to hear from Michelle.

Ms. Webb: We have to start doing more marketing with videos. Because there is data to support that. We are posting on the Facebook page, but from just me taking it over from Golf Now, our Instagram has gone up 295%.

Mr. Dale: In the past two to three weeks?

Ms. Webb: Five weeks. We are trying to get a video of Eddie's course map. So, I've been tracking Instagram, which is the new TikTok. I'm going to start doing that because our highest viewers are in the 25 to 45 years of age.

Mr. Dale: Can I have you pause just for a second. Just for the minutes, what I want people to know is we are going to segway into the marketing portion and then come back to the restaurant.

C. Lifestyle/Marketing Report

Ms. Webb: I think we do need to do a big push under videos. I'm going to do video on June 3rd for our trails in Viera because there are no maps of our trails. So that's one of the things that I have planned. We have to start doing those because people will watch the video and get more informative. I think that's been the drive. I didn't want to push that until we had our golf page and it changed over. So now the rates are posted and everything was transferred over on the Viera East Golf Club webpage.

Mr. Colasinski: I haven't looked at it yet.

Ms. Webb: I've been working with staff to transfer everything over.

Mr. Colasinski: I don't know the address.

Ms. Webb: It's still the same one www.Vieragolf.com.

Mr. Colasinski: Alright.

Ms. Webb: It's under the same ownership. We have been adding, changing and fixing things and making sure that we put the right stuff on there. So, now that's where we need it to be, we can upload videos. I didn't want to uploading videos when the page was a mess.

Mr. Colasinski: Okay, so to follow up with that, Golf Brevard has two courses in the county and their manager does videos. For instance, they have an irrigation system update and

will do something for the aerification dates. So, if you want to do some videos, just to get that information out there, it will be pretty well received.

Ms. Webb: We have an aerification video out there that's freaking everybody out.

Mr. Colasinski: What I'm getting at is we need to have videos of people who are running our business, like a video of Jeff and the servers. I'll get you to do some things like about the fire breaks. I'll get Eddie to talk about events at the golf course, since he's the Program Manager. I fully agree with you, is my point. I'm seeing other people doing them as well. Pinehurst does a lot of videos on Instagram.

Ms. Webb: We're going to be doing a lot with that.

Mr. Colasinski: Do you have equipment other than iPhones?

Ms. Webb: I have several things that I can use.

Mr. Colasinski: Alright. Very good.

Ms. Webb: All I have to do is take the video. I've done that for the golf course already.

Mr. Colasinski: Okay.

Ms. Webb: I did one with the ball dispenser and things like that.

Mr. Colasinski: Alright.

Ms. Webb: That's pretty easy. I will do flyers here and there. Things like that. We went through June with all of this and now I'm planning for July, August and September.

Mr. Colasinski: By the way, high compliments to you for the board that we have at the Clubhouse. What you did to make it all available and usable. Every one of them is cool. I think it looks wonderful out there with all of the graphics. I looked at the pictures. I actually stood the other day and just watched. It's actually kind of cool. Better than that old ice machine.

Ms. Webb: I have been watching Facebook. Now we have ownership of the Facebook page, nobody else.

Mr. Dale: I thought they were still the administrator.

Ms. Webb: They are pending removal. Then we became the administrator. Being the Office Administrator, I could not get in. They kept saying that we don't have ownership, but I gave them a screenshot.

Mr. Dale: I know it has to be associated with a person, but can we get one of the two of you on as Admin? You don't have to do anything with it. If somebody gets run over by a bus, I want backup.

Mr. Showe: That's fine. You can include me.

Mr. Dale: Alright.

Ms. Webb: You have to send me a link.

Mr. Showe: I got you.

Ms. Webb: So, the golf page went up quite a bit. In April, we had 1,470 people who were following us and since we took it over, it's now 1,629. I think it's just the concept. It gets out there. The page visit went out to 25.9% and follows went up 18.5%.

Mr. Dale: What else went up, that we talked about last night? The reviews went up. It's hard to move it. It went up from 4.0% to 4.1%. It was kind of cool.

Ms. Webb: Instagram is what really picked up. Just from May 19th, it went up 4.4k people. We never had that on our Instagram. Our page visit went up 292%. So that was really big. Our peak year was up 520%. Our Instagram page went up 325%.

Mr. Colasinski: Wow. We need to leverage that.

Ms. Webb: That's what I'm leading too. For Facebook, we have some of our older followers.

Mr. Colasinski: Experienced followers.

Ms. Webb: Yes, experienced followers.

Mr. Colasinski: We need to do the spectrum.

Ms. Webb: Yes.

D. Restaurant Report

Ms. Webb: For Hook & Eagle, I spent the best money for our District ever. It is \$600 per year for the *Destination Brevard* Facebook page. They do advertising, a ton of advertising. We hit about 27,000 people and ever since I contracted with them, we now have over 276,639 people.

Mr. Colasinski: Wow. For \$600?

Ms. Webb: Yes. That is an immense jump. It's really crazy how much our followers went. We had 6,604 visits today.

Mr. Carnesale: In one day?

Ms. Webb: In one day.

Mr. Colasinski: Wow.

Ms. Webb: Since we posted last night.

Mr. Colasinski: Holy cow.

Ms. Webb: It just blew us up. So, that's why it's getting overwhelming on weeknights.

Mr. Dale: On burger night.

Ms. Webb: Yeah. I was a little hesitant at first, but he has so many dollars on that page that come and go. That's amazing. I just wanted to let you know. When I go in and market, I want to see that because even though we won *Space Coast Magazine* review, we're done with it. So, when those big things happen to us, we get these big bulk of people that follow us. We were nominated for Best Golf Course by Florida Today. They contacted me and said, "*Well, you got several nominations as Best Golf Course in Brevard County. Do you want to do it?*" So, do we want to push it?

Mr. Dale: It doesn't cost us anything.

Ms. Webb: Voting starts on June 6th. For the last one, every vote they received, if they show proof that they voted, they received one round of golf. So, they would have to vote 18 times to get 18 rounds of golf. It was just an incentive for the golf course. We can offer that again.

Mr. Dale: The way that I look at it, it doesn't cost us a dime. You're right. I wouldn't be as inclined to drop several grand in ads because of the way that it went down last year. I'm still not happy about that.

Mr. Colasinski: I would say, "*Keep your legs in Viera East.*"

Mr. Dale: Right. We have no gators.

Mr. Showe: Not on the record.

Ms. Webb: Do all of our HOAs have actual email addresses?

Mr. Colasinski: Are you talking about CDD email addresses?

Ms. Webb: Yeah, for people in the cart barn. I can send out a big staff email.

Mr. Moller: I just made a note. If you make me a flyer, I'll pass it out to all of the managers and the managers can give it to their staff.

Mr. Colasinski: Yeah, because they have meetings.

Mr. Moller: I think so. Eighteen votes equal one round of golf or else we have people with 25 rounds of free golf.

Ms. Webb: It starts on June 6th and closes on June 30th. I'll send you the exact dates. Women's Golf Day is coming up on June 4th. They usually end up reserving a whole week and I told them that we weren't going to give them a week.

Mr. Colasinski: A day is sufficient.

Ms. Webb: We have 35 ladies scheduled to come out.

Mr. Colasinski: Really?

Ms. Webb: I will know the exact number tomorrow. July 23rd is Food Truck Frenzy, which is a food truck fun day for families. We'll have games and food trucks. I talked to Andrea at the Zoo again to see if she can help us with the trails and do a fun trail with the kids.

Mr. Colasinski: Another thing that I want you to think about, we talked about enhanced electrical service at Woodside Park. We talked about the maintenance aspect of that and the recreational aspect, if you could give some input to Pete and Jim as to where you would like to have electrical service. If you want to project a movie, where would you like to have service out there? Where do you think you might need power for the Farmers Market or other activities that you have? Talk about where you would like to have it and we'll let them figure out the amount of amperage you might desire. It depends on what you're trying to do, if it's an electrical motor versus a projector or something like that.

Ms. Webb: Okay.

Mr. Colasinski: I want you to think about that and then talk with Jim and say what you want because maintenance is very important, but it's also part of the community and that service should be used for recreational activities. So just give it some thought, because if we're going to spend the money, now is the time.

Ms. Webb: Right. I'm good with that.

Mr. Colasinski: Great.

Ms. Webb: I have no problem with that. In November, I'm going to put together a casino night for a charity. I'm going to reach out to the SPCA.

Mr. Colasinski: Who is the SPCA?

Mr. Dale: Society for the Prevention of Cruelty to Animals.

Mr. Colasinski: Yes. Absolutely.

Ms. Webb: I figure since we have a dog park.

Mr. Colasinski: Sure.

Ms. Webb: The casino night would actually be in the corridor, right as you walk in.

Mr. Colasinski: Yeah. We have plenty of lights out there.

Ms. Webb: We can use the outside bar area. There are a couple of lounges for that. It would be an outside event. The date would be determined by the SPCA. Are you guys okay with that?

Mr. Colasinski: Oh yeah.

Mr. Moller: I think as long as it stays local.

Mr. Colasinski: You might get Mr. Wayne Ivy to show up for that.

Ms. Webb: We could use the SPCA or a women's shelter.

Mr. Colasinski: There's no reason you can't have one in November and one in February.

Ms. Webb: Yeah.

Mr. Dale: They are just playing for points, right?

Ms. Webb: Yeah. So those are the things on my agenda. We did join the Chamber of Commerce as well. I can do a dual advertisement through their travel guide. That's my report. I did put out a Teacher Tuesday.

Mr. Dale: Does everybody know what Teacher Tuesday is?

Ms. Webb: All teachers get 20% off the rack rate for golf.

Mr. Moller: Did we just limit it to teachers?

Ms. Webb: School teachers. It's through August 1st. I spoke to David about the grants that we're applying for. It will help some of the things that we're going to start doing at the park. I'm going to try to reach out to areas outside to bring them in so that its more for tourism. The more that we do for tourists, how they come in and benefit from us, helps our chances for those grants. Are there any questions for me? Go on the golf page and check it out because Ashley has done a really good job.

Mr. Dale: Could you talk real briefly about what you've done since you're not going to be here for most of June?

Ms. Webb: I am diligently setting up our programs. I'm creating a flyer.

Mr. Moller: We can't change any schedules. Is that what you're saying?

Ms. Webb: Don't. I just advertised for brunch and I heard that brunch might not occur. So, no changing anything.

Mr. Dale: There is no change.

Ms. Webb: The aerification date is on the webpage, just so you know. It's getting nicer. I have pictures coming in.

Mr. Dale: Thank you, Michelle. Jim, Jeff and I had a meeting the other day where both sides of the house could do some coordination. There were a few decisions made at that meeting between the two leaders. From June 5th to October 2nd, the restaurant will be closed on Mondays. The reasoning behind that is we ran the numbers and we are basically at best breaking even on Mondays as we head into the summer. It helped us with some of the staffing issues that we have as well as the maintenance, all of those kinds of things. What the restaurant is going to do though, is continue beverage service, but I can't remember whether its 9:00 a.m. to 1:00 p.m. or 10:00 a.m. to 2:00 p.m., that you guys decided on.

Mr. Colasinski: I think it was 9:00 a.m. to 1:00 p.m.

Mr. Moller: I think it was 9:00 a.m. to 1:00 p.m.

Mr. Dale: I think its 9:00 a.m. to 1:00 p.m. on Mondays. They will be utilizing the outside bar. Michelle, this is important to you because you're going to have to advertise this on Mondays. There will be no cart beverage service on Mondays; however, the outside bar will be open from 9:00 a.m. to 1:00 p.m. and stocked with beer and ice.

Mr. Colasinski: Cold sandwiches were mentioned.

Mr. Moller: Yeah, hot dogs and cold sandwiches. When a golfer checks in on Mondays, I will make sure that Pro Shop staff informs them that there is no beverage cart out there that day, but the outside bar was open. We just have to make sure that we communicate that.

Mr. Dale: Right. The other issue that Jim and Jeff are resolving between themselves, is cart service for the remaining days of the week. On at least Tuesday, Wednesday and Thursday, I anticipate it is going to be a 9:00 a.m. to 1:00 p.m. or 10:00 a.m. to 2:00 p.m. type thing where you are going to have a cart out there, based on the numbers.

Mr. Moller: I don't think at 1:00 p.m., she brings the cart in. If we are having a busier day, she stays out another hour. As long as the business justifies it.

Mr. Dale: This was something that I didn't feel required input by the Board.

Mr. Colasinski: No, it doesn't.

Mr. Dale: It's just something that the two leaders can put together and resolve. I think that was all good.

Ms. Webb: When is the restaurant closed?

Mr. Dale: From June 5th to October 2nd, the inside is closed. There was discussion about having box lunches on the remaining days. Quick meals that could be available. Again, that's an issue that I'm letting the two leaders work out. There probably will be some marketing required on that, Michelle, with the box lunches. They are just getting their ducks in a row over the next week or two and then they will communicate with you. Really what most of this is, is an in-house thing. It's not so much that we're advertising it to the world. It's as golfers show up, you're making them aware. So maybe it's where we put a decal on the cart, provide them a flyer and have staff tell the golfers as they go out what's going on. However, you guys want to work it out.

Ms. Webb: We can work out the details outside of the meeting.

Mr. Dale: We can work it outside of the meeting, but the general concept is that is the way it's going to go down. One other recordkeeping thing, Jeff promoted Jen to House Manager, to front of the restaurant, which I think is a good move on Jeff's part. I think that will help with some of the servicing procedures.

Mr. Colasinski: It's a different set of eyes.

Mr. Dale: Exactly.

Mr. Colasinski: We have one eye focused in the kitchen and now you have another set of eyes at the management level in front.

Mr. Dale: Hopefully, you have front of the house, back of the house and then hopefully what winds up happening is something that we said years ago when we started all of this process, that we want the proprietor of the restaurant to be looking over all of it. So that's kind of the direction that we're heading to and what I thought this year was going to be about, policies, procedures and improvement, those kinds of things. Financial-wise, the thing you probably heard me say several times for me personally, what I'm looking at for the restaurant or from the restaurant, really the clock started for me as of February. Because that's when the grand reopening was. It's not fair to beat people up too much about what was going on before that, because of the fact that we kept having interruptions and shut downs with the kitchen hood issues and all of those kinds of things. However, with that being said, in looking at the financials, if you look from February on, we're effectively knocking it out of the park, which is amazing. This is our main season, but not all of this is. Since February, we're up about \$26,000 in terms of profitability. We've got months in there that are four times the amount we were doing two years

ago in terms of volume in the restaurant. The reason why I say it's not just those three months, he's on track to do that again this month. He's going to do \$80,000 this month. All of the snowbirds are gone and we're going to do \$80,000 this month. That's huge. Yeah, it may slow down a little bit in the summer, but it may not. So, where I'm going with this is, if you look at the financials, and you take it back to the start of the fiscal year in October, the glaring hole is November. At that time, we were in the red by about \$25,000. If you go back to November and remember what was going on there, the kitchen was shut down and we were serving on the patio. Everything was chaos. I guess where I'm at, is in looking at the bond issue, one of the bond items that we had was...

Mr. Showe: Lost revenue.

Mr. Dale: Thank you Jason. It was lost within the bond. That is precisely why that line item was in there. My position and what I'm presenting to the Board, is that we started in a hole in November and staff and our proprietor and everyone was doing everything that was asked of them. It wasn't their fault that we were tearing the hood out and redoing the restaurant completely. Jason, are we kosher on this?

Mr. Showe: Yeah. You can certainly access that. What we need to do internally is just come up with a reasonably defensible number for the District to say, "*This is what we believe the lost revenue is.*" As long as your engineer concurs and signs a requisition, then we're good. You have that in the bonds. That was designed for anything. So, if the golf course shuts down for a month because of the irrigation system and we have a huge problem, that is what that line is there for. It's for the lost revenue the District would suffer during a construction project. This ties right into that.

Mr. Dale: Right. I guess where I'm going with this, obviously this is all contingent on there being money left over, after we do the putting course and the parking lot. But with that being said, if you look at the trend line for all of the months of the year, you'll see that basically there was really nothing below \$60,000, but if you look at November, it's \$40,000. My recommendation is for lost revenue from the bond, we would inject somewhere between \$10,000 to \$20,000, assuming that money was available after we do all of our pluses and minuses.

Mr. Showe: Correct.

Mr. Dale: I'm just planting the seed right now from the bond money, not just for the restaurant. I'm also wondering how impacted we were in the Pro Shop and whether we should be

doing a similar look with the Pro Shop, if that affected our sales and whether we should be injecting \$10,000 to \$20,000 in the restaurant and Pro Shop. We were shut down for roughly a month around the same timeframe.

Mr. Colasinski: One of the things that was going on in the Pro Shop was that we did not have enough inventory for sale because we didn't have anywhere to put it, because last summer we were doing construction in the Pro Shop. The thing is that it takes time to get that new inventory in. We couldn't have it on hand because they have nowhere to put it.

Mr. Carnesale: More than one month is affected.

Mr. Dale: Right, but its effectively for this fiscal year and that is an interruption in service. It's the lost revenue that we experienced from that entity.

Mr. Colasinski: Okay. If I go back, for this fiscal year though, what we didn't have was enough inventory for sale in the months of October and November, because we had nowhere to put it. So, in order to get it in-house and get it out there, we didn't have it until December. Revenue sales that we probably would've had, we didn't have.

Mr. Dale: Right.

Mr. Colasinski: Because of that.

Mr. Dale: The lost revenue.

Mr. Colasinski: I think if you go back and look, you'll see that, from what I recall.

Mr. Dale: The restaurant was pretty easy to quantify.

Mr. Colasinski: Right.

Mr. Carnesale: Because that's the median.

Mr. Dale: It was the median and you couldn't see it. If you look at the financials, there's a big hole right there in November, between \$10,000 and \$20,000. That is what I would recommend.

Mr. Colasinski: If you look at 2021 and 2022 in the meeting minutes for the merchandise sales in those months of October and November, you'll see a difference. There is less money. That's where you can get the quantification on that.

Mr. Dale: Yeah. I was hoping that this flowchart had 2022 next to it, but it's just for 2023.

Mr. Colasinski: You need 2021 and 2022.

Mr. Showe: We'll start building models and calculate that.

Mr. Colasinski: Okay.

Mr. Showe: To the extent that there are no funds leftover.

Mr. Colasinski: If we can look at that. We can only do that for this fiscal year, though, right?

Mr. Dale: Right.

Mr. Colasinski: The lost revenue.

Mr. Showe: During the project.

Mr. Colasinski: If it's during the project, it would've started in June.

Mr. Showe: We have to identify times when construction was ongoing.

Mr. Colasinski: It would be from June through September, but the impact of not having merchandise for sale, impacted the months of October and November.

Mr. Dale: What we can do off-meeting, is Jim and Jason can start putting these numbers together. I guess my question to everyone on the Board, is whether there is opposition to looking into that and then coming back and presenting a number for the Board to vote on. That's kind of where I'm at. Because we're effectively talking about taking some of the bond money and injecting it into the restaurant and into the Pro Shop. If I had to guess, I would say that you're probably talking about \$10,000 to \$15,000 for the restaurant and probably \$20,000 for the Pro Shop.

Mr. Carnesale: I see no problem with it. It's kind of black and white.

Mr. Dale: Yeah. I guess the guidance for you guys is to put some numbers together.

Mr. Showe: We'll put a methodology together and bring it to you when we have it for a workshop and you guys can at least take a look at it.

Mr. Colasinski: Okay.

Mr. Showe: To the extent that we have funding leftover, that's certainly a great place to clear those funds out.

Mr. Dale: Thanks. Other than that, the restaurant is doing well. For the past three months, February, March and April, they netted \$26,000. They are on track for this month, to probably do another \$8,000 like they did in March. Those are pretty good numbers. That's all I have on the restaurant.

EIGHTH ORDER OF BUSINESS

Treasurer's Report – Consideration of Financial Statements

A. Approval of Check Register

Mr. Dale: Let's move on to the Treasurer's Report.

Mr. Colasinski: Jason, can we talk about the checks?

Mr. Showe: Yes. We have General Fund Checks #4699 through #4709 and Checks #30666 through 30740 for the Golf Course Fund for a grand total of \$84,989.11. We would look for a motion to approve those or we can answer any questions.

Mr. Colasinski MOVED to approve the Check Register for April 21, 2023 through May 17, 2023 in the amount of \$84,989.11 and Mr. Carnesale seconded the motion.

Mr. Carnesale: He's the Treasurer and has to sign the checks. So, I would think that he knows what to approve.

Mr. Colasinski: I do.

Mr. Showe: He looks at them and asks questions.

Mr. Carnesale: There's no way that he would sign blank checks.

Mr. Dale: Is there any discussion? Hearing none,

On VOICE VOTE with all in favor the Check Register for April 21, 2023 through May 17, 2023 in the amount of \$84,989.11 was approved.

Ms. DeVries joined the meeting.

B. Balance Sheet and Income Statements

Mr. Showe: We have the Balance Sheet and Income Statement. We are at 98% collected on assessments and are in perfect shape.

Mr. Dale: Good.

NINTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Dale: Ron?

Mr. Rysztogi: Nothing.

Mr. Dale: Pete?

Mr. Carnesale: The only thing that I have, is an update on the two focus groups that I'm involved with, the Stormwater Management Group and Sound Barrier Management Group. For the Sound Barrier Management Group, we met with the county. That went very well in terms of Mr. Rob Feltner is now on the Board, but there's not much he can do internally within Brevard County. However, he is willing to use his name and make phone calls for us if we need him. So that is a very big plus, in terms of what is coming out of that meeting. Alright? As far as the Stormwater Management Group, we are going along at a fantastic pace at this point. We are almost ready to actually submit the FTUP grant request for education. We are also, in the course of making up a Standard Operating Procedure (SOP), in terms of how we would implement the actual process, because we already have one individual installing it as a result of my being at a different place than everybody else on the day when you were doing your golf course event. Believe it or not, it's on the retention pond in Osprey.

Mr. Dale: I guess I'm not clear with you, Pete.

Mr. Carnesale: I'm talking about the plantings.

Mr. Dale: Sample plantings, though. We haven't spent any District money.

Mr. Carnesale: No. We gave people an idea of what they had to do in order to do it and this person did their own. So, they didn't get any money from the District.

Mr. Dale: Right.

Mr. Carnesale: Okay? They did their own. We also had ECOR check it out and ECOR basically agreed not to spray and kill those plants. That's the reason we wanted ECOR to look at it.

Mr. Dale: Right.

Mr. Carnesale: So, we already have one. Before we start to get multis, because I can see that coming, I'm not saying that we're not going to get an entire lake of people to do it, but it will be odds and ends of people doing it, especially once the education project goes through. It looks like we will probably wind up with a Federal grant to pay for the education.

Mr. Dale: Okay.

Mr. Carnesale: So that will work out fine too. The only thing that was holding that up, was us having the sample. Now we have the sample in Clubhouse Park.

Mr. Dale: Right.

Mr. Carnesale: Okay? So, all they had to do was in the paperwork, change the location of the sample and that's why it can go forward at this point. So, between the two, we're doing pretty well on both of those focus groups.

Mr. Dale: Okay. I did just want to add, Bill, as you talk to VECA, thank you, thank you, thank you. I appreciate you partnering up with us on utilizing the park over there. Just because we haven't committed any dollars, if there's something partner-wise that we need to discuss, bring that to us.

Mr. Carnesale: Actually, in terms of funding, neither VECA nor us, had to put up funding because basically Mr. Berry had a crew of volunteers that actually did the installation. So that worked out for all of us.

Mr. Maharis: That's great!

Mr. Dale: In previous discussions, we've always realized that the end product of all of this is really the education part of it, because we have 84 lakes and we're never going to be able to do plantings. You're talking millions of dollars to do all of that. However, if we can get like Pete just said, a good chunk of the homeowners to realize the benefit here, you're not going to have your red algae in there. If you do that, it acts as a filtering process. If we get people to understand that, maybe homeowners will take that upon themselves.

Mr. Maharis: We discussed it at our meeting this week. The end result is to get the word out. That's why we offered up to a resident who came to our meeting, that we could do it if there was an educational piece that included that sign out here, because the sign by the tennis courts is laid out on both sides. Its already there. I didn't have to create the wheel. Its done in a professional manner. I speak for the other four, put something out there on the website. Its just getting the word out. I think you have a fairly good example of the discussion. Other than that, I don't know what else we can do.

Mr. Carnesale: That perfect place came out perfect.

Mr. Maharis: It was the right size.

Mr. Carnesale: It's the right size, the right location and its assessable. Plus, the fact that it's in the middle of a HOA that does belong to VECA and its within the boundaries of our CDD.

Mr. Maharis: Correct.

Mr. Carnesale: So effectively, all three of us have a reason for wanting it to be successful. It's not his or hers. It just belongs to Viera East and that's it.

Mr. Maharis: Right. We don't want to say and you don't either want to tell them, "*It's not our job.*" I think both groups do a good job of understanding each other's responsibilities, but we want to tell the homeowner something because it's our homeowners that live on those lakes. So, whether it's our job or your job, it doesn't matter. Here's what we have or you have and help them. I don't want to just say, "*Call them.*" I want to say, "*Here's what you can do for your properties.*"

Mr. Dale: Right.

Mr. Maharis: Hopefully we accomplished like you said, "*Collaboratively*" and it works out for all of us.

Mr. Carnesale: Basically, we are putting together an SOP on that with all of the pieces, so they could be distributed to the HOAs. So, the HOAs could then dictate what to do. The reason for having an SOP is so you don't wind up with maybe 10 people along the lake and each one being different.

Mr. Maharis: Sure.

Mr. Carnesale: Okay? Then it begins to look worse than it would've looked if you didn't do it.

Mr. Maharis: Correct.

Mr. Carnesale: So, once we saw one getting done, we decided...

Mr. Dale: The bottom line is where it makes sense.

Mr. Maharis: Yes.

Mr. Dale: Did you have anything else, Pete?

Mr. Carnesale: My only other thing was that my email is not going to change.

Mr. Dale: Right.

Mr. Showe: No.

Mr. Dale: Because they are all our individual ones. Alright. Steve?

Mr. Colasinski: I have no Supervisor Requests at this time.

Mr. Dale: I have none either.

Mr. Colasinski: Jennifer, do you have any Supervisor Requests?

Ms. DeVries: I have none. You already addressed my concern.

Mr. Dale: Mr. Bill Maharis with VECA has a comment.

Mr. Maharis: Just a couple of quick comments. I like the idea of the change from Viera East Golf Club to Viera East Golf Course. For me, that's not an issue because I live here, but whenever I travel and see the word, "*Club*," I like that. The only thing that I would suggest, and maybe you discussed it and I missed it, because rumors can actually get started, is to get ahead of it as far as getting that out there ASAP before somebody reads the minutes. Just something to throw out, I often take my Mom to the restaurant and they have great service and wonderful food. If I golf 100, it's been a great day. I love the GPS' out there. I know you saved a lot of money to take them out, but I'm not going to use the GPS on my phone. I would pay extra to golf somewhere that had a GPS. I'm just throwing that out there.

Mr. Colasinski: Would you pay an extra \$15?

Mr. Maharis: The last thing that I want to say to you is most of my friends unfortunately are still employed and during the summers we like to golf late. Rates go down and its breezy. I am just curious. Unless I missed it, at 4:30 p.m., 5:00 p.m., 5:30 p.m. 6:00 p.m., when I make the turn, do I have an opportunity to get an adult beverage since I can't take my own? How does that work on Mondays? That's just something to discuss.

Mr. Moller: We thought about it, but didn't want the liability.

Mr. Dale: We have Powerade and sodas.

Mr. Maharis: We can't take it out there. I might get thirsty at 5:30 p.m.

Mr. Dale: We'll talk about it a little bit more.

Mr. Maharis: I think that's it. I appreciate the opportunity to speak.

Mr. Dale: Thank you. Does anyone have anything additional or entertain a motion?

TENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

SECTION A

Viera East

Community Development District

Proposed Budget

FY 2024



**Viera East
Community Development District**

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Viera East
Community Development District
General Fund
Proposed Operating Budget
Fiscal Year 2024

Actual FY 2022	Adopted Budget FY 2023	Actual Thru 5/31/23	Projected Next 4 Months	Total Projected @ 9/30/23	Proposed Budget FY 2024
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Revenues

Maintenance Assessments	\$808,157	\$1,378,973	\$1,365,203	\$13,770	\$1,378,973	\$ 1,378,973
Golf Course Administrative Services	\$56,280	\$56,280	\$37,520	\$18,760	\$56,280	\$56,280
Donations for Park Materials	\$5,975	\$5,000	\$0	\$500	\$500	\$5,000
Miscellaneous Income- Farmers Market	\$14,078	\$20,000	\$24,672	\$1,000	\$25,672	\$20,000
Interest Income	\$55	\$100	\$1	\$0	\$1	\$100

Total Revenues	\$884,544	\$1,460,353	\$1,427,396	\$34,030	\$1,461,426	\$1,460,353
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Administrative Expenditures

Supervisors Fees	\$26,933	\$30,519	\$18,380	\$9,190	\$27,569	\$30,519
Engineering Fees	\$3,430	\$5,000	\$1,288	\$644	\$1,933	\$5,000
Attorney's Fees	\$20,558	\$20,000	\$9,837	\$4,919	\$14,756	\$20,000
Dissemination	\$1,000	\$1,000	\$667	\$333	\$1,000	\$1,000
Trustee Fees	\$4,041	\$5,600	\$3,733	\$1,867	\$5,600	\$5,600
Annual Audit	\$7,500	\$6,500	\$4,333	\$2,167	\$6,500	\$8,900
Collection Agent	\$2,500	\$2,500	\$1,667	\$833	\$2,500	\$2,500
Management Fees	\$103,454	\$106,557	\$71,038	\$35,519	\$106,557	\$109,754
Postage	\$2,101	\$1,500	\$1,164	\$582	\$1,747	\$2,000
Printing & Binding	\$5,280	\$3,500	\$633	\$316	\$949	\$2,500
Insurance- Liability	\$6,996	\$9,607	\$5,875	\$2,938	\$8,813	\$10,368
Legal Advertising	\$12,687	\$1,500	\$1,947	\$973	\$2,920	\$2,500
Other Current Charges	\$277	\$1,500	\$422	\$211	\$633	\$750
Office Supplies	\$200	\$1,500	\$23	\$11	\$34	\$1,500
Dues & Licenses	\$175	\$175	\$175	\$0	\$175	\$175
Information Technology	\$4,250	\$4,378	\$2,919	\$1,459	\$4,378	\$4,509

Total Administrative	\$201,382	\$201,336	\$124,101	\$61,963	\$186,063	\$207,575
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Operating Expenditures

Salaries	\$155,761	\$159,817	\$99,788	\$49,894	\$149,682	\$168,699
Administration Fee	\$1,113	\$1,354	\$753	\$377	\$1,130	\$1,228
FICA Expense	\$11,229	\$12,226	\$8,003	\$4,002	\$12,005	\$12,905
Health Insurance	\$17,299	\$23,159	\$11,063	\$5,531	\$16,594	\$10,000
Workers Compensation	\$2,458	\$3,132	\$1,589	\$795	\$2,384	\$3,348
Unemployment	\$681	\$1,078	\$581	\$290	\$871	\$1,078
Retirement Contribution	\$0	\$0	\$0	\$0	\$0	\$5,061
Other Contractual	\$13,364	\$12,000	\$6,375	\$3,188	\$9,563	\$12,000
Marketing- Lifestyle/Amenities	\$19,110	\$18,000	\$22,394	\$12,000	\$34,394	\$41,000
Training	\$0	\$500	\$75	\$38	\$113	\$0
Uniforms	\$0	\$500	\$263	\$131	\$394	\$500
Bonus Program	\$0	\$0	\$40,166	\$0	\$40,166	\$0

Total Operating	\$221,015	\$231,766	\$191,050	\$76,245	\$267,295	\$255,819
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Maintenance Expenditures

Canal Maintenance	\$9,990	\$14,000	\$0	\$10,000	\$10,000	\$14,000
Lake Bank Restoration	\$24,000	\$30,000	\$0	\$0	\$0	\$164,000
Environmental Services	\$2,857	\$20,000	\$995	\$10,000	\$10,995	\$20,000
Water Management System	\$113,947	\$115,000	\$83,347	\$41,674	\$125,021	\$130,000
Midge Control	\$0	\$10,000	\$0	\$4,000	\$4,000	\$10,000
Contingencies	\$3,157	\$2,000	\$1,650	\$825	\$2,475	\$2,000
Fire Line Management	\$2,000	\$3,500	\$0	\$1,000	\$1,000	\$3,500
Basin Repair	\$117	\$3,000	\$57	\$1,000	\$1,057	\$3,000

Total Maintenance	\$156,068	\$197,500	\$86,049	\$68,499	\$154,547	\$346,500
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Viera East
Community Development District
General Fund
Proposed Operating Budget
Fiscal Year 2024

	Actual FY 2022	Adopted Budget FY 2023	Actual Thru 5/31/23	Projected Next 4 Months	Total Projected @ 9/30/23	Proposed Budget FY 2024
<i>Grounds Maintenance Expenditures</i>						
Salaries	\$134,363	\$176,074	\$97,721	\$48,860	\$146,581	\$222,718
Administrative Fees	\$2,226	\$3,010	\$1,340	\$670	\$2,010	\$2,320
FICA	\$9,836	\$13,970	\$7,907	\$3,953	\$11,860	\$18,958
Health Insurance	\$18,182	\$31,692	\$11,446	\$5,723	\$17,169	\$17,975
Workers Compensation	\$2,188	\$3,601	\$1,571	\$786	\$2,357	\$4,420
Unemployment	\$897	\$2,734	\$1,245	\$622	\$1,867	\$2,484
Retirement Contribution	\$0	\$0	\$0	\$0	\$0	\$6,682
Telephone	\$7,286	\$7,020	\$4,957	\$2,479	\$7,436	\$7,800
Utilities	\$9,600	\$10,032	\$6,011	\$3,006	\$9,017	\$10,032
Property Appraiser	\$1,989	\$1,990	\$1,989	\$0	\$1,989	\$1,990
Insurance- Property	\$2,635	\$2,479	\$1,924	\$962	\$2,886	\$3,411
Repairs	\$20,754	\$20,000	\$13,257	\$6,629	\$19,886	\$25,000
Fuel	\$21,478	\$21,000	\$11,785	\$5,892	\$17,677	\$21,000
Park Maintenance	\$12,838	\$17,500	\$23,499	\$11,750	\$35,249	\$45,000
Sidewalk Repair	\$0	\$10,000	\$6,057	\$3,029	\$9,086	\$10,000
Chemicals	\$3,309	\$4,000	\$1,431	\$715	\$2,146	\$4,000
Contingencies	\$3,857	\$4,000	\$635	\$318	\$953	\$5,000
Refuse	\$6,820	\$6,000	\$6,675	\$3,338	\$10,013	\$12,000
Office Supplies	\$0	\$750	\$0	\$200	\$200	\$500
Uniforms	\$3,378	\$3,000	\$2,046	\$1,023	\$3,069	\$3,000
Fire Alarm System	\$6,139	\$7,500	\$4,169	\$2,085	\$6,254	\$7,500
Rain Bird Pump System	\$28,041	\$27,581	\$18,847	\$9,424	\$28,271	\$27,585
Park Materials	\$2,773	\$10,000	\$0	\$3,000	\$3,000	\$10,000
Bay Hill Flow Way Maintenance	\$0	\$25,000	\$0	\$10,000	\$10,000	\$25,000
Maintenance Reserve- Transfer Out	\$5,000	\$420,817	\$420,817	\$0	\$420,817	\$156,084
Maintenance Reserve- Transfer Out (Excess)	\$0	\$0	\$0	\$83,731	\$83,731	\$0
Total Grounds Expenditures	\$303,588	\$829,751	\$645,328	\$208,192	\$853,521	\$650,459
Total Expenses	\$882,053	\$1,460,353	\$1,046,528	\$414,899	\$1,461,426	\$1,460,353
Excess Revenue/(Expenditures)	\$2,491	\$0	\$380,868	(\$380,868)	\$0	\$0

	FY 2023	FY 2024
Net Assessment- General	\$ 1,350,028	\$ 1,350,028
Net Assessment- Recreation	\$ 28,945	\$ 28,945
Total Net Assessments	\$ 1,378,973	\$ 1,378,973
Discounts @ 6%	\$ 88,020	\$ 88,020
Gross Assessment	\$ 1,466,993	\$ 1,466,993
Assessable Units - Residential	4,204	4,204
Assessable Units - Non-Residential	1,869	1,869
Total Units	6,073	6,073
Gross Assessment per Unit - General Fund	\$ 236	\$ 236
Gross Assessment per Unit - Recreation	\$ 129	\$ 129
Gross Assessment per Unit - Debt Service	\$ 139	\$ 139
	\$ 504	\$ 504

Viera East

Community Development District

General Fund Budget

Revenues:

Maintenance Assessments

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

Golf Course Administrative Services

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

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

Interest Income

The District will earn interest on balances invested during the year

Administrative Expenditures:

Supervisors Fees

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

Engineering Fees

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

Attorney Fees

Legal Counsel:

Shutts and Bowen LLP

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

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

Viera East

Community Development District

General Fund Budget

Dissemination

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

- Series 2020 Special Assessment Revenue Bond \$1,000

Trustee Fees

The District will pay annual trustee fees for Series 2020 Special Assessment Revenue Bond.

Annual Audit

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

Collection Agent

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

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

Management Fees

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

Postage

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

Printing & Binding

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

Insurance- Liability

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

Description	Admin Amount	Field Amount	Annual Amount
General Liability	\$ 6,377	\$ -	\$ 6,377
POL/EPLI	\$ 3,991	\$ -	\$ 3,991
Property	\$ -	\$ 3,411	\$ 3,411
Total	\$ 10,368	\$ 3,411	\$ 13,779

Viera East

Community Development District

General Fund Budget

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Dues & Licenses

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

Information Technology

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

Operating Expenditures:

Salaries & Wages

The District currently has a General Manager and 1 full time employee to handle the operations of the District. The proposed amount includes a 3% cost of living increase for qualifying full-time employees.

Administration Fee

Represents fee to Applied Business Solutions for administration of pay and benefits. Applied Business Solutions charges an administration fee of \$14 per employee.

FICA

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

Health Insurance

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

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

Workers Compensation

Viera East

Community Development District

General Fund Budget

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

Unemployment

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

Other Contractual

Miscellaneous fees and contracts incurred for the District.

Description	Annual Amount
ADT Security	\$ 5,423
Ecolab Pest Elimination	\$ 4,920
Xelar Copier	\$ 1,444
Additional Contract Funds	\$ 213
Total Annual Budget	\$ 12,000

Marketing- Lifestyle/Amenities

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

Training

Expense involved in providing training for staff.

Uniforms

Expense involved in providing uniforms for the administration staff.

Maintenance Expenditures:

Canal Maintenance

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

Lake Bank Restoration

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

Viera East

Community Development District

General Fund Budget

Environmental Services

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

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

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

Water Management System

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

Description	Monthly Amount	Annual Amount
Natural Areas Management	\$ 4,012	\$ 48,149
Wingate & Auburn Lake Aquatic Weed Control	\$ 809	\$ 9,704
Bayhill Wetland Maintenance	\$ 380	\$ 4,560
Natural Vegetation Management (Bi-Monthly)	\$ 200	\$ 1,200
Woodside Park	\$ 200	\$ 2,400
Aquatic Weed Control	\$ 4,147	\$ 49,768
Header Canal Maintenance (Quarterly)	\$ 1,540	\$ 6,160
Unanticipated Repairs/Improvements		\$ 8,059
Total	\$ 11,288	\$ 130,000

Midge Control

Lake spraying for midge control throughout the CDD.

Contingencies

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

Fire Line Maintenance

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

Basin Repair

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

Viera East

Community Development District

General Fund Budget

Grounds Maintenance Expenditures:

Salaries & Wages

The District currently has a 5 full time and 1 part time employee's to handle the grounds maintenance of the District. The proposed amount includes a 3% cost of living increase for qualifying full-time employees.

Administration Fee

Represents fee to Applied Business Solutions for administration of pay and benefits. Applied Business Solutions charges an administration fee of \$14 per employee.

FICA

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

Health Insurance

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

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

Workers Compensation

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

Unemployment

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

Telephone

Expenses incurred for the telephone and fax machine.

Vendor	Monthly Amount	Annual Amount
Blueline Telecom Group	\$ 606	\$ 7,272
Contingency		\$ 528
Total		<u>\$ 7,800</u>

Viera East

Community Development District

General Fund Budget

Utilities

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

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

Property Appraiser

Fees incurred for the Brevard County Property Appraiser performing work in support of processing and distributing non-ad valorem assessment information. The cost for the FY2024 year will be \$1,990.

Insurance- Property

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

Description	Admin Amount	Field Amount	Annual Amount
General Liability	\$ 6,377	\$ -	\$ 6,377
POL/EPLI	\$ 3,991	\$ -	\$ 3,991
Property	\$ -	\$ 3,411	\$ 3,411
Total	\$ 10,368	\$ 3,411	\$ 13,779

Repairs

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

Fuel

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

Park Maintenance

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

Sidewalk Repair

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

Chemicals

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

Contingencies

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

Viera East

Community Development District

General Fund Budget

Refuse

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

Contractor	Services	Monthly	Annual
Danny's Recycling & HAU	Empty Dumpster	\$ 750	\$ 9,000
	Contingency		\$ 500
Total			\$ 9,500

Office Supplies

Costs for items used in office.

Uniforms

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

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

Fire and Burglary Alarm System

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

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

Rain Bird Pump System

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

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

Maintenance Reserves – Transfer Out

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

Maintenance Reserves – Transfer Out (PY Excess)

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

Viera East
Community Development District
 Capital Reserve Fund
 Proposed Budget FY 2024

Adopted Budget FY 2023	Actual Thru 4/30/23	Projected Next 5 Months	Total Projected @ 9/30/23	Proposed Budget FY 2024
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Revenues

Beginning Fund Balance	\$848,174	\$837,933	\$0	\$837,933	\$1,583,875
Interest Income	\$500	\$3,145	\$500	\$3,645	\$500
Reserve Funding - Transfer In (General)	\$420,817	\$420,817	\$0	\$420,817	\$156,084
Reserve Funding - Transfer In (Golf)	\$252,806	\$0	\$252,806	\$252,806	\$189,691
Reserve Funding - Transfer In (General Excess)	\$0	\$0	\$83,731	\$83,731	\$0
Reserve Funding - Transfer In (Golf Excess)	\$0	\$0	\$0	\$0	\$0

Total Revenues	\$1,522,297	\$1,261,896	\$337,037	\$1,598,932	\$1,930,150
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Expenditures

Capital Outlay	\$100,000	\$14,997	\$0	\$14,997	\$100,000
Truck Maintenance	\$25,000	\$0	\$0	\$0	\$25,000
Sign Project	\$0	\$0	\$0	\$0	\$20,000
Bank Fees	\$0	\$30	\$30	\$60	\$0

Total Expenditures	\$125,000	\$15,027	\$30	\$15,057	\$145,000
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Excess Revenues (Expenditures)	\$1,397,297	\$1,246,868	\$337,007	\$1,583,875	\$1,785,150
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Potential Capital Reserve Split			
	<u>General Fund</u>	<u>Golf Course</u>	<u>Total</u>
Beginning Balance- 9/30/22	\$ 276,518	\$ 561,415	\$ 837,933
Interest Income	\$ -	\$ -	\$ 3,645
FY23 Contributions	\$ 420,817	\$ 252,806	\$ 673,623
FY22 Gross Profit	\$ -	\$ -	\$ -
FY23 Projected Excess	\$ 83,731	\$ -	\$ 83,731
FY23 Expenses	\$ -	\$ -	\$ (15,057)
Projected Excess Revenue Fund End of FY23	\$ 781,066	\$ 814,221	\$ 1,583,875

Viera East
Community Development District
Debt Service Fund
Series 2020
Proposed Budget FY 2024

Adopted Budget FY 2023	Actual Thru 5/31/23	Projected Next 4 Months	Total Projected @ 9/30/23	Adopted Budget FY 2024
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Revenues

Special Assessments	\$ 655,615	\$ 649,068	\$ 6,547	\$ 655,615	\$ 655,615
Interest Income	\$ 500	\$ 3,919	\$ 500	\$ 4,419	\$ 500
Beginning Fund Balance	\$ 90,346	\$ 87,459	\$ -	\$ 87,459	\$ 91,878

Total Revenues	\$ 746,461	\$ 740,446	\$ 7,047	\$ 747,493	\$ 747,993
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Expenditures

Series 2020

Interest-11/1	\$ 90,308	\$ 90,308	\$ -	\$ 90,308	\$ 85,558
Principal- 5/1	\$ 475,000	\$ 475,000	\$ -	\$ 475,000	\$ 475,000
Interest-5/1	\$ 90,308	\$ 90,308	\$ -	\$ 90,308	\$ 85,558

Total Expenditures	\$ 655,615	\$ 655,615	\$ -	\$ 655,615	\$ 646,115
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Excess Revenues (Expenditures)	\$ 90,846	\$ 84,831	\$ 7,047	\$ 91,878	\$ 101,878
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* Excess Revenues needed to pay the 11/1/24 Interest Payment \$ 80,658

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

Viera East
Community Development District
Debt Service - Series 2020
Amortization Schedule

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

Viera East
Community Development District
 Restaurant- Hook and Eagle
 Proposed Operating Budget
 Fiscal Year 2024

Actual FY 2022	Adopted Budget FY 2023	Actual Thru 5/31/23	Projected Next 4 Months	Total Projected @ 9/30/23	Proposed Budget FY 2024
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Revenues

Food Sales	\$245,091	\$290,000	\$232,720	\$116,360	\$349,081	\$334,093
Snack Sales	\$781	\$20,000	\$4,993	\$2,497	\$7,490	\$10,000
Beverage Sales	\$37,644	\$29,250	\$4,194	\$2,097	\$6,291	\$31,005
Beer Sales	\$141,813	\$169,000	\$123,169	\$61,584	\$184,753	\$179,140
Wine Sales	\$9,309	\$11,700	\$31,407	\$15,703	\$47,110	\$12,402
Liquor Sales	\$80,447	\$87,000	\$82,304	\$41,152	\$123,456	\$92,220

Total Revenues	\$515,085	\$606,950	\$478,787	\$239,394	\$718,181	\$658,860
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Restaurant Expenditures

Restaurant Manager Contract	\$65,000	\$65,000	\$43,333	\$21,667	\$65,000	\$65,000
Salaries	\$137,201	\$164,037	\$120,656	\$60,328	\$180,984	\$183,610
Administrative Fee	\$6,420	\$8,832	\$4,821	\$2,411	\$7,232	\$8,034
FICA Expense	\$15,530	\$12,166	\$14,799	\$7,400	\$22,199	\$15,217
Health Insurance	\$14,627	\$20,243	\$7,044	\$3,522	\$10,565	\$8,813
Workers Compensation	\$2,168	\$3,048	\$1,792	\$896	\$2,687	\$2,336
Unemployment	\$4,739	\$5,408	\$4,239	\$2,120	\$6,359	\$5,750
Telephone	\$3,228	\$3,200	\$3,119	\$1,559	\$4,678	\$5,250
Utilities	\$11,301	\$12,000	\$6,651	\$3,325	\$9,976	\$10,000
Pest Control	\$1,069	\$1,200	\$826	\$413	\$1,239	\$1,200
Merchant Fees	\$0	\$0	\$16,540	\$8,270	\$24,810	\$25,000
Equipment Lease	\$1,394	\$1,300	\$1,238	\$619	\$1,858	\$1,500
Repairs	\$7,016	\$7,500	\$7,133	\$3,567	\$10,700	\$7,500
Kitchen Equipment/Supplies	\$6,844	\$3,000	\$675	\$337	\$1,012	\$3,000
Paper & Plastic Supplies	\$9,067	\$10,000	\$7,753	\$3,877	\$11,630	\$10,000
Operating Supplies	\$25,849	\$30,000	\$16,219	\$8,110	\$24,329	\$25,000
First Aid	\$206	\$500	\$0	\$250	\$250	\$500
Entertainment	\$14,105	\$10,000	\$11,750	\$5,875	\$17,625	\$14,400
Delivery/Gas	\$3,857	\$5,000	\$4,562	\$2,281	\$6,843	\$6,000
Uniforms	\$474	\$1,000	\$0	\$250	\$250	\$750
Dues & License	\$4,799	\$5,000	\$6,648	\$1,500	\$8,148	\$5,000

Total Restaurant Expenditures	\$334,893	\$368,434	\$279,799	\$138,575	\$418,374	\$403,860
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Cost of Goods Sold

Food Cost	\$105,765	\$124,000	\$102,654	\$51,327	\$153,981	\$130,000
Snack Cost	\$7,657	\$10,000	\$1,410	\$705	\$2,116	\$5,000
Beverage Cost	\$19,777	\$11,700	\$52,194	\$26,097	\$78,291	\$15,000
Beer Cost	\$61,958	\$59,150	\$12,952	\$6,476	\$19,428	\$70,000
Wine Cost	\$4,224	\$4,095	\$2,970	\$1,485	\$4,456	\$5,000
Liquor Cost	\$25,650	\$26,100	\$24,231	\$12,116	\$36,347	\$30,000

Total Cost of Goods Sold	\$225,031	\$235,045	\$196,412	\$98,206	\$294,619	\$255,000
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Total Revenues	\$515,085	\$606,950	\$478,787	\$239,394	\$718,181	\$658,860
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Total Expenditures	\$559,923	\$603,479	\$476,211	\$236,781	\$712,992	\$658,860
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Operating Income (Loss)	(\$44,838)	\$3,471	\$2,576	\$2,612	\$5,188	\$0
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Non Operating Revenues/(Expenditures)

Interfund Transfer Out- Golf Course	\$0	(\$3,471)	\$0	\$0	\$0	\$0
Interfund Transfer In- Golf Course	\$0	\$0	\$0	\$0	\$0	\$0

Total Non Operating Revenues/(Expenditures)	\$0	(\$3,471)	\$0	\$0	\$0	\$0
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Net Non Operating Income / (Loss)	(\$44,838)	\$0	\$2,576	\$2,612	\$5,188	\$0
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Viera East

Community Development District

Food & Beverage Operating Budget

Revenues:

Food

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

Wine

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

Beer

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

Beverage

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

Liquor

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

Expenditures:

Restaurant Manager Contract

Salaries & Wages

The District currently has a 1 full time and 30 part time employees to handle the Golf operations of the District. The proposed amount includes a 3% cost of living increase for qualifying full time employees.

Administration Fee

Represents fee to Applied Business Solutions for administration of pay and benefits. Applied Business Solutions charges an administration fee of \$14 per employee.

FICA

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

Viera East

Community Development District

Food & Beverage Operating Budget

Health Insurance

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

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

Workers Compensation

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

Unemployment

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

Telephone

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

Vendor	Monthly Amount	Annual Amount
Charter Communications	\$ 421	\$ 5,052
Contengincy		\$ 198
Total		\$ 5,250

Utilities

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

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

Viera East

Community Development District

Food & Beverage Operating Budget

Pest Control

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

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

Equipment Lease

The estimated cost to Ecolab for the dish machine rental.

Vendor	Monthly Amount	Annual Amount
Ecolab	\$ 107	\$ 1,281
Contingency		\$ 219
Total		\$ 1,500

Repairs

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

Kitchen Equipment/Supplies

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

Paper & Plastic Supplies

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

Operating supplies

Represents various operating supplies purchased

First Aid

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

Viera East

Community Development District

Food & Beverage Operating Budget

Delivery/Gas

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

Vendor	Account	Monthly Amount	Annual Amount
Florida City Gas	83490-45156	\$ 400	\$ 4,800
Contingency- Delivery Fees			\$ 1,200
Total			\$ 6,000

Uniforms

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

Dues and License

Represents the cost of all restaurant operating licenses through DPBR.

COGS:

Food

Represents food supplies purchased for the restaurant or catering events.

Snack

Represents snacks purchased for the restaurant.

Beer

Represents beer purchased for the restaurant.

Wine

Represents wine purchased for the restaurant.

Liquor

Represents liquor purchased for the restaurant.

Other Sources and Uses:

Transfer In- Golf Course

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

Viera East
Community Development District
 Golf Course
 Proposed Operating Budget
 Fiscal Year 2024

	Actual FY 2022	Adopted Budget FY 2023	Actual Thru 5/31/23	Projected Next 4 Months	Total Projected @ 9/30/23	Proposed Budget FY 2024
<u>Revenues</u>						
Greens Fees	\$1,728,908	\$1,775,027	\$1,437,779	\$389,637	\$1,827,416	\$1,828,278
Gift Cards- Sales	\$11,750	\$25,000	\$16,543	\$5,077	\$21,620	\$25,750
Gift Cards- Usage	(\$16,406)	(\$25,000)	(\$13,149)	(\$3,535)	(\$16,683)	(\$25,750)
Season Advance/Trail Fees	\$265,534	\$240,000	\$96,188	\$77,300	\$173,489	\$240,000
Associate Memberships	\$27,025	\$42,000	\$19,276	\$3,397	\$22,673	\$42,000
Driving Range	\$94,307	\$80,000	\$72,731	\$19,196	\$91,927	\$82,400
Golf Lessons	\$3,800	\$2,100	\$3,040	\$1,850	\$4,890	\$2,163
Merchandise Sales	\$119,370	\$115,000	\$91,593	\$29,968	\$121,560	\$118,450
Assessments -Recreation Operating	\$18,232	\$18,239	\$12,154	\$6,077	\$18,232	\$18,239
Miscellaneous Income	\$12,553	\$15,000	\$50,039	\$3,654	\$53,693	\$15,000
Total Revenues	\$2,265,073	\$2,287,366	\$1,786,196	\$532,622	\$2,318,818	\$2,346,530

General Expenditures

Other Contractual Services	\$14,865	\$15,000	\$13,722	\$6,861	\$20,584	\$20,000
Telephone	\$1,759	\$2,500	\$1,358	\$679	\$2,037	\$2,500
Postage	\$0	\$2,000	\$0	\$0	\$0	\$0
Utilities	\$4,360	\$5,500	\$3,026	\$1,513	\$4,539	\$5,400
Repairs & Maintenance	\$16,421	\$15,000	\$12,194	\$6,097	\$18,291	\$15,000
Marketing- Golf Marketing	\$19,721	\$35,000	\$13,604	\$6,802	\$20,407	\$35,000
Bank Charges	\$82,269	\$40,000	\$37,764	\$18,882	\$56,646	\$45,000
Office Supplies	\$4,768	\$4,500	\$2,955	\$1,477	\$4,432	\$4,500
Operating Supplies	\$3,464	\$4,000	\$1,707	\$853	\$2,560	\$4,000
Dues, Licenses & Subscriptions	\$10,228	\$9,500	\$430	\$215	\$645	\$9,500
Drug Testing- All departments	\$0	\$500	\$0	\$250	\$250	\$500
Training, Education & Employee Relations	\$1,153	\$3,000	\$2,599	\$1,299	\$3,898	\$3,000
Contractual Security	\$4,005	\$3,000	\$2,614	\$1,307	\$3,920	\$4,000
IT Services	\$9,732	\$3,000	\$2,052	\$1,026	\$3,078	\$3,000
Total Golf Course Expenditures	\$172,744	\$142,500	\$94,024	\$47,262	\$141,287	\$151,400

Golf Operations:

Salaries	\$232,919	\$247,235	\$179,661	\$89,830	\$269,491	\$306,020
Administrative Fee	\$15,893	\$18,767	\$8,959	\$4,480	\$13,439	\$12,876
FICA Expense	\$17,363	\$18,913	\$14,243	\$7,121	\$21,364	\$22,509
Health Insurance	\$10,255	\$12,353	\$9,219	\$4,609	\$13,828	\$12,632
Workers Compensation	\$3,781	\$4,846	\$2,806	\$1,403	\$4,210	\$5,890
Unemployment	\$5,434	\$10,853	\$4,883	\$2,441	\$7,324	\$10,828
Golf Printing	\$1,574	\$2,500	\$0	\$500	\$500	\$2,500
Utilities	\$21,417	\$22,500	\$13,400	\$6,700	\$20,101	\$22,500
Repairs	\$1,647	\$1,000	\$3,168	\$1,584	\$4,751	\$1,000
Pest Control	\$1,072	\$1,300	\$666	\$333	\$999	\$1,300
Supplies	\$11,452	\$12,000	\$11,322	\$5,661	\$16,983	\$12,000
Uniforms	\$0	\$1,500	\$0	\$500	\$500	\$1,500
Training, Education & Employee Relations	\$0	\$2,000	\$0	\$500	\$500	\$2,000
Cart Lease	\$85,796	\$87,763	\$57,527	\$28,764	\$86,291	\$87,000
Cart Maintenance	\$6,153	\$5,000	\$539	\$270	\$809	\$5,000
Driving Range	\$8,028	\$10,000	\$3,772	\$1,886	\$5,658	\$10,000
Total Golf Operation Expenditures	\$422,784	\$458,530	\$310,165	\$156,582	\$466,747	\$515,555

**Viera East
Community Development District
Golf Course
Proposed Operating Budget
Fiscal Year 2024**

	Actual FY 2022	Adopted Budget FY 2023	Actual Thru 5/31/23	Projected Next 4 Months	Total Projected @ 9/30/23	Proposed Budget FY 2024
<u>Merchandise Sales:</u>						
Cost of Goods Sold	\$72,700	\$80,000	\$89,487	\$44,743	\$134,230	\$90,000
Total Merchandise Sales	\$72,700	\$80,000	\$89,487	\$44,743	\$134,230	\$90,000
<u>Golf Course Maintenance:</u>						
Salaries	\$424,243	\$433,512	\$296,217	\$148,109	\$444,326	\$466,847
Administrative Fees	\$7,632	\$8,176	\$4,223	\$2,112	\$6,335	\$5,368
FICA Expense	\$31,791	\$32,900	\$23,774	\$11,887	\$35,661	\$37,693
Employee Insurance	\$31,096	\$41,298	\$17,539	\$8,769	\$26,308	\$38,695
Workers Compensation	\$6,722	\$9,420	\$4,931	\$2,466	\$7,397	\$9,328
Unemployment	\$4,116	\$7,165	\$3,571	\$1,785	\$5,356	\$7,160
Fire Alarm System	\$0	\$4,000	\$0	\$0	\$0	\$0
Utilities/Water	\$26,324	\$26,200	\$18,971	\$9,486	\$28,457	\$30,000
Repairs	\$34,608	\$48,000	\$38,300	\$19,150	\$57,450	\$48,000
Fuel & Oil	\$44,064	\$40,000	\$24,127	\$12,064	\$36,191	\$40,000
Pest Control	\$1,440	\$1,500	\$1,346	\$673	\$2,019	\$1,800
Irrigation/Drainage	\$9,544	\$30,000	\$5,684	\$2,842	\$8,525	\$20,000
Sand and Topsoil	\$14,669	\$26,500	\$7,662	\$3,831	\$11,492	\$26,500
Flower/Mulch	\$5,295	\$7,000	\$6,949	\$3,474	\$10,423	\$7,000
Fertilizer	\$163,821	\$175,000	\$91,651	\$45,826	\$137,477	\$175,000
Seed/Sod	\$0	\$16,500	\$1,368	\$684	\$2,052	\$16,500
Trash Removal	\$2,518	\$3,000	\$1,704	\$852	\$2,556	\$3,000
Contingency	\$11,317	\$6,000	\$11,246	\$5,623	\$16,869	\$7,500
First Aid	\$779	\$800	\$332	\$166	\$498	\$800
Operating Supplies	\$13,669	\$15,000	\$13,597	\$6,798	\$20,395	\$15,000
Training	\$2,871	\$2,000	\$2,801	\$1,400	\$4,201	\$2,000
Janitorial Supplies	\$56	\$1,000	\$337	\$168	\$505	\$1,000
Janitorial Services	\$11,372	\$20,000	\$10,885	\$5,443	\$16,328	\$20,000
Soil & Water Testing	\$1,663	\$1,000	\$0	\$750	\$750	\$1,000
Uniforms	\$10,898	\$10,000	\$6,827	\$3,414	\$10,241	\$10,000
Equipment Rental	\$403	\$2,000	\$2,756	\$1,378	\$4,134	\$2,000
Equipment Lease	\$164,173	\$187,550	\$109,871	\$54,936	\$164,807	\$187,550
Small Tools	\$0	\$500	\$0	\$0	\$0	\$0
Total Golf Course Maintenance	\$1,025,083	\$1,156,021	\$706,668	\$354,084	\$1,060,752	\$1,179,741
<u>Administrative Expenditures:</u>						
Legal Fees	\$5,886	\$1,500	\$2,041	\$1,020	\$3,061	\$1,500
Engineering	\$6,590	\$0	\$0	\$0	\$0	\$0
Arbitrage	\$900	\$600	\$400	\$200	\$600	\$600
Dissemination	\$1,000	\$1,000	\$667	\$333	\$1,000	\$1,000
Trustee Fees	\$8,178	\$4,100	\$2,899	\$1,449	\$4,348	\$4,100
Annual Audit	\$1,500	\$1,500	\$1,000	\$500	\$1,500	\$1,500
Golf Course Administrative Services	\$56,280	\$56,280	\$37,520	\$18,760	\$56,280	\$56,280
Insurance	\$92,124	\$111,000	\$67,217	\$33,609	\$100,826	\$133,663
Property Taxes	\$13,596	\$15,000	\$9,274	\$4,637	\$13,911	\$15,000
Total Administrative Expenditures	\$186,054	\$190,980	\$121,017	\$60,509	\$181,526	\$213,643
<u>Reserves:</u>						
Renewal & Replacement	\$0	\$252,806	\$0	\$252,806	\$252,806	\$189,691
Total Reserves	\$0	\$252,806	\$0	\$252,806	\$252,806	\$189,691
Total Revenues	\$2,265,073	\$2,287,366	\$1,786,196	\$532,622	\$2,318,818	\$2,346,530
Total Expenditures	\$1,879,366	\$2,280,837	\$1,321,361	\$915,987	\$2,237,348	\$2,340,030
Operating Income (Loss)	\$385,707	\$6,529	\$464,835	(\$383,365)	\$81,470	\$6,500

Viera East
Community Development District
Golf Course
Proposed Operating Budget
Fiscal Year 2024

	Actual FY 2022	Adopted Budget FY 2023	Actual Thru 5/31/23	Projected Next 4 Months	Total Projected @ 9/30/23	Proposed Budget FY 2024
<u>Non Operating Revenues/(Expenditures):</u>						
Assessments -Recreation Debt Service	\$682,778	\$560,250	\$373,505	\$186,745	\$560,250	\$560,250
Interest Income	\$202	\$1,000	\$5,259	\$500	\$5,759	\$1,000
Reserve Funding- Transfer Out (PY Excess)	(\$6,694)	\$0	\$0	\$0	\$0	\$0
Interfund Transfer In- Restaurant	(\$450,000)	\$3,471	\$0	\$0	\$0	\$0
Interfund Transfer Out- Restaurant	\$0	\$0	\$0	\$0	\$0	\$0
Gain on Sale of Asset	\$300	\$0	\$0	\$0	\$0	\$0
Interest Expense	(\$140,425)	(\$101,250)	(\$67,500)	(\$33,750)	(\$101,250)	(\$77,750)
Principal Expense	(\$445,000)	(\$470,000)	(\$313,333)	(\$156,667)	(\$470,000)	(\$490,000)
Total Non Operating Revenues/(Expenditures)	(\$358,839)	(\$6,529)	(\$2,070)	(\$3,172)	(\$5,241)	(\$6,500)
Net Non Operating Income / (Loss)	\$26,869	\$0	\$462,765	(\$386,536)	\$76,229	\$0

Viera East

Community Development District

Recreational Operating Budget

Revenues:

Greens Fees

Estimated revenue for public paid rounds of golf.

Gift Card- Sales

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

Gift Card- Usage

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

Season Advance/Trail Fees

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

Associate Memberships

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

Driving Range

Estimated revenue from the District's driving range.

Golf Lessons

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

Merchandise Sales

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

Assessments- Recreation Operations

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

Miscellaneous Income

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

Viera East
Community Development District
Recreational Operating Budget

General Expenditures:

Other Contractual Services

Contractual Services include the following contracts:

Vendor	Monthly Amount	Annual Amount
Brighthouse (Cable & Internet)	\$ 781	\$ 9,373
Waste Management (Dumpster Removal)	\$ 701	\$ 8,411
Great America Financial	\$ 120	\$ 1,444
Apple Storage	\$ 12	\$ 146
Amazon Prime	\$ 15	\$ 182
Contingency		\$ 444
Total Annual Budget		<u>\$20,000</u>

Telephone

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

Vendor	Monthly Amount	Annual Amount
Cricket	\$ 194	\$ 2,328
Contengency		\$ 172
Total		<u>\$ 2,500</u>

Postage

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

Printing & Binding

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

Viera East

Community Development District

Recreational Operating Budget

Utilities

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

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

Repairs & Maintenance

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

Marketing- Golf Marketing

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

Bank Charges

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

Office Supplies

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

Operating Supplies

Represents various operating supplies purchased

Viera East

Community Development District

Recreational Operating Budget

Dues, Licenses & Subscriptions

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

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

Training, Education & Employee Relations

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

Contractual Security

Security system costs for the maintenance and clubhouse alarm systems.

IT Services

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

Golf Operations Expenditures:

Salaries & Wages

The District currently has a 1 full time and 30 part time employees to handle the Golf operations of the District. The proposed amount includes a 3% cost of living increase for qualifying full time employees.

Administration Fee

Represents fee to Applied Business Solutions for administration of pay and benefits. Applied Business Solutions charges an administration fee of \$14 per employee.

FICA

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

Viera East

Community Development District

Recreational Operating Budget

Health Insurance

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

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

Workers Compensation

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

Unemployment

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

Golf Printing

Printing for materials needed for the course.

Utilities

Estimated cost of basic utilities for Golf operations:

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

Repairs

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

Pest Control

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

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

Supplies

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

Viera East

Community Development District

Recreational Operating Budget

Uniforms

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

Training, Education & Employee Relations

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

Fuel

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

Cart Lease

The expense related to leasing of carts for golf course.

Vendor	Monthly Amount	Annual Amount
The Huntington National	\$ 6,553	\$ 78,635
The Huntington National	\$ 355	\$ 4,260
Yamaha Lease	\$ 164	\$ 1,968
Golf Cart	\$ 127	\$ 1,524
Contingency		\$ 613
Total		\$ 87,000

Cart Maintenance

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

Driving Range Supplies

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

Merchandise Sales

Cost of Goods Sold

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

Golf Course Maintenance:

Salaries & Wages

The District currently has 10 full-time and 4 part-time employee's to handle the golf course maintenance. The proposed amount includes a 3% cost of living increase for qualifying full time employees.

Viera East

Community Development District

Recreational Operating Budget

Administration Fee

Represents fee to Applied Business Solutions for administration of pay and benefits. Applied Business Solutions charges an administration fee of \$14 per employee.

FICA

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

Health Insurance

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

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

Workers Compensation

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

Unemployment

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

Fire and Burglary Alarm System

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

Utilities/Water

Estimated costs of basic utilities for the maintenance staff:

Vendor	Account	Monthly Amount	Annual Amount
FPL	83490-45156	\$ 2,000	\$ 24,000
City of Cocoa	313093-70192	\$ 422	\$ 5,064
Contingency			\$ 936
Total			\$ 30,000

Fuel & Oil

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

Viera East

Community Development District

Recreational Operating Budget

Pest Control

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

Vendor	Monthly Amount	Annual Amount
Ecolab Pest Elimination	\$ 143	\$ 1,716
Contingency		\$ 84
Total		\$ 1,800

Irrigation/Drainage

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

Sand/Topsoil

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

Flowers/Mulch

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

Turf Nutrition Program

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

Seed/Sod

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

Trash Removal

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

Vendor	Monthly Amount	Annual Amount
Waste Management, Inc.	\$ 213	\$ 2,556
Contingency		\$ 444
Total		\$ 3,000

Contingencies

Funding of unanticipated costs.

First Aid

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

Viera East

Community Development District

Recreational Operating Budget

Office Supplies

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

Operating Supplies

Represents various operating supplies purchased

Training

Training seminars for golf course maintenance staff.

Janitorial Supplies

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

Soil & Water Testing

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

Uniforms

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

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

Equipment Rental

Rental of larger capital items required for Course Maintenance.

Equipment Lease

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

Vendor	Monthly Amount	Annual Amount
The Huntington National	\$ 6,541	\$ 78,494
The Huntington National	\$ 1,066	\$ 12,792
The Huntington National	\$ 5,116	\$ 61,392
The Huntington National	\$ 281	\$ 3,371
The Huntington National	\$ 726	\$ 8,718
Wells Fargo Financial	\$ 652	\$ 7,830
Dex Imaging	\$ 169	\$ 2,031
Contingency		\$ 12,923
Total		\$ 187,550

Viera East

Community Development District

Recreational Operating Budget

Small Tools

Represents small tools purchased for golf course maintenance.

Administrative Expenditures:

Legal Fees

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

Arbitrage

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

Dissemination

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

Trustee Fees

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

Annual Audit

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

Golf Course Administrative Services

Cost of Administrative services provided for the CDD.

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

Viera East

Community Development District

Recreational Operating Budget

Insurance

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

Description	Annual Amount
General Liability	\$ 26,605
Property	\$ 107,058
Total	<u>\$ 133,663</u>

Property Taxes

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

Reserves

Renewal & Replacement

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

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

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

SECTION B

**AGREEMENT FOR VIERA EAST GOLF CLUB
PUTTING GREEN AND RELATED IRRIGATION RENOVATIONS**

THIS AGREEMENT FOR VIERA EAST GOLF CLUB PUTTING GREEN AND RELATED IRRIGATION RENOVATIONS (the "Agreement"), is made this 14 day of June 2023 by and between the **VIERA EAST COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district with a physical address of 2300 Clubhouse Drive, Rockledge, FL 32955 and a mailing address of c/o Jason Showe, District Manager, Governmental Management Services Central Florida, 219 East Livingston Street, Orlando, FL 32801, hereinafter called "CDD" and **LANDIRR, INC.**, a Florida for profit corporation with a principal address of 202 North Laurel Avenue, Sanford, Florida 32771, hereinafter called "Contractor", and

WITNESSETH:

That for and in consideration of the payments and agreements hereinafter mentioned, Contractor and the CDD hereby covenant, promise and agree as follows:

SECTION 1 - RECITALS AND PURPOSE.

Contractor shall commence and complete the following tasks with respect to the renovation of the 10,000 \pm square feet Viera East Golf Course Putting Green and related Irrigation (such work being collectively referred to herein as the "Project") as further set forth on Exhibit A:

- a. Strip the old green the area and bury as approved by CDD;
- b. Shape and construct approximately 10,000 square foot USGA putting green;
- c. Shape lower tier of the putting green to be used as chipping green/area;
- d. Shape area in front of chipping area to be used as a small approach for chipping;
- e. Supply and install Tif Eagle sprigs at 30 bushels per 1,000 square feet;
- f. Supply and install Tif Tuff Collar;
- g. Supply and install 419 in green slopes and small approach; and
- h. Install new greens loop HDPE (CDD to provide existing heads to be used).

Contractor represents that it has the special expertise and background necessary to complete the Project within the time period specified herein and in exchange for the compensation as herein provided. Contractor's professional services shall be in accordance with the prevailing standard of practice normally exercised in the performance of services of a similar nature. Project work shall be done in coordination and cooperation with the separate irrigation renovation project.

SECTION 2 - SCOPE OF SERVICES.

The Contractor agrees to complete the Project in accordance with all the Contract Documents referenced in Section 4 below.

2.1 The Contractor will furnish all of the material, supplies, tools, equipment, labor and other items necessary for the construction and completion of the Project described herein.

2.2 The Contractor will commence the work required by the Contract Documents upon the direction of General Manager on behalf of the CDD.

SECTION 3- COMPENSATION

3.1 The Contractor agrees to perform all of the work to complete the Project described in the Contract Documents and comply with the terms therein for the sum of \$114,400 as set forth on Exhibit A.

3.2 Payments: CDD shall authorize partial payments of the amounts due hereunder at the end of each calendar month, or as soon thereafter as practicable, to the Contractor, if the Contractor is satisfactorily performing the contract. CDD shall pay the Contractor one hundred percent (100%) of the amount shown on the pay application and approved by General Manager on behalf of the CDD upon project completion. The withheld percentage of the contract price of any such work shall be retained until the contract is completed satisfactorily and finally accepted by the CDD. If any Project work is being performed by subcontractors and the CDD finds that satisfactory progress is being made in all aspects of the Project, the CDD may, upon written request by the Contractor, authorize final payment from the withheld percentage to the Contractor or subcontractors who have completed their work in a manner finally acceptable to the CDD. Before such payment is made, the CDD entity shall determine that satisfactory and substantial reasons exist for the payment and shall require written approval from any surety furnishing bonds for the Project work.

SECTION 4 - CONTRACT DOCUMENTS

The term "Contract Documents" means and includes this Agreement and the proposal submitted by Contractor dated March 8, 2023 attached hereto as Exhibit A.

SECTION 5 - TIME FOR COMPLETION AND LIQUIDATED DAMAGES

The date of beginning and the time for completion of the project are essential conditions of the Contract Documents and the work embraced shall be commenced on or before June 19, 2023, or as directed by the CDD (the "Commencement Date"), and the date for substantial completion is 30 (thirty) days after the Commencement Date. This Agreement shall terminate sixty (60) days after substantial performance by Contractor and final acceptance of the Project by the CDD provided, however, all relevant indemnification, warranty, and insurance provisions shall survive the termination of this Agreement.

5.1 The Contractor will proceed with the work at such rate of progress to insure full completion within the contract time. It is expressly understood and agreed, by and between the Contractor and the CDD, that the contract time for the completion of the work described herein is a reasonable time, taking into consideration the average climatic and economic conditions and other factors prevailing in the locality of the work.

5.2 The Contractor shall not be charged with liquidated damages or any excess cost when the delay in completion of the work is due to the following, and the Contractor has promptly given written notice of such delay to the owner or architect.

5.2.1 To any preference, priority or allocation order duly issued by the CDD.

5.2.2 To unforeseeable causes beyond the control and without the fault or negligence of the Contractor, including but not restricted to, acts of God, or of the public enemy, acts of the CDD, acts of another contractor in the performance of a separate agreement with the CDD, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes, and abnormal and unforeseeable weather, and

5.2.3 To any delays of subcontractors occasioned by any of the causes specified in paragraphs 5.3.1 and 5.3.2 of the section.

SECTION 6 – CDD PROJECT FUNDS APPROPRIATION

Each party hereto agrees that the revenues and expenditures hereunder shall constitute current expenditures and revenues payable and receivable in the fiscal years for which funds are appropriated for the payment thereof. The obligations of the CDD under this agreement shall be from year to year only and shall not constitute a multiple-fiscal year direct or indirect debt or other financial obligation or any obligation payable in any fiscal year beyond the fiscal year for which funds are appropriated for the payment thereof or payable from any funds other than funds appropriated for the payment of current expenditures. No provision of this agreement shall be construed to pledge credit or to create a lien on any class or source of the CDD's monies.

SECTION 7 - INSURANCE

7.1 The Contractor shall procure and maintain, and shall cause each subcontractor of the Contractor to procure and maintain, the minimum insurance coverages listed below. All coverages shall be continuously maintained to cover all liability, claims, demands, and other obligations assumed by the Contractor pursuant to this Agreement. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured by the Contractor to maintain such continuous coverage.

7.1.1 Worker's Compensation insurance as required by the State of Florida.

7.1.2 General Liability insurance with minimum combined single limits of ONE MILLION DOLLARS (\$1,000,000.00) each occurrence and TWO MILLION DOLLARS (\$2,000,000.00) aggregate. The policy shall include the CDD, its officers and its employees as additional insured.

7.1.3 Comprehensive Automobile Liability insurance with minimum combined single limits for bodily injury and property damage of not less than ONE MILLION DOLLARS (\$1,000,000) each occurrence and ONE MILLION DOLLARS (\$1,000,000) aggregate with respect to each of Contractor's owned, hired and/or non-owned vehicles assigned to or used in performance of the services. The policy shall include the CDD, its officers and its employees, as additional insured

7.1.4 The Contractor shall secure, if applicable, "All Risk" type Builder's Risk Insurance for work to be performed. Unless specifically authorized by the CDD, the amount of such insurance shall not be less than the estimated amount of Compensation provided herein. The policy shall cover not less than the losses due to fire, explosion, hail, lightning, vandalism, malicious mischief, wind collapse, riot, aircraft, and smoke during the Contract

Time, and until the work is accepted by the CDD. The policy shall name as the insured the Contractor and the CDD.

7.2 A certificate of insurance shall be completed by the Contractor's insurance agent(s) as evidence that policies providing the required coverages, conditions, and minimum limits are in full force and effect, and shall be subject to review and approval by the CDD prior to commencement of any services under this Agreement.

7.3 The parties hereto understand and agree that the CDD is relying on, and does not waive or intend to waive its sovereign immunity by any provision of this contract, the monetary limitations (presently \$200,000 per person and \$300,000 per occurrence) or any other rights, immunities, and protections provided by §768.28, Florida Statutes, as from time to time amended, or otherwise available to the CDD, its officers, or its employees.

SECTION 8 - INDEMNIFICATION

The Contractor agrees to indemnify and hold harmless the CDD, and its officers and its employees, from and against all liability, claims, demands, and expenses, including court costs and attorney fees, on account of any injury, loss, violation, penalty, fine or damage, which arise out of or are in any manner connected with the work to be performed under this Agreement, if such injury, loss, violation, penalty, fine or damage is caused by, or is claimed to be caused by, the act, omission, or other fault of the Contractor or any officer or employee of the Contractor. The obligations of this Section 8 shall not extend to any injury, loss, violation, penalty, fine or damage which is caused by the act, omission, or other fault of the CDD.

SECTION 9 – NO LIENS ON CDD PROPERTY

Pursuant to §255.05(1)(d), Florida Statutes, the CDD has elected not to require Contractor to post a Payment and/or Performance Bond with regard to the Project. Contractor agrees that it shall not create or cause to be imposed, claimed or filed upon any CDD property a lien, charge or encumbrance whatsoever. If, because of any act or omission of Contractor, any such lien, charge or encumbrance shall be imposed, claimed or filed, Contractor shall, at its sole cost and expense, within twenty (20) days following written notice from the CDD, cause the same to be fully paid and satisfied or otherwise discharged of record (by bonding or otherwise) and Contractor shall indemnify and save and hold the CDD harmless from and against any and all costs, liabilities, suits, penalties, claims and demands whatsoever, and from and against any and all attorney's fees, at both trial and all appellate levels, resulting or on account thereof and there from. In the event that Contractor shall fail to comply with the foregoing provisions of this Section 9, the CDD shall have the option of paying, satisfying or otherwise discharging (by bonding or otherwise) such lien, charge or encumbrance and Contractor agrees to reimburse the CDD, upon demand, for all sums so paid and for all costs and expenses reasonably incurred by the CDD in connection therewith, together with interest thereon, until paid. To the extent any compensation under this Agreement is still due Contractor, Contractor agrees the CDD may offset same by the amount of any reimbursement due the CDD under this Section 9 of the Agreement.

SECTION 10 - INDEPENDENT CONTRACTOR STATUS

Contractor and any persons employed by Contractor for the performance of work hereunder shall be independent contractors and not agents of the CDD. Any provision in this Agreement that may appear to give the CDD the right to direct Contractor as to details of doing work or to exercise a

measure of control over the work mean that Contractor shall follow the direction of the CDD as to end results of the work only. As an independent contract, Contractor is not entitled to worker's compensation benefits, except as may be provided by the independent contractor, nor to unemployment insurance benefits unless unemployment compensation coverage is provided by the independent contractor or some other entity. The Contractor is obligated to pay all federal and state income tax on any monies earned or paid pursuant to this Agreement.

SECTION 11 – NO ASSIGNMENT WITHOUT PRIOR CONSENT

Contractor shall not assign or delegate this Agreement or any portion thereof, or any monies due to or become due hereunder without the CDD's prior written consent.

SECTION 12 - DEFAULT

Each and every term and condition hereof shall be deemed to be a material element of this Agreement. In the event that either party shall fail or refuse to perform according to the terms of this Agreement, such party may be declared in default.

SECTION 13 - INTEGRATION AND AMENDMENT

This Agreement represents the entire Agreement between the parties and there are no oral or collateral agreements or understandings. This Agreement may be amended only by an instrument in writing signed by the parties.

SECTION 14 - CONSTRUCTION OF CONTRACT DOCUMENTS

In the event there is a conflict between a provision of this Agreement and a provision of any of the Contract documents, the provisions of this Agreement shall prevail.

SECTION 15 - EQUAL OPPORTUNITY EMPLOYER

15.1 Contractor shall not discriminate against any employee or applicant for employment because of race, color, religion, age, sex, disability or national origin. Contractor will take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color religion, age, sex, disability, or national origin. Such action shall include but not be limited to the following; employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

15.2 Contractor shall comply with all applicable provisions of the Americans with Disabilities Act of 1990, as the same may be from time to time amended, any other applicable federal, state, or local laws and regulations.

SECTION 16 - COMPLIANCE WITH LAWS

Contractor shall be solely responsible for compliance with all applicable federal, state, and local laws; for payment of all applicable taxes; and for obtaining and keeping in force all applicable permits and approvals.

SECTION 17 – SEVERABILITY OF PROVISIONS

Any provision of this Agreement which is determined to be invalid, void, or illegal shall in no way affect, impair, or invalidate any other provision hereof, and remaining provisions shall remain in full force and effect.

SECTION 18 - UNLAWFUL EMPLOYEES, CONTRACTORS AND SUBCONTRACTORS

Contractor shall not knowingly employ or contract with a worker who is not legally authorized to perform the work such worker is being employed or contracted to perform under this Agreement. Additionally, Contractor shall not knowingly contract with a subcontractor that (a) knowingly employs or contracts with a worker who is not legally authorized to perform the work such worker is being employed or contracted to perform under this Agreement or (b) fails to certify to the Contractor that the subcontractor will not knowingly employ or contract with a worker who is not legally authorized to perform the work such worker is being employed or contracted to perform under this Agreement.

SECTION 19. PUBLIC RECORDS

Contractor has read and is familiar with the provisions of Chapter 119, Florida Statutes, applicable to community development districts. Contractor agrees that it shall keep and maintain all public records related to performance of the work identified herein. Contractor shall: (i) provide the public with access to public records on the same term and conditions that the CDD would provide the records and at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law, (ii) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (iii) meet all requirements for maintaining public records and transfer, at not cost, to the CDD all public records in Contractor's possession upon termination of this Agreement and shall destroy and duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically shall be provided to the Landlord in a format that is compatible with the information technology systems of the CDD. Failure to comply with a public records request or with other provisions of the public records law shall constitute a default under this Agreement.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT CONTRACTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT THE CDD, ATTN: JASON SHOWE, DISTRICT MANAGER, GOVERNMENTAL MANAGEMENT SERVICES CENTRAL FLORIDA, 219 EAST LIVINGSTON STREET, ORLANDO FL 32801, OR VIA TELEPHONE AT 407-841-5524, OR VIA EMAIL AT JSHOWE@GMSCFL.COM.

SECTION 20. RECORDS AND AUDITS

Contractor shall maintain in its place of business all books, documents, papers and other evidence pertaining in any way to payments made pursuant to this Agreement. Such records shall be available at the Contractor's place of business at all reasonable times during the term of this Agreement and for ten (10) years from the date of final payment under this Agreement for audit or inspection by the CDD upon five (5) business days prior written notice.

LANDIRR, INCORPORATED

By: James M. Roberts

Print name: JAMES M. ROBERTS

Print title: PRESIDENT

VIERA EAST COMMUNITY
DEVELOPMENT DISTRICT,
a Florida community development district,

By: Jennifer S. De Vries

Print: Jennifer S. De Vries

Chairman / Vice-Chairman

ATTEST:

By: Jason M. Showe

Print: Jason M Showe
Secretary / Assistant Secretary

Exhibit A

Scope of Work

LANDIRR

Golf Course Construction & Maintenance

March 8, 2023

VIERA EAST PUTTING GREEN

SCOPE OF WORK:

PUTTING GREEN

- Strip area and bury old green
- Shape and construct 10,000 SF USGA Putting Green
- Shape lower tier of the putting green to be used as a chipping green
- Shape area in front of chipping area (used as a small approach for chipping)
- Supply and install Tif Eagle sprigs @ 30 bushels per 1,000 SF
- Supply and install Tif Tuff Collar
- Supply and install 419 on green slopes and small approach

TOTAL \$ 98,500.00

IRRIGATION

- Install new greens loop HDPE (will use existing heads provided by Golf Course)

TOTAL \$ 15,900.00

Please note that the price quoted does not include engineering, specifications from engineering, irrigation repairs and upgrades. Also, all irrigation must be located by the Golf Course Staff.

Please let me know if you have any questions.

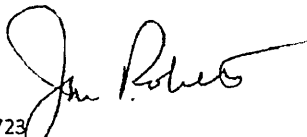
Respectfully,

Sean Goorsky
Superintendent

LANDIRR

Cell: 407-408-5723

sgoorsky@landirr.com



202 North Laurel Avenue • Sanford, Florida 32771 • 407-330-2892 • E-mail admin@landirr.com

SECTION VI

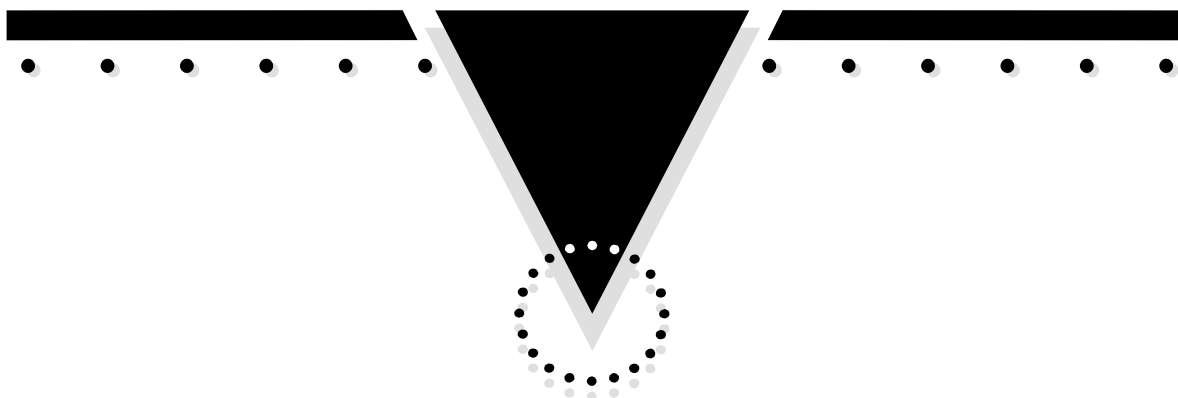
SECTION A

Viera East CDD Action
Items 6/22/2023

Item #	Action Item	Assigned To:	Status	Date Added	Estimated Start	Estimated Completion	Comments/Estimated Completion
1	Fire Breaks	Moller/Dale	Complete	12/17/20	March 2023	June 2023	
2	Develop Emergency Recovery Plan	Moller/Dale/Robb	Ongoing	10/27/22			Engineer Reviewing
3	Letter to Community Regarding Storm Response	DeVries/Moller	Ongoing	10/27/22			
4	Employee Policy Manual	Showe/ABS	Ongoing	1/12/23			Awaiting Final Staff Comments
5	New POS System	Moller>Showe	Ongoing	1/12/23			Scheduled to be Implemented by May 2023
6	Parking Lot Paving Review	Showe/Robb	Ongoing	1/12/23			Awaiting Engineer Comments
7	Turf Management of Woodside	Moller	Ongoing				
8	Driving Range Parking	Moller	Ongoing	3/9/23			GM working with VEGDA to review

SECTION VIII

SECTION B



Viera East Community Development District

Unaudited Financial Reporting

May 31, 2023



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Viera East
Community Development District
Combined Balance Sheet
May 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>
<i>Assets</i>						
Operating Account	\$773,986	\$1,003,555	----	----	\$1,045,725	\$2,823,266
Accounts Receivable	----	----	----	----	\$246	\$246
Due From Golf Course	\$14,652	----	----	----	----	\$14,652
Due From General Fund	----	\$4,422	\$37,040	----	\$151,589	\$193,051
Due from Other	----	----	----	----	\$7,873	\$7,873
Due from Capital Projects	----	\$157,491	----	----	\$44,408	\$201,899
Inventory - Pro Shop	----	----	----	----	\$57,535	\$57,535
Inventory - Hook and Eagle	----	----	----	----	\$25,893	\$25,893
<u>Investments:</u>						
State Board	----	\$126,367	----	----	----	\$126,367
Benefit Assessment- Series 2012	----	----	----	----	\$430	\$430
Reserve - Series 2012	----	----	----	----	\$281,675	\$281,675
Bond Service- Series 2012	----	----	----	----	\$2,822	\$2,822
Reserve- Series 2020	----	----	\$235,890	----	----	\$235,890
Temporary Interest Series 2020	----	----	\$340	----	----	\$340
Bond Service- Series 2020	----	----	\$49,267	----	----	\$49,267
Project- Series 2020	----	----	----	\$604,808	----	\$604,808
Improvements (Net of Depreciation)	----	----	----	----	\$1,049,580	\$1,049,580
Prepaid Expenses- Debt	----	----	----	----	\$207,292	\$207,292
Prepaid Expenses- Operations	\$4,733	----	----	----	\$49,820	\$54,553
Total Assets	\$793,371	\$1,291,835	\$322,537	\$604,808	\$2,924,888	\$5,937,438
<i>Liabilities</i>						
Accounts Payable	\$11,010	\$0	----	----	\$0	\$11,010
Accrued Expenses	\$8,067	----	----	----	\$1,400	\$9,467
Deferred Revenue- Season Advance	----	----	----	----	\$50,275	\$50,275
Deferred Revenue- Special Assessments O&M	----	----	----	----	\$6,077	\$6,077
Deferred Revenue- Special Assessments Debt	----	----	----	----	\$180,976	\$180,976
Deposit-Divots Grill	----	----	----	----	\$1,814	\$1,814
Due to General Fund	----	----	----	----	\$14,652	\$14,652
Accrued Interest Payable	----	----	----	----	\$86,238	\$86,238
Sales Tax Payable	----	----	----	----	\$46,085	\$46,085
Event Deposits	----	----	----	----	\$152	\$152
Due to Golf Course	\$151,589	\$44,408	----	----	----	\$195,997
Due to Debt Service	\$37,040	----	----	----	\$82,530	\$119,570
Due to Capital Reserve	\$4,422	----	----	\$157,491	----	\$161,914
Accrued Payroll Payable	\$11,738	----	----	----	\$34,612	\$46,350
Bonds Payable - Series 2012	----	----	----	----	\$2,025,000	\$2,025,000
Bond Discount	----	----	----	----	(\$11,134)	(\$11,134)
Deferred Loss	----	----	----	----	(\$107,068)	(\$107,068)
<i>Fund Equity</i>						
Net Assets	----	----	----	----	\$513,279	\$513,279
<i>Fund Balances</i>						
Assigned - First Quarter	\$176,000	----	----	----	----	\$176,000
Nonspendable - Prepaid Expense	\$4,733	----	----	----	----	\$4,733
Unassigned	\$388,771	----	----	----	----	\$388,771
Assigned- Capital Reserve Fund	----	\$1,247,427	----	----	----	\$1,247,427
Restricted for Capital Projects	----	----	----	\$447,316	----	\$447,316
Restricted for Debt Service	----	----	\$322,537	----	----	\$322,537
Total Liabilities, Fund Equity, Other	\$793,371	\$1,291,835	\$322,537	\$604,808	\$2,924,888	\$5,937,438

Viera East

Community Development District

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

Adopted Budget	Prorated Budget 5/31/23	Actual 5/31/23	Variance
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Revenues

Maintenance Assessments	\$1,378,973	\$1,378,973	\$1,365,203	(\$13,770)
Golf Course Administrative Services	\$56,280	\$37,520	\$37,520	\$0
Donations for Park Material	\$5,000	\$3,333	\$0	(\$3,333)
Miscellaneous Income- Farmers Market	\$20,000	\$13,333	\$24,672	\$11,338
Interest Income	\$100	\$67	\$1	(\$65)

Total Revenues	\$1,460,353	\$1,433,226	\$1,427,396	(\$5,830)
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Administrative Expenditures

Supervisors Fees	\$30,519	\$20,346	\$18,380	\$1,966
Engineering Fees	\$5,000	\$3,333	\$1,288	\$2,045
Attorney's Fees	\$20,000	\$13,333	\$9,837	\$3,496
Dissemination	\$1,000	\$667	\$667	\$0
Trustee Fees	\$5,600	\$3,733	\$3,733	(\$0)
Annual Audit	\$6,500	\$6,500	\$4,333.36	\$2,167
Collection Agent	\$2,500	\$1,667	\$1,667	\$0
Management Fees	\$106,557	\$71,038	\$71,038	\$0
Postage	\$1,500	\$1,000	\$1,164	(\$164)
Printing & Binding	\$3,500	\$2,333	\$633	\$1,701
Insurance- Liability	\$9,607	\$6,405	\$5,875	\$529
Legal Advertising	\$1,500	\$1,000	\$1,947	(\$947)
Other Current Charges	\$1,500	\$1,000	\$422	\$578
Office Supplies	\$1,500	\$1,000	\$23	\$977
Dues & Licenses	\$175	\$175	\$175	\$0
Information Technology	\$4,378	\$2,918	\$2,919	(\$0)

Total Administrative	\$201,336	\$136,449	\$124,101	\$12,348
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Viera East

Community Development District

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

Adopted Budget	Prorated Budget 5/31/23	Actual 5/31/23	Variance
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Operating Expenditures

Salaries	\$159,817	\$106,545	\$99,788	\$6,757
Administration Fee	\$1,354	\$903	\$753	\$149
FICA Expense	\$12,226	\$8,151	\$8,003	\$148
Health Insurance	\$23,159	\$15,439	\$11,063	\$4,377
Workers Compensation	\$3,132	\$2,088	\$1,589	\$499
Unemployment	\$1,078	\$719	\$581	\$138
Other Contractual	\$12,000	\$8,000	\$6,375	\$1,625
Marketing- Lifestyle/Amenities	\$18,000	\$12,000	\$22,394	(\$10,394)
Training	\$500	\$333	\$75	\$258
Uniforms	\$500	\$333	\$263	\$70
Bonus Program	\$0	\$0	\$40,166	(\$40,166)

Total Operating	\$231,766	\$154,511	\$191,050	(\$36,539)
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Maintenance Expenditures

Canal Maintenance	\$14,000	\$9,333	\$0	\$9,333
Lake Bank Restoration	\$30,000	\$20,000	\$0	\$20,000
Environmental Services	\$20,000	\$13,333	\$995	\$12,339
Water Management System	\$115,000	\$76,667	\$83,347	(\$6,681)
Midge Control	\$10,000	\$6,667	\$0	\$6,667
Contingencies	\$2,000	\$1,333	\$1,650	(\$317)
Fire Line Maintenance	\$3,500	\$2,333	\$0	\$2,333
Basin Repair	\$3,000	\$2,000	\$57	\$1,943

Total Maintenance	\$197,500	\$131,667	\$86,049	\$45,618
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Viera East

Community Development District

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

Adopted Budget	Prorated Budget 5/31/23	Actual 5/31/23	Variance
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Grounds Maintenance Expenditures

Salaries	\$176,074	\$117,383	\$97,721	\$19,662
Administrative Fees	\$3,010	\$2,007	\$1,340	\$666
FICA	\$13,970	\$9,313	\$7,907	\$1,407
Health Insurance	\$31,692	\$21,128	\$11,446	\$9,682
Workers Compensation	\$3,601	\$2,401	\$1,571	\$830
Unemployment	\$2,734	\$1,823	\$1,245	\$578
Telephone	\$7,020	\$4,680	\$4,957	(\$277)
Utilities	\$10,032	\$6,688	\$6,011	\$677
Property Appraiser	\$1,990	\$1,990	\$1,989	\$2
Insurance- Property	\$2,479	\$1,653	\$1,924	(\$271)
Repairs	\$20,000	\$13,333	\$13,257	\$76
Fuel	\$21,000	\$14,000	\$11,785	\$2,215
Park Maintenance	\$17,500	\$11,667	\$23,499	(\$11,833)
Sidewalk Repair	\$10,000	\$6,667	\$6,057	\$610
Chemicals	\$4,000	\$2,667	\$1,431	\$1,236
Contingencies	\$4,000	\$2,667	\$635	\$2,032
Refuse	\$6,000	\$4,000	\$6,675	(\$2,675)
Office Supplies	\$750	\$500	\$0	\$500
Uniforms	\$3,000	\$2,000	\$2,046	(\$46)
Fire Alarm System	\$7,500	\$5,000	\$4,169	\$831
Rain Bird Pump System	\$27,581	\$18,388	\$18,847	(\$460)
Park Materials	\$10,000	\$6,667	\$0	\$6,667
Bay Hill Flow Way Maintenance	\$25,000	\$16,667	\$0	\$16,667

Total Grounds Maintenance	\$408,934	\$273,286	\$224,511	\$48,775
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Total Expenditures	\$1,039,535	\$695,912	\$625,710	\$70,202
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Operating Income (Loss)	\$420,817	\$737,314	\$801,686	\$64,371
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Non Operating Revenues/(Expenditures)

Reserve Funding- Transfer Out (Capital Reserve)	(\$420,817)	(\$420,817)	(\$420,817)	(\$0)
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Total Non Operating Revenues/(Expenditures)	(\$420,817)	(\$420,817)	(\$420,817)	(\$0)
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Excess Revenue/(Expenditures)	\$0	\$316,497	\$380,868	\$64,371
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Beginning Fund Balance	\$0	\$188,636		
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Ending Fund Balance	\$0	\$569,505		
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Viera East

Community Development District

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

Adopted Budget	Prorated Budget 5/31/23	Actual 5/31/23	Variance
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Revenues

Interest Income	\$500	\$333	\$3,704	\$3,371
Reserve Funding - Transfer In (General)	\$420,817	\$420,817	\$420,817	\$0
Reserve Funding - Transfer In (Golf)	\$252,806	\$0	\$0	\$0
Total Revenues	\$674,123	\$421,151	\$424,521	\$3,371

Expenditures

Capital Outlay	\$100,000	\$66,667	\$14,997	\$51,670
Truck Maintenance	\$25,000	\$16,667	\$0	\$16,667
Bank Fee	\$0	\$0	\$30	(\$30)
Total Expenditures	\$125,000	\$83,333	\$15,027	\$68,306
Excess Revenues/(Expenditures)	\$549,123		\$409,494	
Beginning Fund Balance	\$848,174		\$837,933	
Ending Fund Balance	\$1,397,297		\$1,247,427	

Viera East
Community Development District

Capital Reserve Fund
Capital Outlay Check Register Detail
For Period Ending May 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
2/23/23	Range Servant America	Ball Dispenser	\$ 7,721.00
4/27/23	American Recycled Plastic	2 Patio Bar Tables	\$ 3,776.14
Total			<u>\$ 14,997.14</u>

Viera East

Community Development District

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

	Adopted Budget	Prorated Budget 5/31/23	Actual 5/31/23	Variance
<u>Revenues</u>				
Special Assessments	\$655,615	\$655,615	\$649,068	(\$6,547)
Interest Income	\$500	\$333	\$3,919	\$3,586
Total Revenues	\$656,115	\$655,948	\$652,987	(\$2,961)

Expenditures

Series 2020

Interest-11/1	\$90,308	\$90,308	\$90,308	\$0
Principal- 5/1	\$475,000	\$475,000	\$475,000	\$0
Interest-5/1	\$90,308	\$90,308	\$90,308	\$0
Total Expenditures	\$655,615	\$655,615	\$655,615	\$0

Excess Revenues/(Expenditures)	\$500	(\$2,628)
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Beginning Fund Balance	\$90,346	\$325,165
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Ending Fund Balance	\$90,846	\$322,537
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Viera East

Community Development District

Capital Projects Fund Series 2020
Statement of Revenues & Expenditures
For Period Ending May 31, 2023

	Actual 5/31/23
<u>Revenues</u>	
Interest Income	\$19,159
Total Revenues	\$19,159
<u>Expenditures</u>	
Capital Outlay	\$1,550,217
Cost of Issuance	\$0
Total Expenditures	\$1,550,217
Excess Revenues/(Expenditures)	(\$1,531,057)
Beginning Fund Balance	\$1,978,374
Ending Fund Balance	\$447,316

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

	Adopted Budget	Current Month			Year-to-Date		
		Actuals	Budget	Variance	Actuals	Budget	Variance
Number of Rounds							
Paid Rounds	35,250	3,948	2,979	969	30,915	25,955	4,960
Member Rounds	10,000	717	845	(128)	5,700	7,363	(1,663)
Comp Rounds	3,000	122	254	(132)	945	2,209	(1,264)
GolfNow	2,000	292	169	123	1,645	1,473	172
Total Memberships	60	4	5	(1)	41	25	16
Revenue per Round							
Paid Rounds	\$50	\$37	\$42	(\$5)	\$47	\$52	(\$6)
Revenues							
Greens Fees	\$1,775,027	\$146,521	\$124,252	\$22,269	\$1,437,779	\$1,350,796	\$86,984
Gift Cards- Sales	\$25,000	\$770	\$1,750	(\$980)	\$16,543	\$19,025	(\$2,482)
Gift Cards- Usage	(\$25,000)	(\$1,379)	(\$1,750)	\$371	(\$13,149)	(\$19,025)	\$5,876
Season Advance/Trail Fees	\$240,000	\$8,597	\$16,800	(\$8,203)	\$96,188	\$182,640	(\$86,452)
Associate Memberships	\$42,000	\$948	\$2,940	(\$1,992)	\$19,276	\$31,962	(\$12,686)
Driving Range	\$80,000	\$9,653	\$5,600	\$4,053	\$72,731	\$60,880	\$11,851
Golf Lessons	\$2,100	\$655	\$147	\$508	\$3,040	\$1,598	\$1,442
Merchandise Sales	\$115,000	\$11,601	\$8,050	\$3,551	\$91,593	\$87,515	\$4,078
Assessments -Recreation Operating	\$18,239	\$1,519	\$1,519	\$0	\$12,154	\$12,154	\$0
Miscellaneous Income	\$15,000	(\$550)	\$1,250	(\$1,799)	\$50,039	\$9,996	\$40,043
Total Revenues	\$2,287,366	\$178,336	\$160,558	\$17,778	\$1,786,196	\$1,737,541	\$48,655
Golf Course Expenditures							
Other Contractual Services	\$15,000	\$1,602	\$1,250	(\$353)	\$13,722	\$9,996	(\$3,726)
Telephone	\$2,500	\$0	\$208	\$208	\$1,358	\$1,666	\$308
Postage	\$2,000	\$0	\$167	\$167	\$0	\$1,333	\$1,333
Utilities	\$5,500	\$408	\$458	\$50	\$3,026	\$3,665	\$639
Repairs & Maintenance	\$15,000	\$275	\$1,250	\$975	\$12,194	\$9,996	(\$2,198)
Marketing- Golf Marketing	\$35,000	\$1,459	\$2,916	\$1,457	\$13,604	\$23,324	\$9,720
Bank Charges	\$40,000	\$2,253	\$3,332	\$1,079	\$37,764	\$26,656	(\$11,108)
Office Supplies	\$4,500	\$182	\$375	\$192	\$2,955	\$2,999	\$44
Operating Supplies	\$4,000	\$0	\$333	\$333	\$1,707	\$2,666	\$959
Dues, Licenses & Subscriptions	\$9,500	\$250	\$791	\$541	\$430	\$6,331	\$5,901
Drug Testing- All departments	\$500	\$0	\$42	\$42	\$0	\$333	\$333
Training, Education & Employee Relations	\$3,000	\$855	\$250	(\$605)	\$2,599	\$1,999	(\$600)
Contractual Security	\$3,000	\$522	\$250	(\$272)	\$2,614	\$1,999	(\$614)
IT Services	\$3,000	\$285	\$250	(\$35)	\$2,052	\$1,999	(\$53)
Total Golf Course Expenditures	\$142,500	\$8,091	\$11,870	\$3,780	\$94,024	\$94,962	\$938

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

	Adopted Budget	Current Month			Year-to-Date		
		Actuals	Budget	Variance	Actuals	Budget	Variance
Golf Operation Expenditures							
Salaries	\$247,235	\$25,038	\$20,602	(\$4,436)	\$179,661	\$164,817	(\$14,844)
Administrative Fee	\$18,767	\$1,035	\$1,564	\$529	\$8,959	\$12,511	\$3,551
FICA Expense	\$18,913	\$1,915	\$1,576	(\$339)	\$14,243	\$12,608	(\$1,635)
Health Insurance	\$12,353	\$1,430	\$1,029	(\$401)	\$9,219	\$8,235	(\$984)
Workers Compensation	\$4,846	\$395	\$404	\$9	\$2,806	\$3,231	\$424
Unemployment	\$10,853	\$632	\$904	\$273	\$4,883	\$7,235	\$2,352
Golf Printing	\$2,500	\$0	\$208	\$208	\$0	\$1,667	\$1,667
Utilities	\$22,500	\$1,905	\$1,875	(\$30)	\$13,400	\$15,000	\$1,600
Repairs	\$1,000	\$2,744	\$83	(\$2,660)	\$3,168	\$667	(\$2,501)
Pest Control	\$1,300	\$95	\$108	\$13	\$666	\$867	\$201
Supplies	\$12,000	\$691	\$1,000	\$309	\$11,322	\$8,000	(\$3,322)
Uniforms	\$1,500	\$0	\$125	\$125	\$0	\$1,000	\$1,000
Training, Education & Employee Relations	\$2,000	\$0	\$167	\$167	\$0	\$1,333	\$1,333
Cart Lease	\$87,763	\$7,035	\$7,314	\$279	\$57,527	\$58,509	\$982
Cart Maintenance	\$5,000	\$0	\$417	\$417	\$539	\$3,333	\$2,794
Driving Range	\$10,000	\$0	\$833	\$833	\$3,772	\$6,667	\$2,895
Total Golf Operation Expenditures	\$458,530	\$42,915	\$38,210	(\$4,705)	\$310,165	\$305,678	(\$4,486)
Merchandise Sales							
Cost of Goods Sold	\$80,000	\$3,083	\$6,667	\$3,583	\$89,487	\$53,333	(\$36,153)
Total Merchandise Sales	\$80,000	\$3,083	\$6,667	\$3,583	\$89,487	\$53,333	(\$36,153)

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

	Adopted Budget	Current Month			Year-to-Date		
		Actuals	Budget	Variance	Actuals	Budget	Variance
Golf Course Maintenance							
Salaries	\$433,512	\$37,272	\$36,126	(\$1,146)	\$296,217	\$289,008	(\$7,209)
Administrative Fees	\$8,176	\$466	\$681	\$215	\$4,223	\$5,451	\$1,227
FICA Expense	\$32,900	\$2,855	\$2,742	(\$113)	\$23,774	\$21,933	(\$1,841)
Employee Insurance	\$41,298	\$2,686	\$3,442	\$755	\$17,539	\$27,532	\$9,993
Workers Compensation	\$9,420	\$589	\$785	\$196	\$4,931	\$6,280	\$1,349
Unemployment	\$7,165	\$162	\$597	\$435	\$3,571	\$4,777	\$1,206
Fire Alarm System	\$4,000	\$0	\$333	\$333	\$0	\$2,667	\$2,667
Utilities/Water	\$26,200	\$2,797	\$2,183	(\$614)	\$18,971	\$17,467	(\$1,505)
Repairs	\$48,000	\$6,608	\$4,000	(\$2,608)	\$38,300	\$32,000	(\$6,300)
Fuel & Oil	\$40,000	\$1,329	\$3,333	\$2,005	\$24,127	\$26,667	\$2,539
Pest Control	\$1,500	\$160	\$125	(\$35)	\$1,346	\$1,000	(\$346)
Irrigation/Drainage	\$30,000	\$0	\$2,500	\$2,500	\$5,684	\$20,000	\$14,316
Sand and Topsoil	\$26,500	\$262	\$2,208	\$1,946	\$7,662	\$17,667	\$10,005
Flower/Mulch	\$7,000	\$0	\$583	\$583	\$6,949	\$4,667	(\$2,282)
Fertilizer	\$175,000	\$8,229	\$14,583	\$6,355	\$91,651	\$116,667	\$25,015
Seed/Sod	\$16,500	\$0	\$1,375	\$1,375	\$1,368	\$11,000	\$9,632
Trash Removal	\$3,000	\$213	\$250	\$37	\$1,704	\$2,000	\$296
Contingency	\$6,000	\$5,802	\$500	(\$5,302)	\$11,246	\$4,000	(\$7,246)
First Aid	\$800	\$0	\$67	\$67	\$332	\$533	\$202
Operating Supplies	\$15,000	\$726	\$1,250	\$524	\$13,597	\$10,000	(\$3,597)
Training	\$2,000	\$240	\$167	(\$73)	\$2,801	\$1,333	(\$1,467)
Janitorial Supplies	\$1,000	\$0	\$83	\$83	\$337	\$667	\$330
Janitorial Services	\$20,000	\$864	\$1,667	\$803	\$10,885	\$13,333	\$2,448
Soil & Water Testing	\$1,000	\$0	\$83	\$83	\$0	\$667	\$667
Uniforms	\$10,000	\$518	\$833	\$315	\$6,827	\$6,667	(\$161)
Equipment Rental	\$2,000	\$0	\$167	\$167	\$2,756	\$1,333	(\$1,423)
Equipment Lease	\$187,550	\$11,569	\$15,629	\$4,060	\$109,871	\$125,033	\$15,162
Small Tools	\$500	\$0	\$42	\$42	\$0	\$333	\$333
Total Golf Course Maintenance	\$1,156,021	\$83,347	\$96,335	\$12,988	\$706,668	\$770,681	\$64,012

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

	Adopted Budget	Current Month			Year-to-Date		
		Actuals	Budget	Variance	Actuals	Budget	Variance
Administrative Expenditures							
Legal Fees	\$1,500	\$0	\$125	\$125	\$2,041	\$1,000	(\$1,041)
Arbitrage	\$600	\$50	\$50	\$0	\$400	\$400	\$0
Dissemination	\$1,000	\$83	\$83	\$0	\$667	\$667	\$0
Trustee Fees	\$4,100	\$397	\$342	(\$55)	\$2,899	\$2,733	(\$165)
Annual Audit	\$1,500	\$125	\$125	\$0	\$1,000	\$1,000	\$0
Golf Course Administrative Services	\$56,280	\$4,690	\$4,690	\$0	\$37,520	\$37,520	\$0
Insurance	\$111,000	\$8,377	\$9,250	\$873	\$67,217	\$74,000	\$6,783
Property Taxes	\$15,000	\$732	\$1,250	\$518	\$9,274	\$10,000	\$726
Total Administrative Expenditures	\$190,980	\$14,454	\$15,915	\$1,461	\$121,017	\$127,320	\$6,303
Total Revenues	\$2,287,366	\$178,336	\$160,558	\$17,778	\$1,786,196	\$1,737,541	\$48,655
Total Expenditures	\$2,028,031	\$151,890	\$168,997	\$17,107	\$1,321,361	\$1,351,974	\$30,613
Operating Income (Loss)	\$259,335	\$26,446	(\$8,439)	\$34,885	\$464,835	\$385,567	\$79,268
Non Operating Revenues/(Expenditures)							
Special Assessments	\$560,250	\$46,688	\$46,688	\$1	\$373,505	\$373,500	\$5
Interest Income	\$1,000	\$1,291	\$83	\$1,208	\$5,259	\$667	\$4,592
Reserve Funding- Transfer Out (Capital Reserve)	(\$252,806)	\$0	(\$21,067)	(\$21,067)	\$0	(\$168,537)	\$168,537
Interfund Transfer In- Restaurant	\$3,471	\$0	\$289	(\$289)	\$0	\$2,314	(\$2,314)
Interest Expense	(\$101,250)	(\$8,438)	(\$8,438)	\$0	(\$67,500)	(\$67,500)	\$0
Principal Expense	(\$470,000)	(\$39,167)	(\$39,167)	(\$0)	(\$313,333)	(\$313,333)	(\$0)
Total Non Operating Revenues/(Expenditures)	(\$259,335)	\$375	(\$21,611)	(\$20,148)	(\$2,070)	(\$172,890)	\$170,820
Change in Net Assets	\$0	\$26,821	(\$30,050)	\$14,737	\$462,765	\$212,677	\$250,088
Beginning Net Assets	\$0	----	----	----	\$47,938	----	----
Ending Net Assets	\$0	----	----	----	\$510,703	----	----

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

	Adopted Budget	Prorated Budget 5/31/23	Actual 5/31/23	Variance
<u><i>Revenues</i></u>				
Food Sales	\$290,000	\$193,333	\$232,720	\$39,387
Snack Sales	\$20,000	\$13,333	\$4,993	(\$8,340)
Wine Sales	\$11,700	\$7,800	\$4,194	(\$3,606)
Beer Sales	\$169,000	\$112,667	\$123,169	\$10,502
Beverage Sales	\$29,250	\$19,500	\$31,407	\$11,907
Liquor Sales	\$87,000	\$58,000	\$82,304	\$24,304
Total Revenues	\$606,950	\$404,633	\$478,787	\$74,154
<u><i>Restaurant Expenditures</i></u>				
Restaurant Manager Contract	\$65,000	\$43,333	\$43,333	\$0
Salaries	\$164,037	\$109,358	\$120,656	(\$11,298)
Administrative Fee	\$8,832	\$5,888	\$4,821	\$1,067
FICA Expense	\$12,166	\$8,111	\$14,799	(\$6,689)
Health Insurance	\$20,243	\$13,495	\$7,044	\$6,452
Workers Compensation	\$3,048	\$2,032	\$1,792	\$240
Unemployment	\$5,408	\$3,605	\$4,239	(\$634)
Telephone	\$3,200	\$2,133	\$3,119	(\$985)
Utilities	\$12,000	\$8,000	\$6,651	\$1,349
Pest Control	\$1,200	\$800	\$826	(\$26)
Bank Fees	\$0	\$0	\$16,540	(\$16,540)
Equipment Lease	\$1,300	\$867	\$1,238	(\$372)
Repairs	\$7,500	\$5,000	\$7,133	(\$2,133)
Kitchen Equipment/Supplies	\$3,000	\$2,000	\$675	\$1,326
Paper & Plastic Supplies	\$10,000	\$6,667	\$7,753	(\$1,086)
Operating Supplies	\$30,000	\$20,000	\$16,219	\$3,781
First Aid	\$500	\$333	\$0	\$333
Entertainment	\$10,000	\$6,667	\$11,750	(\$5,083)
Delivery/Gas	\$5,000	\$3,333	\$4,562	(\$1,229)
Uniforms	\$1,000	\$667	\$0	\$667
Dues & License	\$5,000	\$3,333	\$6,648	(\$3,315)
Total Restaurant Expenditures	\$368,434	\$245,623	\$279,799	(\$34,176)
<u><i>Cost of Goods Sold</i></u>				
Food Cost	\$124,000	\$82,667	\$102,654	(\$19,988)
Snack Cost	\$10,000	\$6,667	\$1,410	\$5,256
Beer Cost	\$59,150	\$39,433	\$52,194	(\$12,761)
Beverage Cost	\$11,700	\$7,800	\$12,952	(\$5,152)
Wine Cost	\$4,095	\$2,730	\$2,970	(\$240)
Liquor Cost	\$26,100	\$17,400	\$24,231	(\$6,831)
Total Cost of Goods Sold	\$235,045	\$156,697	\$196,412	(\$39,716)
Operating Income (Loss)	\$3,471	\$2,314	\$2,576	\$148,045
<u><i>Non Operating Revenues/(Expenditures)</i></u>				
Interfund Transfer Out- Golf Course	(\$3,471)	\$0	\$0	\$0
Total Non Operating Revenues/(Expenditures)	(\$3,471)	\$0	\$0	\$0
Excess Revenue/(Expenditures)	\$0	\$2,314	\$2,576	\$148,045
Beginning Fund Balance	\$0		\$0	
Ending Fund Balance	\$0		\$2,576	

**Viera East General Fund
Month to Month**

Revenues

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Maintenance Assessments	\$0	\$361,796	\$881,859	\$23,397	\$20,243	\$20,544	\$44,719	\$12,645	\$0	\$0	\$0	\$0	\$1,365,203
Golf Course Administrative Services	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$0	\$0	\$0	\$0	\$37,520
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	\$4,253	\$0	\$19,104	\$0	\$0	\$0	\$0	\$0	\$24,672
Interest Income	\$0	\$0	\$0	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1
Total Revenues	\$5,347	\$367,143	\$886,549	\$28,087	\$29,186	\$25,234	\$68,513	\$17,336	\$0	\$0	\$0	\$0	\$1,427,396

Administrative Expenditures

Supervisors Fees	\$1,115	\$2,939	\$2,496	\$3,595	\$2,397	\$2,172	\$2,397	\$1,269	\$0	\$0	\$0	\$0	\$18,380
Engineering Fees	\$175	\$420	\$0	\$0	\$0	\$693	\$0	\$0	\$0	\$0	\$0	\$0	\$1,288
Attorney's Fees	\$3,319	\$3,681	\$0	\$1,449	\$1,389	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,837
Dissemination	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$667
Trustee Fees	\$467	\$467	\$467	\$467	\$467	\$467	\$467	\$467	\$0	\$0	\$0	\$0	\$3,733
Annual Audit	\$542	\$542	\$542	\$542	\$542	\$542	\$542	\$542	\$0	\$0	\$0	\$0	\$4,333
Collection Agent	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$0	\$0	\$0	\$0	\$1,667
Management Fees	\$8,880	\$8,880	\$8,880	\$8,880	\$8,880	\$8,880	\$8,880	\$8,880	\$0	\$0	\$0	\$0	\$71,038
Postage	\$1	\$0	\$566	\$236	\$0	\$284	\$11	\$67	\$0	\$0	\$0	\$0	\$1,164
Printing & Binding	\$26	\$163	\$138	\$47	\$26	\$38	\$160	\$35	\$0	\$0	\$0	\$0	\$633
Insurance- Liability	\$734	\$734	\$734	\$734	\$734	\$734	\$734	\$734	\$0	\$0	\$0	\$0	\$5,875
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	\$22	\$0	\$153	\$0	\$0	\$0	\$0	\$422
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	\$365	\$365	\$365	\$365	\$0	\$0	\$0	\$0	\$2,919
Total Administrative	\$17,917	\$18,674	\$14,505	\$16,776	\$15,090	\$14,489	\$13,847	\$12,803	\$0	\$0	\$0	\$0	\$124,101

Operating Expenditures

Salaries	\$16,522	\$11,613	\$13,350	\$6,916	\$11,643	\$13,310	\$13,009	\$13,426	\$0	\$0	\$0	\$0	\$99,788
Administration Fee	\$116	\$121	\$88	\$63	\$85	\$94	\$120	\$67	\$0	\$0	\$0	\$0	\$753
FICA Expense	\$1,235	\$1,305	\$1,003	\$529	\$891	\$1,018	\$995	\$1,027	\$0	\$0	\$0	\$0	\$8,003
Health Insurance	\$1,491	\$1,979	\$1,447	\$2,169	\$1,634	\$764	\$751	\$830	\$0	\$0	\$0	\$0	\$11,063
Workers Compensation	\$343	\$275	\$211	\$109	\$184	\$115	\$140	\$212	\$0	\$0	\$0	\$0	\$1,589
Unemployment	\$0	\$0	\$171	\$249	\$65	\$0	\$96	\$0	\$0	\$0	\$0	\$0	\$581
Other Contractual	\$499	\$529	\$594	\$924	\$861	\$916	\$1,501	\$550	\$0	\$0	\$0	\$0	\$6,375
Marketing- Lifestyle/Amenities	\$4,546	\$2,990	\$2,400	\$2,400	\$4,589	\$2,553	\$2,916	\$0	\$0	\$0	\$0	\$0	\$22,394
Training	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75	\$0	\$0	\$0	\$0	\$75
Uniforms	\$0	\$0	\$0	\$0	\$0	\$0	\$263	\$0	\$0	\$0	\$0	\$0	\$263
Bonus Program	\$0	\$40,166	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,166
Total Operating	\$24,752	\$58,979	\$19,264	\$13,359	\$19,950	\$18,769	\$19,791	\$16,186	\$0	\$0	\$0	\$0	\$191,050

**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	\$92	\$467	\$0	\$170	\$0	\$0	\$0	\$0	\$995
Water Management System	\$11,568	\$9,748	\$10,708	\$9,748	\$9,168	\$13,488	\$9,168	\$9,748	\$0	\$0	\$0	\$0	\$83,347
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	\$9,260	\$13,955	\$9,168	\$9,918	\$0	\$0	\$0	\$0	\$86,049
<i>Grounds Maintenance Expenditures</i>													
Salaries	\$14,256	\$7,916	\$11,264	\$11,567	\$10,305	\$12,115	\$14,791	\$15,507	\$0	\$0	\$0	\$0	\$97,721
Administrative Fees	\$228	\$235	\$170	\$124	\$116	\$151	\$155	\$160	\$0	\$0	\$0	\$0	\$1,340
FICA	\$1,053	\$1,099	\$837	\$885	\$788	\$927	\$1,132	\$1,186	\$0	\$0	\$0	\$0	\$7,907
Health Insurance	\$1,520	\$1,654	\$1,735	\$1,406	\$1,324	\$1,151	\$1,324	\$1,333	\$0	\$0	\$0	\$0	\$11,446
Workers Compensation	\$143	\$234	\$178	\$183	\$163	\$191	\$234	\$245	\$0	\$0	\$0	\$0	\$1,571
Unemployment	\$0	\$0	\$146	\$416	\$255	\$117	\$189	\$121	\$0	\$0	\$0	\$0	\$1,245
Telephone	\$596	\$597	\$597	\$605	\$604	\$606	\$753	\$599	\$0	\$0	\$0	\$0	\$4,957
Utilities	\$762	\$765	\$796	\$1,024	\$273	\$836	\$933	\$623	\$0	\$0	\$0	\$0	\$6,011
Property Appraiser	\$0	\$0	\$1,989	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,989
Insurance- Property	\$241	\$241	\$241	\$241	\$241	\$241	\$241	\$241	\$0	\$0	\$0	\$0	\$1,924
Repairs	\$1,233	\$2,655	\$834	\$2,542	\$3,583	\$1,416	\$485	\$509	\$0	\$0	\$0	\$0	\$13,257
Fuel	\$2,262	\$1,095	\$993	\$2,464	\$789	\$1,684	\$1,844	\$654	\$0	\$0	\$0	\$0	\$11,785
Park Maintenance	\$900	\$5,608	\$6,152	\$3,050	\$1,800	\$1,991	\$1,936	\$2,062	\$0	\$0	\$0	\$0	\$23,499
Sidewalk Repair	\$6,057	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,057
Chemicals	\$0	\$843	\$0	\$0	\$496	\$0	\$0	\$92	\$0	\$0	\$0	\$0	\$1,431
Contingencies	\$200	\$0	\$0	\$0	\$0	\$0	\$435	\$0	\$0	\$0	\$0	\$0	\$635
Refuse	\$1,950	\$650	\$325	\$750	\$750	\$1,125	\$375	\$750	\$0	\$0	\$0	\$0	\$6,675
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Uniforms	\$245	\$245	\$306	\$242	\$250	\$253	\$253	\$253	\$0	\$0	\$0	\$0	\$2,046
Fire Alarm System	\$550	\$550	\$512	\$512	\$512	\$512	\$512	\$512	\$0	\$0	\$0	\$0	\$4,169
Rain Bird Pump System	\$2,298	\$2,528	\$2,528	\$2,298	\$2,298	\$2,298	\$2,299	\$2,298	\$0	\$0	\$0	\$0	\$18,847
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	\$26,915	\$29,601	\$28,308	\$24,547	\$25,611	\$27,890	\$27,146	\$0	\$0	\$0	\$0	\$224,511
Total Expenditures	\$89,179	\$114,438	\$74,079	\$69,592	\$68,848	\$72,824	\$70,697	\$66,053	\$0	\$0	\$0	\$0	\$625,710
Operating Income (Loss)	(\$83,832)	\$252,705	\$812,470	(\$41,504)	(\$39,662)	(\$47,590)	(\$2,184)	(\$48,718)	\$0	\$0	\$0	\$0	\$801,686
<i>Non Operating Revenues/(Expenditures)</i>													
Reserve Funding- Transfer Out (Capital Reserve)	\$0	\$0	\$0	\$0	\$0	(\$420,817)	\$0	\$0	\$0	\$0	\$0	\$0	(\$420,817)
Total Non Operating Revenues/Expenditures	\$0	\$0	\$0	\$0	\$0	(\$420,817)	\$0	\$0	\$0	\$0	\$0	\$0	(\$420,817)
Excess Revenue/(Expenditures)	(\$83,832)	\$252,705	\$812,470	(\$41,504)	(\$39,662)	(\$468,408)	(\$2,184)	(\$48,718)	\$0	\$0	\$0	\$0	\$380,868

**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	4,496	5,193	3,801	3,948	0	0	0	0	30,915
Member Rounds	799	667	766	824	712	678	537	717	0	0	0	0	5,700
Comp Rounds	106	70	84	113	121	148	181	122	0	0	0	0	945
GolfNow	247	185	213	205	211	89	203	292	0	0	0	0	1,645
<i>Revenue per Round</i>													
Paid Rounds	\$40	\$44	\$46	\$50	\$53	\$50	\$48	\$37	\$0	\$0	\$0	\$0	\$47
<i>Revenues:</i>													
Greens Fees	\$127,961	\$123,329	\$156,112	\$205,772	\$237,479	\$257,907	\$182,699	\$146,521	\$0	\$0	\$0	\$0	\$1,437,779
Gift Cards - Sales	\$785	\$2,012	\$8,454	\$1,710	\$1,516	\$239	\$1,058	\$770	\$0	\$0	\$0	\$0	\$16,543
Gift Cards - Usage	(\$830)	(\$895)	(\$1,921)	(\$4,181)	(\$2,227)	(\$865)	(\$851)	(\$1,379)	\$0	\$0	\$0	\$0	(\$13,149)
Season Advance/Trail Fees	\$15,279	\$15,889	\$12,772	\$11,507	\$12,195	\$10,912	\$9,037	\$8,597	\$0	\$0	\$0	\$0	\$96,188
Associate Memberships	\$3,318	\$2,054	\$1,501	\$3,792	\$3,792	\$2,686	\$1,185	\$948	\$0	\$0	\$0	\$0	\$19,276
Driving Range	\$5,699	\$7,295	\$8,564	\$9,969	\$10,894	\$11,345	\$9,312	\$9,653	\$0	\$0	\$0	\$0	\$72,731
Golf Lessons	\$345	\$175	\$235	\$385	\$355	\$595	\$295	\$655	\$0	\$0	\$0	\$0	\$3,040
Merchandise Sales	\$5,244	\$7,049	\$10,872	\$9,374	\$16,971	\$16,535	\$13,947	\$11,601	\$0	\$0	\$0	\$0	\$91,593
Special Assessments - Operations	\$1,519	\$1,519	\$1,519	\$1,519	\$1,519	\$1,519	\$1,519	\$1,519	\$0	\$0	\$0	\$0	\$12,154
Miscellaneous Income	\$4,590	\$1,532	\$8,715	\$1,815	\$1,436	(\$367)	\$32,868	(\$550)	\$0	\$0	\$0	\$0	\$50,039
Total Revenues	\$163,911	\$159,958	\$206,824	\$241,661	\$283,930	\$300,507	\$251,069	\$178,336	\$0	\$0	\$0	\$0	\$1,786,196
<i>Golf Course Expenditures:</i>													
Other Contractual Services	\$2,128	\$1,951	\$1,795	\$1,369	\$1,576	\$1,575	\$1,726	\$1,602	\$0	\$0	\$0	\$0	\$13,722
Telephone/Internet	\$194	\$194	\$194	\$194	\$194	\$194	\$194	\$0	\$0	\$0	\$0	\$0	\$1,358
Postage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utilities	\$286	\$451	\$377	\$346	\$607	\$280	\$270	\$408	\$0	\$0	\$0	\$0	\$3,026
Repairs & Maintenance	\$154	\$344	\$1,795	\$4,367	\$2,905	\$1,742	\$612	\$275	\$0	\$0	\$0	\$0	\$12,194
Advertising	\$795	\$1,459	\$2,067	\$965	\$2,823	\$1,635	\$2,404	\$1,459	\$0	\$0	\$0	\$0	\$13,604
Bank Charges	\$2,204	\$3,431	\$6,028	\$5,488	\$6,033	\$7,204	\$5,123	\$2,253	\$0	\$0	\$0	\$0	\$37,764
Office Supplies	\$890	\$280	\$75	\$210	\$622	\$510	\$186	\$182	\$0	\$0	\$0	\$0	\$2,955
Operating Supplies	\$150	\$45	\$226	\$1,136	\$14	\$0	\$136	\$0	\$0	\$0	\$0	\$0	\$1,707
Dues, Licenses & Subscriptions	\$0	\$0	\$180	\$0	\$0	\$0	\$0	\$250	\$0	\$0	\$0	\$0	\$430
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	\$275	\$0	(\$131)	\$855	\$0	\$0	\$0	\$0	\$2,599
Contractual Security	\$338	\$0	\$406	\$406	\$421	\$0	\$522	\$522	\$0	\$0	\$0	\$0	\$2,614
IT Services	\$0	\$330	\$95	\$0	\$380	\$660	\$302	\$285	\$0	\$0	\$0	\$0	\$2,052
Total Golf Course Expenditures	\$7,139	\$8,484	\$14,837	\$14,481	\$15,849	\$13,800	\$11,344	\$8,091	\$0	\$0	\$0	\$0	\$94,024

**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	\$15,175	\$20,936	\$23,036	\$21,615	\$26,277	\$25,192	\$25,038	\$0	\$0	\$0	\$0	\$179,661
Administrative Fee	\$1,474	\$1,539	\$1,183	\$901	\$873	\$972	\$983	\$1,035	\$0	\$0	\$0	\$0	\$8,959
FICA Expense	\$1,653	\$1,760	\$1,561	\$1,762	\$1,654	\$2,010	\$1,927	\$1,915	\$0	\$0	\$0	\$0	\$14,243
Health Insurance	\$655	\$674	\$1,396	\$1,536	\$1,323	\$881	\$1,323	\$1,430	\$0	\$0	\$0	\$0	\$9,219
Workers Compensation	\$353	\$376	\$330	\$199	\$340	\$415	\$398	\$395	\$0	\$0	\$0	\$0	\$2,806
Unemployment	\$439	\$424	\$481	\$829	\$740	\$691	\$647	\$632	\$0	\$0	\$0	\$0	\$4,883
Golf Printing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utilities	\$1,599	\$2,517	\$1,668	\$1,461	\$2,140	\$187	\$1,923	\$1,905	\$0	\$0	\$0	\$0	\$13,400
Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$424	\$2,744	\$0	\$0	\$0	\$0	\$3,168
Pest Control	\$95	\$95	\$95	\$95	\$0	\$95	\$95	\$95	\$0	\$0	\$0	\$0	\$666
Supplies	\$508	\$334	\$493	\$3,720	\$1,122	\$3,682	\$771	\$691	\$0	\$0	\$0	\$0	\$11,322
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	\$7,199	\$7,199	\$7,035	\$7,035	\$0	\$0	\$0	\$0	\$57,527
Cart Maintenance	\$0	\$0	\$0	\$0	\$116	\$0	\$423	\$0	\$0	\$0	\$0	\$0	\$539
Driving Range	\$0	\$0	\$0	\$0	\$3,772	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,772
Total Golf Operation Expenditures	\$36,493	\$30,040	\$35,508	\$40,764	\$40,893	\$42,409	\$41,143	\$42,915	\$0	\$0	\$0	\$0	\$310,165
<i><u>Merchandise Sales:</u></i>													
Cost of Goods Sold	\$15,551	\$10,679	\$4,074	\$10,769	\$20,387	\$17,277	\$7,667	\$3,083	\$0	\$0	\$0	\$0	\$89,487
Total Merchandise Sales	\$15,551	\$10,679	\$4,074	\$10,769	\$20,387	\$17,277	\$7,667	\$3,083	\$0	\$0	\$0	\$0	\$89,487

**Viera East Golf Course
Month to Month**

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u><i>Golf Course Maintenance:</i></u>													
Salaries	\$48,869	\$30,438	\$38,865	\$43,225	\$35,138	\$29,312	\$33,098	\$37,272	\$0	\$0	\$0	\$0	\$296,217
Administrative Fees	\$740	\$768	\$556	\$471	\$414	\$411	\$397	\$466	\$0	\$0	\$0	\$0	\$4,223
FICA Expense	\$3,636	\$3,653	\$2,942	\$3,304	\$2,679	\$2,200	\$2,506	\$2,855	\$0	\$0	\$0	\$0	\$23,774
Employee Insurance	\$1,931	\$2,057	\$2,474	\$2,100	\$1,848	\$1,669	\$2,773	\$2,686	\$0	\$0	\$0	\$0	\$17,539
Workers Compensation	\$758	\$763	\$614	\$683	\$552	\$454	\$517	\$589	\$0	\$0	\$0	\$0	\$4,931
Unemployment	\$80	\$25	\$494	\$1,386	\$1,061	\$238	\$125	\$162	\$0	\$0	\$0	\$0	\$3,571
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	\$339	\$2,905	\$3,048	\$2,797	\$0	\$0	\$0	\$0	\$18,971
Repairs	\$5,705	\$5,295	\$4,687	\$3,473	\$3,341	\$5,334	\$3,856	\$6,608	\$0	\$0	\$0	\$0	\$38,300
Fuel & Oil	\$4,593	\$2,723	\$2,015	\$5,002	\$1,602	\$3,120	\$3,743	\$1,329	\$0	\$0	\$0	\$0	\$24,127
Pest Control	\$119	\$143	\$143	\$143	\$334	\$143	\$160	\$160	\$0	\$0	\$0	\$0	\$1,346
Irrigation/Drainage	\$581	\$263	\$1,059	\$985	\$1,368	\$703	\$724	\$0	\$0	\$0	\$0	\$0	\$5,684
Sand and Topsoil	\$388	\$771	\$2,775	\$0	\$2,241	\$0	\$1,225	\$262	\$0	\$0	\$0	\$0	\$7,662
Flower/Mulch	\$269	\$0	\$741	\$3,447	\$2,491	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,949
Fertilizer	\$14,094	\$10,779	\$11,694	\$16,593	\$12,862	\$10,630	\$6,772	\$8,229	\$0	\$0	\$0	\$0	\$91,651
Seed/Sod	\$0	\$0	\$0	\$0	\$1,368	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,368
Trash Removal	\$213	\$213	\$213	\$213	\$213	\$213	\$213	\$213	\$0	\$0	\$0	\$0	\$1,704
Contingency	\$0	\$1,839	\$16	\$0	\$130	\$3,000	\$459	\$5,802	\$0	\$0	\$0	\$0	\$11,246
First Aid	\$0	\$0	\$89	\$0	\$0	\$0	\$242	\$0	\$0	\$0	\$0	\$0	\$332
Operating Supplies	\$1,849	\$3,045	\$2,767	\$1,766	\$1,122	\$1,172	\$1,150	\$726	\$0	\$0	\$0	\$0	\$13,597
Training	\$0	\$670	\$0	\$1,100	\$791	\$0	\$0	\$240	\$0	\$0	\$0	\$0	\$2,801
Janitorial Supplies	\$0	\$21	\$0	\$32	\$284	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$337
Janitorial Services	\$950	\$950	\$2,100	\$1,150	\$2,857	\$1,007	\$1,007	\$864	\$0	\$0	\$0	\$0	\$10,885
Soil & Water Testing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Uniforms	\$765	\$645	\$1,558	\$853	\$729	\$925	\$833	\$518	\$0	\$0	\$0	\$0	\$6,827
Equipment Rental	\$37	\$36	\$2,537	\$37	\$34	\$37	\$36	\$0	\$0	\$0	\$0	\$0	\$2,756
Equipment Lease	\$12,839	\$14,255	\$15,309	\$16,736	\$10,345	\$14,271	\$14,546	\$11,569	\$0	\$0	\$0	\$0	\$109,871
Small Tools	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Golf Course Maintenance	\$100,797	\$81,603	\$96,213	\$105,388	\$84,144	\$77,746	\$77,431	\$83,347	\$0	\$0	\$0	\$0	\$706,668
<u><i>Administrative Expenditures:</i></u>													
Legal Fees	\$0	\$0	\$0	\$2,041	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,041
Arbitrage	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$0	\$0	\$0	\$0	\$400
Dissemination	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$667
Trustee Fees	\$342	\$342	\$342	\$342	\$342	\$397	\$397	\$397	\$0	\$0	\$0	\$0	\$2,899
Annual Audit	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$0	\$0	\$0	\$0	\$1,000
Golf Course Administrative Services	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$0	\$0	\$0	\$0	\$37,520
Insurance	\$8,580	\$8,377	\$8,377	\$8,377	\$8,377	\$8,377	\$8,377	\$8,377	\$0	\$0	\$0	\$0	\$67,217
Property Taxes	\$0	\$662	\$5,235	\$662	\$662	\$662	\$661	\$732	\$0	\$0	\$0	\$0	\$9,274
Total Administrative Expenditures	\$13,870	\$14,328	\$18,901	\$16,369	\$14,328	\$14,383	\$14,383	\$14,454	\$0	\$0	\$0	\$0	\$121,017
Total Revenues	\$163,911	\$159,958	\$206,824	\$241,661	\$283,930	\$300,507	\$251,069	\$178,336	\$0	\$0	\$0	\$0	\$1,786,196
Total Expenditures	\$173,849	\$145,135	\$169,533	\$187,770	\$175,601	\$165,615	\$151,968	\$151,890	\$0	\$0	\$0	\$0	\$1,321,361
Operating Income (Loss)	(\$9,938)	\$14,823	\$37,292	\$53,890	\$108,329	\$134,892	\$99,101	\$26,446	\$0	\$0	\$0	\$0	\$464,835

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	\$46,688	\$46,688	\$46,688	\$46,688	\$0	\$0	\$0	\$0	\$373,505
Interest Income	\$351	\$431	\$525	\$613	\$653	\$593	\$802	\$1,291	\$0	\$0	\$0	\$0	\$5,259
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)	(\$8,438)	(\$8,438)	(\$8,438)	(\$8,438)	\$0	\$0	\$0	\$0	(\$67,500)
Principal Expense	(\$39,167)	(\$39,167)	(\$39,167)	(\$39,167)	(\$39,167)	(\$39,167)	(\$39,167)	(\$39,167)	\$0	\$0	\$0	\$0	(\$313,333)
Total Non Operating Revenues/(Expenditures)	(\$565)	(\$485)	(\$391)	(\$303)	(\$263)	(\$323)	(\$114)	\$375	\$0	\$0	\$0	\$0	(\$2,070)
Net Non Operating Income / (Loss)	(\$10,504)	\$14,338	\$36,900	\$53,587	\$108,066	\$134,570	\$98,987	\$26,821	\$0	\$0	\$0	\$0	\$462,765

Viera East Restaurant
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Revenues:													
Food Sales	\$15,608	\$19,437	\$23,391	\$23,424	\$27,710	\$39,955	\$39,112	\$44,084	\$0	\$0	\$0	\$0	\$232,720
Snack Sales	\$12	\$241	\$340	\$385	\$769	\$1,030	\$1,184	\$1,032	\$0	\$0	\$0	\$0	\$4,993
Wine Sales	\$265	\$482	\$547	\$535	\$566	\$616	\$635	\$548	\$0	\$0	\$0	\$0	\$4,194
Beer Sales	\$11,775	\$11,143	\$13,167	\$13,836	\$17,502	\$20,973	\$16,847	\$17,925	\$0	\$0	\$0	\$0	\$123,169
Beverage Sales	\$3,093	\$2,306	\$3,481	\$3,218	\$3,767	\$5,491	\$5,210	\$4,841	\$0	\$0	\$0	\$0	\$31,407
Liquor Sales	\$7,664	\$7,112	\$8,917	\$8,980	\$12,007	\$13,251	\$11,174	\$13,200	\$0	\$0	\$0	\$0	\$82,304
Total Revenues	\$38,415	\$40,721	\$49,844	\$50,378	\$62,319	\$81,316	\$74,162	\$81,631	\$0	\$0	\$0	\$0	\$478,787
Restaurant Expenditures:													
Restaurant Manager Contract	\$5,417	\$5,417	\$5,417	\$5,417	\$5,417	\$5,417	\$5,417	\$5,417	\$0	\$0	\$0	\$0	\$43,333
Salaries	\$16,166	\$11,420	\$13,458	\$13,404	\$14,365	\$12,424	\$18,143	\$21,274	\$0	\$0	\$0	\$0	\$120,656
Administrative Fee	\$633	\$710	\$630	\$523	\$477	\$545	\$607	\$698	\$0	\$0	\$0	\$0	\$4,821
FICA Expense	\$1,517	\$1,367	\$1,495	\$1,524	\$1,608	\$2,305	\$2,384	\$2,599	\$0	\$0	\$0	\$0	\$14,799
Health Insurance	\$1,487	\$1,102	\$704	\$783	\$762	\$649	\$783	\$773	\$0	\$0	\$0	\$0	\$7,044
Workers Compensation	\$212	\$173	\$187	\$207	\$182	\$260	\$265	\$305	\$0	\$0	\$0	\$0	\$1,792
Unemployment	\$260	\$296	\$404	\$717	\$608	\$675	\$590	\$689	\$0	\$0	\$0	\$0	\$4,239
Telephone	\$0	\$591	\$421	\$421	\$421	\$421	\$421	\$421	\$0	\$0	\$0	\$0	\$3,119
Utilities	\$894	\$689	\$856	\$748	\$1,211	\$187	\$1,037	\$1,030	\$0	\$0	\$0	\$0	\$6,651
Pest Control	\$95	\$95	\$95	\$95	\$161	\$95	\$95	\$95	\$0	\$0	\$0	\$0	\$826
Bank Charges	\$1,815	\$3,038	\$1,100	\$1,373	\$2,330	\$2,105	\$2,074	\$2,705	\$0	\$0	\$0	\$0	\$16,540
Equipment Lease	\$136	\$107	\$165	\$219	\$292	\$106	\$107	\$107	\$0	\$0	\$0	\$0	\$1,238
Repairs	\$68	\$1,506	\$0	\$1,900	\$518	\$2,891	\$250	\$0	\$0	\$0	\$0	\$0	\$7,133
Kitchen Equipment/Supplies	\$162	\$60	\$0	\$303	\$0	\$81	\$68	\$0	\$0	\$0	\$0	\$0	\$675
Paper & Plastic Supplies	\$1,536	\$883	\$508	\$1,325	\$446	\$1,663	\$524	\$867	\$0	\$0	\$0	\$0	\$7,753
Operating Supplies	\$2,114	\$4,410	\$1,102	\$1,745	\$1,169	\$1,245	\$1,021	\$3,413	\$0	\$0	\$0	\$0	\$16,219
First Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Entertainment	\$900	\$1,450	\$1,800	\$1,800	\$1,900	\$1,500	\$1,200	\$1,200	\$0	\$0	\$0	\$0	\$11,750
Delivery/Gas	\$754	\$779	\$591	\$420	\$1,002	\$389	\$391	\$237	\$0	\$0	\$0	\$0	\$4,562
Uniforms	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dues & License	\$829	\$798	\$414	\$414	\$2,698	\$148	\$466	\$881	\$0	\$0	\$0	\$0	\$6,648
Total Restaurant Expenditures	\$34,995	\$34,891	\$29,346	\$33,339	\$35,566	\$33,106	\$35,844	\$42,712	\$0	\$0	\$0	\$0	\$279,799
Cost of Goods Sold													
Food Cost	\$5,175	\$12,147	\$6,584	\$16,348	\$3,102	\$24,568	\$19,491	\$15,241	\$0	\$0	\$0	\$0	\$102,654
Snack Cost	\$681	\$40	(\$172)	\$12	\$86	\$700	\$164	(\$102)	\$0	\$0	\$0	\$0	\$1,410
Beer Cost	\$1,284	\$6,300	\$4,639	\$7,351	\$1,655	\$16,547	\$6,472	\$7,947	\$0	\$0	\$0	\$0	\$52,194
Beverage Cost	\$582	\$3,334	(\$19)	\$691	\$734	\$3,364	\$1,247	\$3,019	\$0	\$0	\$0	\$0	\$12,952
Wine Cost	\$250	\$754	\$382	\$283	\$98	\$424	\$425	\$355	\$0	\$0	\$0	\$0	\$2,970
Liquor Cost	\$541	\$7,271	\$390	\$2,143	\$1,749	\$6,014	\$2,785	\$3,339	\$0	\$0	\$0	\$0	\$24,231
Total Cost of Goods Sold	\$8,513	\$29,845	\$11,804	\$26,828	\$7,424	\$51,616	\$30,584	\$29,798	\$0	\$0	\$0	\$0	\$196,412
Operating Income (Loss)	(\$5,093)	(\$24,015)	\$8,694	(\$9,789)	\$19,330	(\$3,406)	\$7,734	\$9,121	\$0	\$0	\$0	\$0	\$2,576
Non Operating Revenues/(Expenditures):													
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)	(\$5,093)	(\$24,015)	\$8,694	(\$9,789)	\$19,330	(\$3,406)	\$7,734	\$9,121	\$0	\$0	\$0	\$0	\$2,576

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	\$16,971	\$16,535	\$13,947	\$11,601	\$0	\$0	\$0	\$0	\$91,593
Total Revenues	\$5,244	\$7,049	\$10,872	\$9,374	\$16,971	\$16,535	\$13,947	\$11,601	\$0	\$0	\$0	\$0	\$91,593
<i>Expenditures</i>													
Cost of Goods Sold	\$15,551	\$10,679	\$4,074	\$10,769	\$20,387	\$17,277	\$7,667	\$3,083	\$0	\$0	\$0	\$0	\$89,487
Total Expenditures	\$15,551	\$10,679	\$4,074	\$10,769	\$20,387	\$17,277	\$7,667	\$3,083	\$0	\$0	\$0	\$0	\$89,487
Operating Income (Loss)	(\$10,306)	(\$3,631)	\$6,798	(\$1,396)	(\$3,416)	(\$742)	\$6,280	\$8,518	\$0	\$0	\$0	\$0	\$2,106

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:	\$281,675
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)
Less: May 1, 2023 Principal	(\$475,000)
Current Bonds Outstanding	\$1,550,000

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:	\$235,890
Bonds outstanding - 7/10/20	\$7,685,000
Less: May 1, 2023 Principal	(\$520,625)
Current Bonds Outstanding	\$7,164,375

**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
2/1/23	\$ 3,734.44	\$ 1,970.74	\$ 936.96	\$ 826.74	\$ 3,734.44
2/9/23	\$ 34,624.89	\$ 18,272.25	\$ 8,687.30	\$ 7,665.34	\$ 34,624.89
3/9/23	\$ 38,929.70	\$ 20,543.98	\$ 9,767.37	\$ 8,618.35	\$ 38,929.70
4/10/23	\$ 84,376.78	\$ 44,527.32	\$ 21,169.94	\$ 18,679.52	\$ 84,376.78
4/28/23	\$ 362.54	\$ 191.32	\$ 90.96	\$ 80.26	\$ 362.54
5/9/23	\$ 23,961.74	\$ 12,645.09	\$ 6,011.94	\$ 5,304.70	\$ 23,961.73
	\$ 2,586,983.21	\$ 1,365,202.87	\$ 643,056.13	\$ 567,407.56	\$2,563,021.47

	Net Assessed	Percentage	Assessments Collected	Assessments Transferred	Balance to Transfer
Debt Service Fund	\$ 655,615	25.09%	\$ 643,056	\$ (602,247)	\$ 40,810
General Fund	\$ 1,378,973	52.77%	\$ 1,365,203	\$ (1,365,203)	\$ -
Recreation Fund	\$ 578,489	22.14%	\$ 567,408	\$ (495,529)	\$ 71,879
	\$ 2,613,077	100.00%	\$ 2,575,667	\$ (2,462,978)	\$ 112,688

Percentage Collected	98.08%
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Viera East
Community Development District
Golf Course/Recreation Fund- Operations
Prior Month/Year Comparison

	Actuals 5/31/22	Actuals 5/31/23	Variance	Year to Date 5/31/22	Year to Date 5/31/23	Variance
<i>Revenues:</i>						
Greens Fees	\$ 130,722	\$ 146,521	\$ 15,799	\$ 1,339,271	\$ 1,437,779	\$ 98,509
Gift Cards - Sales	\$ 359	\$ 770	\$ 411	\$ 6,673	\$ 16,543	\$ 9,870
Gift Cards - Usage	\$ (1,391)	\$ (1,379)	\$ 12	\$ (12,871)	\$ (13,149)	\$ (277)
Season Advance/Trail Fees	\$ 21,006	\$ 8,597	\$ (12,409)	\$ 188,234	\$ 96,188	\$ (92,045)
Associate Memberships	\$ 1,106	\$ 948	\$ (158)	\$ 23,628	\$ 19,276	\$ (4,352)
Driving Range	\$ 10,225	\$ 9,653	\$ (572)	\$ 75,111	\$ 72,731	\$ (2,380)
Golf Lessons	\$ 405	\$ 655	\$ 250	\$ 1,950	\$ 3,040	\$ 1,090
Merchandise Sales	\$ 14,223	\$ 11,601	\$ (2,621)	\$ 89,402	\$ 91,593	\$ 2,191
Special Assessments - Operations	\$ 1,519	\$ 1,519	\$ -	\$ 12,154	\$ 12,154	\$ -
Miscellaneous Income	\$ 4,677	\$ (550)	\$ (5,227)	\$ 8,899	\$ 50,039	\$ 41,140
Total Revenues	<u>\$ 182,851</u>	<u>\$ 178,336</u>	<u>\$ (4,515)</u>	<u>\$ 1,732,451</u>	<u>\$ 1,786,196</u>	<u>\$ 53,745</u>
<i>Expenditures:</i>						
Golf Course Expenditures	\$ 12,727	\$ 8,091	\$ 4,636	\$ 121,690	\$ 94,024	\$ 27,665
Golf Operations	\$ 39,591	\$ 42,915	\$ (3,324)	\$ 283,449	\$ 310,165	\$ (26,716)
Merchandise Sales	\$ 6,990	\$ 3,083	\$ 3,906	\$ 54,959	\$ 89,487	\$ (34,528)
Golf Course Maintenance	\$ 97,678	\$ 83,347	\$ 14,331	\$ 707,202	\$ 706,668	\$ 533
Administrative	\$ 19,701	\$ 14,454	\$ 5,247	\$ 125,574	\$ 121,017	\$ 4,556
Total Expenditures	<u>\$ 176,687</u>	<u>\$ 151,890</u>	<u>\$ 24,797</u>	<u>\$ 1,292,872</u>	<u>\$ 1,321,361</u>	<u>\$ (28,489)</u>
Operating Income/(Loss)	<u><u>\$ 6,163</u></u>	<u><u>\$ 26,446</u></u>	<u><u>\$ 20,282</u></u>	<u><u>\$ 439,579</u></u>	<u><u>\$ 464,835</u></u>	<u><u>\$ 25,256</u></u>

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	\$719,055	\$1,299,055	\$1,299,055	\$0	\$1,299,055	141-143, 146, 147, 151-156, 158, 161, 162, 163
Maintenance Building Repairs	\$40,000	-\$5,050	\$34,950	\$34,950	\$0	\$34,950	Req 51, 72, 145
Bunker Renovation & Liners	\$1,090,000	-\$967,107	\$122,893	\$730	\$122,163	\$730	Req 89
Regrass Fairways and Slopes	\$125,000	-\$2,000	\$123,000	\$122,862	\$138	\$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	-\$75,568	\$74,432		\$74,432	\$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	\$119,566	\$456,566	\$456,566	\$0	\$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 44 Project Complete
<i>Bulkheads - COMPLETED</i>	\$375,000	\$344,142	\$719,142	\$719,142	\$0	\$719,142	Req 14, Req 26, Req 31, Req 36, Req 39-40, Req 49 and 50, Req 54 and 55, Req 56, 57, 72, 76, 79, 85, 86, 88, 92, 93, 95, 102, 103
<i>Woodside Park Playground - COMPLETED</i>	\$45,000	\$75,192	\$120,192	\$120,192	\$0	\$120,192	
<i>Pavillion - ELIMINATED</i>	\$95,000	-\$95,000	\$0	\$0	\$0	\$0	
<i>Lost Revenue - ELIMINATED</i>	\$287,395	-\$287,395	\$0		\$0	\$0	
	\$6,022,585	\$0	\$6,022,585	\$5,825,852	\$196,733	\$5,662,687	