

*Viera East  
Community Development District*

*Agenda*

*January 25, 2024*

# AGENDA

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

January 18, 2024

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, January 25, 2024, at 7:00 p.m. at the Faith Lutheran Church, 5550 Faith Drive, Viera, FL.**

1. Roll Call
2. Pledge of Allegiance
3. Public Comment Period
4. Approval of Minutes of the December 21, 2023 Board of Supervisors Meetings
5. New Business
  - A. Discussion of VEGDA Permit
6. Old Business
  - A. Action Items List
7. Staff Reports
  - A. General Manager's Report
  - B. District Manager's Report
  - C. Lifestyle/ Marketing Report
  - D. Restaurant Report
8. Treasurer's Report
  - A. Approval of Check Register
  - B. Balance Sheet and Income Statements
9. Supervisor's Requests
10. 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, December 21, 2023** at 7:00 p.m. at Faith Lutheran Church, 5550 Faith Drive, Viera, Florida.

Present and constituting a quorum were:

Rob Dale	Chairman
Jennifer DeVries	Vice Chairman
Steve Colasinski	Treasurer
Ron Rysztoji	Assistant Secretary
Bill Macheras	Assistant Secretary

Also present were:

Jason Showe	District Manager
Jeremy LeBrun	GMS
Jim Moller	Golf Maintenance Superintendent
Michelle Webb	Lifestyle/Marketing Director
Mary Ann Ferrara	Resident

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

**THIRD ORDER OF BUSINESS**

**Public Comment Period**

Mr. Showe: We have no members of the public present to provide any comments.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the October 26<sup>th</sup> and November 16, 2023 Board of Supervisors Meetings**

Mr. Showe: We have the approval of the minutes of October 26<sup>th</sup> and November 16<sup>th</sup> meetings. We received a few clarifying comments from Jennifer and will make those changes in the final version. We can take any other changes or corrections at this time or a motion to approve as amended.

Mr. Dale: Is there anything substantive?

Ms. DeVries: No.

Mr. Showe: Just spelling or clarifications.

Mr. Rysztogi MOVED to approve the Minutes of the October 26, 2023 and November 16, 2023 Board of Supervisors Meetings as amended and Mr. Macheras seconded the motion.

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

On VOICE VOTE with all in favor the Minutes of the October 26, 2023 and November 16, 2023 Board of Supervisors Meetings as amended were approved.

**FIFTH ORDER OF BUSINESS**

**New Business**

**A. Discussion of Wireless Tower – Vertex Development**

Mr. Showe: I received an email about some information about a request for a cell phone tower to be placed over by the golf maintenance building. The information was included in your agenda. We really just wanted the Board to have some discussion to see if this was something that you are even interested in and if you are, what terms would you be comfortable with? What they proposed at this point, is \$1,200 a month with a 2% annual escalation. I did reach out to them, based on some questions from Board Members. If they do add additional carriers, they would be able to add \$250 per month. Right now, it is just planned for AT&T and the cell tower is going to look like a tree, which you can see in the picture. So, we just wanted to start the discussion. It's not something that I recommend the Board take any action on today, unless you're okay with it.

Mr. Colasinski: Well, some of the things like access, for instance, it wasn't clear to me, how there would be access to the maintenance garage, as there would be service vehicles coming in and out. So, you would want that paved as well. Alright, then do we need a culvert there also to carry the weight over the ditch that's on Murrell Road. There's more to it than that. Also, those installations typically are fenced as well. I would like to understand a little bit more about how they intend to access it and whether that something that is achievable or not.

Mr. Moller: We would make some logistical movements around it. The CDD storage shed would have to be relocated. The size of the fenced in area that they had on their initial plans, would actually interfere with one of our storage bins.

Mr. Colasinski: Right.

Mr. Moller: There are areas where we can move them. So, for a couple of thousand dollars of costs to make a new bin...

Mr. Colasinski: There may be an opportunity to replace some equipment that may be aging in that move.

Mr. Moller: 100%.

Mr. Colasinski: But I would want that as part of the cost to them, because if we're going to have to make some movements, let's have them pay for that. I also think the cost per month is way too low.

Ms. DeVries: I do too. It's not worth it.

Mr. Colasinski: It's not enough for what we're giving up. What were you thinking for a general figure? \$5,000 per month? I probably need to do a bit more research on that, to find out the market share for something like that.

Ms. DeVries: The HOA that I'm part of in Illinois, we worked with T-Mobile®, to put a cell tower on top of our building. It's a tall condo building.

Mr. Colasinski: Right.

Ms. DeVries: I don't know how much we get for that per month, but I can find out.

Mr. Colasinski: The other thing is, I'm not opposed to it because what's happening now, is there are more and more internet connectivity through cell phones. T-Mobile® actually has 5G internet to your home. You just put an antenna outside your window and you can connect to that.

Ms. DeVries: Yeah.

Mr. Colasinski: It would give people in the area an opportunity to potentially have lower cost internet service at their home.

Ms. DeVries: But that was one of my questions. I looked at this and it didn't mention 5G at all. It didn't mention what it was going to be used for.

Mr. Showe: They are the company that builds the tower and then they facilitate it.

Mr. Colasinski: That's a good point, because what is the value to the community of that tower? What services will that tower provide for the community? We're going to put lipstick on something and call it a tree, but what is the value? I want to understand, specifically, what the value is. What services do they intend to provide?

Mr. Rysztogi: I would like to know how many service providers the structure can handle.

Mr. Colasinski: That's another good question.

Mr. Rysztogi: The structure is how much money they make.

Ms. DeVries: Yes.

Mr. Rysztogi: The more service providers that tower will handle, the more money they make.

Ms. DeVries: It says expanded use of data streaming, text messaging and the use of many other types of applications.

Mr. Showe: Yeah.

Ms. DeVries: It would allow the community in which it's located, to utilize these expanded services while generating monthly income for the property owner.

Mr. Colasinski: Well, that's the thing. We have to define expanded services. What are they?

Ms. DeVries: I don't know if they're making anything off of this and paying us...

Mr. Colasinski: Well, I think we need to do a little bit more research in the market to see what the traditional compensation for that is and then understand based on services, what would be fair to us.

Mr. Dale: So, Jason, additional questions. Are we stuck with the traditional tree shape? In other words, would we be able to form the covering in the shape of a golf ball and turn that into a tee?

Mr. Showe: I doubt that. Typically, they come in tree and tree shape.



Mr. Dale: If we are able to do a golf ball, would we be able to digitize that, because we've been looking for digital signs too?

Mr. Showe: You know what, we'll ask.

Mr. Rysztogi: They actually have a flagpole design.

Mr. Showe: Yeah.

Mr. Dale: Actually, I'm assuming you guys had your input. I don't want to cut anybody off.

Mr. Colasinski: No, I'm just saying as part of the discussion, it is just a line-of-sight type signal penetration. If you put obstacles up there, that decreases your line-of-sight.

Mr. Dale: Actually, I'm being facetious. The reason I'm being facetious is...

Mr. Colasinski: No. I'm actually surprised.

Mr. Dale: Yes, your first comment is, it is woefully inadequate at \$1,200.

Mr. Colasinski: Yeah.

Mr. Dale: And for me to want to be behind something like that, it's right there in the center of East Viera. We have such a beautiful view. Part of our appeal is the serenity of the area. That coupled with the fact that this thing is going to be sticking out well above the tree line, I would have to have some incredible numbers for me to want to be supportive of it.

Mr. Colasinski: The value needs to be expressed in more discrete terms to the community.

Mr. Dale: Yes. Now, the one big positive that I do see out of it, which is the only reason why I didn't just brush it aside, is we are kind of in a dead zone and Viera East gets lousy cell reception.

Mr. Colasinski: But that goes along with what Ron said also, because those providers that have low signal if we're getting a provider as Ron indicated...

Mr. Dale: We can have multiple providers.

Mr. Colasinski: Right. Because then we could help to alleviate some of those conditions in the area.

Mr. Dale: Right. But even with that, I'd be hard pressed to want to. You're talking a big needle sticking up right in the middle.

Mr. Showe: That is the first question for the Board. Is this even something you want to continue researching?

Mr. Colasinski: I think so. My personal opinion is that I think we should pursue it, but at least understand the value of it and then make decisions. Is the monthly payment appropriate and the value to the community with regards to service? If people want to move to a 5G internet for their home, then you're going to need something that has a decent signal to be able to do that. I've seen a number of community chats around here in Viera, about people asking if T-Mobile® offers 5G.

Mr. Dale: Who is your carrier?

Mr. Rysztogi: Spectrum.

Mr. Dale: For your cell phone?

Mr. Colasinski: It might be Spectrum.

Mr. Moller: It's Verizon.

Ms. DeVries: Verizon. I have no problems with getting a signal at all.

Mr. Dale: Interesting, because I have Verizon and it's horrible in Osprey. It gets worse towards the park.

Ms. DeVries: I had to switch to Verizon.

Mr. Macheras: So, I did do some research and I think like everyone else; I thought it was kind of low. It's kind of like reading the newspaper. You can go to different sites and find different numbers.

Mr. Colasinski: Yeah.

Mr. Macheras: Most of the sites that I found, said the average was \$1,050 a month. They said Verizon averages \$1,250 a month. So, when I looked at it, I thought it was low and I found some other sites that said \$1,700. For the majority of the sites that I looked at, that number, whether we like it or not, is fairly well in range. I do like the idea that they add for extra carriers. Then to Jim's point, in some of the sites that I looked at, it's okay to ask for upfront money, if we decide to do it, because of stuff that we may have to change.

Mr. Colasinski: Right.

Mr. Macheras: We're sitting there with no income coming in. So, I think all of those things are negotiable. I guess what we would have to do, if we want to move forward, we will have to probably come up with a number that I would say is reasonable within what the market would bare. If we don't think it's reasonable, then don't do it.

Mr. Colasinski: Yeah.

Mr. Macheras: I looked up the company and they're pretty well organized, but upfront money is okay to ask for, for all that stuff. So, I kind of like the idea.

Mr. Dale: Let me ask every Board Member this bluntly. If you were talking less than \$3,000 a month, which is \$36,000 a year, would you at all be inclined to even entertain the idea? For me personally, I wouldn't even want to entertain the idea for less than that and it would probably take even more. Even with that, the aesthetics of everything is what would bother me. So, I'm just trying to give Jason some initial direction. In other words, if they come back and say, "*Well, we could go to \$1,500 or something like that,*" it wouldn't even be in my ballpark.

Mr. Rysztogi: What's the height?

Mr. Dale: I don't know.

Mr. Rysztogi: Because when you pay for installation on a tower, it depends on how high. The higher up, the more it costs.

Mr. Showe: I don't think she indicated the size.

Mr. Rysztogi: I don't see it. That would be a major factor to me, the height.

Mr. Macheras: I think you bring up a good point. Even if we say \$3,000 and let's say the average is \$1,500 and its way out there, they might still come back and say, "*Well, the area is a pretty nice area to be in.*" That doesn't mean they could say no.

Mr. Dale: Right. Well, and I got to thinking about it. This is probably the only location in all of the Viera East.

Mr. Rysztogi: Right.

Mr. Dale: That would be feasible for them because they're going to need access to electric.

Mr. Showe: You actually have an answer to your question. It's 120 feet tall.

Mr. Rysztogi: That's high.

Mr. Dale: You can see that from your front door.

Ms. DeVries: Yeah.

Mr. Showe: Its 12 stories tall.

Mr. Rysztogi: Wow.

Mr. Moller: The only question, I would ask is, are there any negative issues?

Ms. DeVries: I have to look out my front by the street and go, "*Hmm.*"

Mr. Macheras: Go, so, Rob.

Mr. Rysztogi: Are there any other locations?

Mr. Dale: I don't know. We've got the flagpole.

Mr. Colasinski: Hold on. We have multiple conversations going on here.

Mr. Macheras: I was trying to see if there was another cell phone location and he reminded me that there is one right next to the School Board with that big American flag, because I was trying to see where there was another cell phone facility in the area.

Mr. Colasinski: There's also one off of Viera Road east of Murrell, closer over towards Capron Ridge, in that area.

Mr. Macheras: Does it look like a tree?

Mr. Colasinski: No. There is a tower there.

Mr. Macheras: Okay.

Mr. Dale: Are you talking about by the satellite company?

Mr. Colasinski: No.

Mr. Dale: I'm having trouble placing what you're talking about but sounds like there's at least two in the area.

Mr. Colasinski: Alright.

Ms. DeVries: I think the whole fence thing with the pole in the middle, looks pretty ugly too.

Mr. Dale: Yeah. Well, the difference with that though, is we already have a maintenance shed there.

Ms. DeVries: Yeah.

Mr. Dale: And it's already all completely covered and we have heavy equipment and nobody sees it.

Ms. DeVries: Okay.

Mr. Dale: That's the only reason why I think it would potentially, from that perspective, work. Anything else that is commercial in the area is already purchased. There are already multimillion dollar properties for an acre. That's why \$1,200 is not sufficient.

Ms. DeVries: Right.

Mr. Dale: You couldn't get a one-bedroom apartment for that.

Ms. DeVries: Right. Yeah, I kind of agree with Steve though. It's a matter of whether it serves the community. And if it does serve the community, then we would want more for it. We would want to see what we could do to make it more aesthetically pleasing.

Mr. Showe: I think they're limited in how to make it aesthetically pleasing. I think it doesn't look like a tree and it looks more like a tower.

Mr. Dale: Tree or golf ball.

Mr. Moller: I would say that the best location is right next to the American flag.

Ms. DeVries: I think a golf ball would be appropriate there.

Mr. Moller: There is one in the neighborhood like that.

Mr. Dale: I joked with Jason earlier in the day about that.

Ms. DeVries: You said that some of them are flag poles. It could be just a big flag, maybe.

Mr. Dale: Right. Jason, you should kind of have a rough idea.

Mr. Showe: I have a bunch of questions. Is there a minimum amount you guys would accept?

Mr. Dale: Well, I don't want to throw out an amount. Is this for you?

Mr. Colasinski: No, to correspond.

Mr. Dale: I don't even want to tell them a minimum amount.

Mr. Showe: I don't either, but if I can throw out an amount...

Mr. Colasinski: I think Jen had a number of \$3,000. If it's below that, we'll say no.

Mr. Dale: I just threw that out arbitrarily.

Mr. Showe: I think we need to throw out an amount. If we need more to make it work, then I think we have to throw them a number.

Mr. Colasinski: I'd say no less than \$3,000. I'd like to go more for \$5,000.

Mr. Showe: I can approach them.

Mr. Colasinski: I would also like for them to provide us with a Value Statement.

Mr. Dale: I would throw \$5,000 out and see.

Mr. Showe: Okay.

Ms. DeVries: You can make the point that you can't even get an apartment for that much.

Mr. Colasinski: I would love to see a Value Statement from them as to what it does for us.

Mr. Dale: \$5,000 buys us a nice piece of heavy equipment on an annual basis. It's hard to poo poo, something like that.

**SIXTH ORDER OF BUSINESS**

**Old Business**

**A. Action Items List**

Mr. Dale: Old Business.

Mr. Showe: We just have the action items, which are mostly items that the engineer is following up on. Obviously, he's still doing his stormwater review. We have gone ahead and approved a survey for the parking lot to get that process started with the county, so we can get our permits and all of that. He's working on that.

Mr. Dale: How long has that been in the parking area?

Mr. Showe: I think we approved the survey about two weeks ago. So, I'm trying to follow up and see where he's at. We have to do the survey before the county can take everything.

Mr. Dale: Alright. As we've talked on the phone, we really have to get that ball rolling, because that's a perpetual issue with the community. They need to physically see that we're not putting in a two-story parking lot. The rumor mill, it doesn't matter what you say, is still out there.

Mr. Colasinski: You can't control any rumors.

Mr. Showe: As far as with the Golf Course Association, their attorney is reviewing our draft Easement Agreement now. So, we expect to get some comments back on that, to make sure our irrigation line is covered.

Mr. Dale: The 4- or 5-foot swap that we're talking about. Okay.

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

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. General Manager's Report**

Mr. Moller: I'll start with the CDD and Ed. In the agenda, was the Grand Isle lake bank that we had Rob out there to investigate. He's under the impression that it's basically "*Do it now at this cost or postpone it for a couple of years and pay more.*" But there is quite a bit of deterioration in that lake bank, where it seems like it's under eroding. Rob thinks that when they first built the lakes, it had such a severe rise as you got off the initial bank. It is all starting to

equalize and it's actually pulling from underneath the turf. I don't know if we need approval for that to move forward.

Mr. Showe: It's on the agenda. That is one of the next items in your agenda. I think I put it under my report.

- **Consideration of Additional Shoreline Restoration** (*Item 7Bii*)

Mr. Dale: Was that at a workshop? I can't recall if we approved that at the last meeting.

Mr. Colasinski: No. You can't approve something because you don't even have a cost on it yet.

Mr. Dale: I thought we had a cost to that.

Mr. Colasinski: No. There is a cost for Lake 37 at the Viera East Golf Club.

Mr. Showe: That's the one.

Mr. Colasinski: That's what we have a number for.

Mr. Dale: Right.

Mr. Colasinski: And an estimate. This one we don't even have an estimate for yet. We need to get an estimate. I think that's the next thing, as a Board that we need to initiate.

Mr. Dale: I misread in the packet. I thought I saw \$80,000 in there.

Mr. Colasinski: It was \$83,000, but that's for a different area of the community.

Mr. Dale: Okay.

Mr. Colasinski: If we were to look at the overall budget that we have for lake bank restoration, I would prioritize Grand Isle first over by the golf course, because homes mean more than the golf course in our community. That's just my personal view, but if anybody thinks differently, let me know. Say it now. That's our most important asset in this community. I think we had \$167,000 set aside for the calendar year for lakeshore restoration.

Mr. Showe: Yes. That was based off an already approved proposal. So, anything else would be in addition.

Mr. Colasinski: Right and that's the thing. One proposal we have right now is \$83,000. Are there any other outstanding proposals for lake bank restoration? I can't think of any right now. That leaves us roughly \$84,000 left. So, we need to get an estimate on the Grand Isle one before we could even consider approving the one for the Viera East Golf Club area. Because I think the one at Grand Isle, based on the description of Rob Robinson, is probably our top

priority. Because the longer we wait, the more it's going to cost us. Then we should prioritize fixing people's homes.

Mr. Moller: I don't think we have any on the golf course, though.

Mr. Colasinski: Where is Lake 37?

Mr. Showe: That's Grand Isle. The one in the agenda is the same one he's talking about.

Mr. Colasinski: Alright, now you're making me go back and look.

Mr. Showe: It's on Page 128.

Mr. Colasinski: Alright. He's talking about the rear yard at 1705 Grand Isles, which is on Lake 37. Okay, now the proposal that we have for American Shoreline Restoration, is that for Lake 37?

Mr. Moller: Yes.

Mr. Colasinski: Alright. So, there is nothing else. What's confusing, is we're talking about Grand Isle, but when we get into the description from American Shoreline Restoration, the proposal says, "*Eroded shoreline on Lake 37 at Viera East Golf Club.*"

Mr. Showe: Yeah. Mr. Bill Anderson is just a lake guy.

Mr. Moller: He's using the same cookie cutter agreement.

Mr. Showe: He's not.

Mr. Colasinski: Well, these are the things that we have to be careful about, because we get audits and we have to make sure we're spending money in the right places. These things have to be more precise. We can't just throw these things out like this willy nilly. I mean, this is a totally wrong location, but this thing needs to get fixed up. I'm in favor of actually moving forward with this, but I think we need to get this agreement fixed up.

Mr. Moller: So, he just needs to change the verbiage from Viera East Golf Club.

Mr. Colasinski: Make it for what it is. We have the same thing with the proposal for the bunkers. It's horrible. We spent all of this money and you can't even get the verbiage right. We'll talk about the bunkers in a while. Can I make a motion, based on correction of the verbiage, because I don't want to delay this too much longer?

Mr. Showe: Sure. I think to help, what we can do is, if we just take out where it says, "*Viera East Golf Club.*"

Mr. Colasinski: Right.

Mr. Showe: And replace it with, "*The eroded shoreline at Lake 37.*"



Mr. Colasinski: Yes.

Mr. Showe: We will attach the map and the memo to it, so it specifies.

Mr. Colasinski: Right. With the money that we have available for lake bank restoration, I would like to pursue getting this agreement signed, so that we can proceed.

Mr. Dale: Yeah. I think all they did was a cut and paste job, but the one that I had read was the first one. So, for Lake 37, we're talking \$83,600. I fully support that. I think that should be our number one priority right now.

On MOTION by Mr. Colasinski seconded by Mr. Macheras with all in favor the proposal with American Shoreline Restoration for shoreline erosion repair on Lake 37 in the amount of \$83,600, based on correction of the verbiage was approved.

Mr. Moller: Sorry for jumping ahead on that one.

Mr. Colasinski: No, it's important. We'll keep going.

Mr. Showe: That should have been under the General Manager's Report.

Mr. Moller: Other than that, right now, they're currently treating exotics in conservation scrub areas. The fire line schedule is slated to start in January or February. The culvert repair on Bayhill, is scheduled to start in the middle of January.

Mr. Colasinski: Great.

Mr. Moller: We have the trail cameras for the scrub areas. Ed's 4x4 is down right now. He had to replace the starter. As soon as he gets that up and running, we'll put those trail cams out.

Mr. Dale: Can we go back to the shoreline thing for just for a second? I'm good with the vote, but what my concern is, American Shoreline Restoration. Are these the people that go around and physically inspect our lakes with Ed?

Mr. Colasinski: No. ECOR actually goes around with Ed, inspecting our lakes.

Mr. Dale: Right.

Mr. Colasinski: That is a different purpose.

Mr. Dale: Where I'm going with this, just the fact that it was focused solely on the golf course, it set off a red flag for me. I want to make sure that they are doing their due diligence on

the other portions of the community the same way. The fact that it was just a cut and paste job here, you know...

Mr. Moller: I think originally, if Phil's proposals and quotes were set up as the Viera East Community Development District as opposed to the Viera East Golf Club, I think it's just a matter of changing the verbiage. Years ago, when we started working with them, I think that's how he just wrote all of them up.

Mr. Colasinski: I'm good. The Viera East Golf Club was the wrong organization.

Mr. Dale: It just gave me a bad vibe when I saw it.

Mr. Moller: Other than that, regarding golf course maintenance, it is pretty much business as usual. We are getting a lot of good compliments on the golf course. I'll talk about the bunker quote later. The financials as of the 20<sup>th</sup>, which was yesterday, golf revenue is sitting at \$88,000. Last year we made \$150,000. We had a stretch of bad weather these last couple of weeks with rain and high winds. Food and beverage as of yesterday, was sitting at \$38,000. Last year, they were at \$50,000. I'm figuring the weather this past weekend and whatnot, probably cost us about \$20,000 in golf, considering how well we've been doing during weekends lately and probably about \$3,000 in food and beverages.

Mr. Dale: That was our shortfall last month.

Mr. Moller: Yeah. We renewed the employee benefits. Basically, we stayed with United, but switched to a different plan. If we stayed with the current plan, we would have had a 32% increase in costs. The new plan is actually a little bit better because with the old plan, the low plan was an HMO and the high plan was a Choice plan. Now both low and high are Choice plans and we're seeing about a 9% increase in costs as opposed to 30%.

Mr. Dale: Well, I saw that in just the restaurant numbers. During that two month stretch, we had about a \$1,600 health care cost that we didn't have last year. So that's part of the added expense with the restaurant that I saw. I assume that's going on across the District.

Mr. Moller: Yeah. Other than that, with the clubhouse facilities, all of the A/C work has been completed. The stove has been installed. There was another little downtime with food and beverages, with getting all that done. Pete has been playing daredevil and has been working on all of the light poles. We pretty much have them all primed. I think there are three left that need a paint job. There are three LED light fixtures that need to be replaced that we ordered from Bulb and Ballast.

Mr. Colasinski: I saw that.

Mr. Moller: We'll probably return the lift tomorrow and then we'll get it again after the holidays. I don't think he's going to have enough time to do the lights tomorrow.

Mr. Colasinski: No.

Mr. Moller: Let's see. Other than that, some new signs were printed for when we have rainouts. Our old sign basically said, "*Golf Course closed, No Trespassing.*" So now we have new signs with both the Hook & Eagle and Viera logo, basically saying the golf course is closed, but the restaurant is open.

Mr. Dale: What about the Hook & Eagle banner that we used to have on Murrell Road?

Mr. Moller: I need to get another one of those ordered.

Mr. Dale: Yeah, if we could do that. When you're doing that, also, if there's a way that underneath, if there could be smaller side banners that we could do.

Mr. Colasinski: They have to be visible, though, from a distance.

Mr. Dale: Right. So, it has to be big note, like "*Brunch x hour to x hour*" or something like that. Some kind of side banner that we can add.

Mr. Moller: With the lifespan of these banners, we would probably just get a new banner printed up with something about brunch on there, because it's only going to last a couple of months before the wind shreds it.

Mr. Dale: Yeah. That's a good point.

Mr. Moller: We don't really need extra banners.

Mr. Dale: That's a good point.

Mr. Macheras: I would just say, if you're looking at doing something like that, because again, all of a sudden, we might have a staffing issue and our brunch time changes. I like your idea. You can just say, "*Check website,*" if you're going to add anything.

Mr. Dale: Right.

Mr. Macheras: Check website, because things could change.

Mr. Dale: Or maybe we just put the website on the bottom in large number letters.

Mr. Macheras: Yeah.

Mr. Moller: Other than that, I have some little packets there. We did get a hold of Neste, which works with Applied Business Solutions for 401(k)s. I was kind of hoping for some expertise coming from you guys. I've never had to shop around for 401(k)s. To me, the costs

seem pretty much in line, as far as industry standards. Basically, it just falls on us if we want to do a matching program or if we just want to do an upfront contribution.

Mr. Macheras: I'm not familiar with what are their fees are like, based on how many people sign up or is it just a flat fee?

Mr. Dale: It's not a fee. They call it a TPI or third-party administrator. They're generally like in the \$5,000 range or something like that on an annual basis.

Mr. Macheras: Okay.

Mr. Dale: They do all of the reporting.

Ms. DeVries: Yeah, I'm less familiar with these plans. My company has a simple IRA. With the simple IRA, you're required to do a 3% match. It looks like with this; you can do a 1% or 2% match or you can do different levels of matching. Right?

Mr. Moller: Right.

Ms. DeVries: Rob probably knows more about this than I do as far as how these are structured.

Mr. Macheras: I like matching.

Ms. DeVries: I do too.

Mr. Macheras: We all do, but something like Steve brought up a couple of meetings ago, when we were talking about salaries, do we have to sit down and say, "*If we're going to do 3%, this is what it could cost us?*" Is this something that we need to look at?

Mr. Dale: Well, it would be significantly more expensive doing just a contribution. I will be honest. I don't do 401(k)s any longer. I used to do that a few years ago, but whenever I would recommend it to a company, I always recommended matching. The main reason why, is as a golden handcuff for your key employees to stay on. If you have a lot of hourly workers, they're paycheck to paycheck types. The first thing they're going to want to do, they're going to take the money out. They're going to use it to pay off whatever the deal is.

Mr. Macheras: Right.

Mr. Dale: We have to look at the costs. We already have a bonus program, which cost us close to \$42,000 last year. A matching program, I think, is very fair as anybody can participate. It's not exclusionary.

Mr. Macheras: Right.

Mr. Dale: I think it's fair, but we have to think of the cost, too, to the District.

Ms. DeVries: When we say deferred, I'm looking at some of the language as, usually these plans, you have to work a certain number of years before you can take it with you.

Mr. Dale: One year.

Ms. DeVries: Okay.

Mr. Dale: You can adjust that different ways. You actually don't have to have it. It's the employer that decides.

Ms. DeVries: IBM had it to where you had to work there for five years.

Mr. Dale: Well, and sometimes they have a vesting schedule where it's tiered over time.

Mr. Colasinski: At other companies, as soon as you start, you're vested. The company I'm with right now, that's the way it is.

Ms. DeVries: Yeah. Okay.

Mr. Colasinski: So, we have to figure out what works best for us.

Ms. DeVries: Right. Well, if we're trying to make sure that you keep people, keep our good people.

Mr. Colasinski: It should be no less than a year.

Ms. DeVries: No less than a year, for sure.

Mr. Macheras: Are you talking about a year before they can get in or a year before we match?

Ms. DeVries: A year before they can take their matching with them.

Mr. Macheras: Oh, when they leave. Got you. I see what you're saying.

Mr. Colasinski: It's a vesting period. I guess we would call it that.

Mr. Macheras: I got it. I guess for me, I just like those numbers down there in blue and I appreciate you pointing that out to me. Is there something that I need to know, like, whether you can afford it?

Ms. DeVries: Well, what did we budget?

Mr. Showe: 3%.

Ms. DeVries: We budgeted 3%. Okay. That's what I thought.

Mr. Colasinski: But there's still the cost of running the program.

Ms. DeVries: Right.

Mr. Colasinski: That is above and beyond that.

Ms. DeVries: Right. So, I'm kind of looking at the two, because there is some additional cost of running this.

Mr. Colasinski: Right.

Mr. Dale: Yeah, and we're not there, but going back to your original question, we generally hover around 60 employees, but with the Simple Plans, they are for less than 100 employees. Not that we're there, but down the road, God forbid, we have something like that.

Mr. Colasinski: Was there any information in here?

Ms. DeVries: Well, I don't know if we're going to get over 60 employees.

Mr. Colasinski: I don't think we will.

Ms. DeVries: But we don't have an option of doing a Simple Plan because we're working with Applied Business Solutions. Right? We're working with our benefit provider.

Mr. Dale: You would have the option to do a Simple Plan.

Ms. DeVries: Oh okay. Well, the beauty of a Simple Plan is there's no cost. The plan administrator is like Vanguard or Fidelity.

Mr. Dale: But what it does, is it puts some of the reporting requirements back on the District. I can't remember what the heck the form is, but that form has to be filed every year, as well as a couple other small hoops that you have to jump through.

Ms. DeVries: That's true.

Mr. Dale: You have to verify the vesting and all of the documents by a certain time frame and everything.

Ms. DeVries: Fidelity and Vanguard do that kind of validation. But what we have to do, as a company that has a Simple Plan, every year, we have to give out the forms, basically to say, *"Yes, do you still want to participate in the plan?"*

Mr. Dale: Exactly.

Ms. DeVries: As well as what percentage do you want?

Mr. Dale: Exactly.

Ms. DeVries: Etcetera. You have to do 3%. You can have a year or two where you do a little less, but generally speaking, you have to do 3%.

Mr. Colasinski: So, did you see that differential cost with the 3%?

Ms. DeVries: I'm not as familiar with this.

Mr. Macheras: 3% would be about 37, halfway between the two.

Ms. DeVries: Yeah, probably.

Mr. Macheras: I'm looking at our fees, though. I see a one-time fee of \$1,500.

Mr. Dale: It works out with the investment fee in there. I think it was about 2%, a little over 2%.

Mr. Colasinski: That's what I want to understand, the cost of running the program right.

Mr. Dale: Right.

Mr. Colasinski: Because that's something that, instead of giving it to employees, we have to pay these people.

Mr. Dale: Right.

Ms. DeVries: Right. Frankly, the reason I went with a Simple Plan was because I didn't want to pay.

Mr. Colasinski: Right.

Mr. Dale: It works really well for smaller companies like yourself.

Ms. DeVries: Yeah.

Mr. Dale: But in this case, and then, especially when you have a lot of transitory employees like we have, then that money gets folded back into the program, a lot of times.

Ms. DeVries: Its more to manage yourself, if you have somewhat transitory employees.

Mr. Dale: Yeah.

Ms. DeVries: You have here the fees at 1.1%, plus the PEO service fee of .25. What is the total asset fee? Are we paying 2.45%?

Mr. Dale: No. The employees are paying that. That's out of the cost of their investment.

Ms. DeVries: Oh, okay.

Mr. Dale: Just the full and fair disclosure.

Ms. DeVries: What do they get to invest in with this?

Mr. Dale: It was Vanguard.

Mr. Moller: Schwab.

Mr. Dale: Right, it was Schwab, but it was Vanguard something.

Mr. Colasinski: The funds that Schwab offers.

Mr. Dale: It was some kind of Vanguard funds that they have.

Ms. DeVries: Okay.

Mr. Colasinski: Usually what's going on now is, there are certain target retirement date funds, if you are targeting a particular date.

Mr. Dale: Right, like 2055.

Mr. Colasinski: Yeah. How about 2020?

Mr. Dale: I actually hate those things.

Mr. Colasinski: Yeah, I know. But I'm saying, that gives people an idea about assessing their own personal risk.

Mr. Dale: Right. The thing I always say is, even if it's a bad one, doing something is better than doing nothing.

Ms. DeVries: Right. Exactly.

Mr. Colasinski: So, what's the action here? I would like to understand the cost to us on an annual basis. What it's going to cost us is what I would like to know. I didn't see that in the documentation. It may just be a question of them...

Mr. Dale: We'd have to figure it out two ways, 3% for everybody or 3% matching. If we're doing 3% matching, we'd have to estimate who we think would be participating. I would imagine the key employees, the Golf Course Manager and Restaurant Manager.

Mr. Colasinski: The full-time employees.

Mr. Dale: Full-time employees.

Ms. DeVries: Right, versus hourly.

Mr. Dale: You would think. But actually, not all of the time.

Ms. DeVries: Salary versus hourly.

Mr. Colasinski: Well, no, because we have some very key hourly people.

Mr. DeVries: Okay.

Mr. Dale: It has to be made available to everybody.

Mr. Colasinski: Right.

Mr. Dale: Well, I'm just estimating. My recommendation would be that we go with a match as opposed to a 3% contribution.

Ms. DeVries: Me too.

Mr. Dale: Then match up to 3%.

Mr. Colasinski: Okay.



Mr. Dale: There you'll probably get 10% of your non-key employee type participants. Then you'll probably get all the key employees participating.

Mr. Colasinski: So, it sounds like you need to be full-time and we will match up to 3%.

Mr. Dale: Yeah.

Ms. DeVries: What defines full time?

Mr. Moller: 32 hours a week.

Ms. DeVries: 32 hours a week. Okay.

Mr. Dale: And you're probably talking between \$300,000 to \$400,000 of salary on an annual basis that we would be matching.

Ms. DeVries: Okay.

Mr. Colasinski: I think that there was a cost in here of what we would have to match.

Mr. Dale: Okay.

Ms. DeVries: These are the people that are 32 hours a week or more?

Mr. Moller: There are some names on here that don't belong.

Ms. DeVries: Okay.

Mr. Moller: I figured this is our initial conversation and we can tweak that.

Mr. Colasinski: It would probably be lower, is the point.

Ms. DeVries: Okay.

Mr. Colasinski: Than what we see. This is kind of a good maximum estimate, but it would be lower.

Mr. Dale: So, if we used a worst-case scenario, \$400,000 in salary, 3% of that is \$12,000. So, we're probably talking no more than \$15,000 on an annual basis, plus the cost of administrating. So, I would estimate a ballpark, if we're looking for a ballpark number right now, about \$20,000 on an annual basis, that it's going to cost us.

Mr. Colasinski: Yeah. That is, I think a reasonable ballpark number.

Mr. Dale: Yeah.

Mr. Macheras: I think, like you said, too, Rob, you're not going to get everybody to do 3%, because some might say, *"Well, let me just be a little hesitant."*

Mr. Dale: Some people are more concerned about just taking home gas in the tank and getting a McDonald's meal.

Mr. Macheras: Yeah, but like you say, at least we know what the worst case or best-case scenario would be if everybody jumps in.

Mr. Dale: Right.

Mr. Macheras: And I'm good with that.

Mr. Colasinski: So, the action items out here are just to determine the annual cost?

Mr. Dale: Annual cost.

Ms. DeVries: Okay.

Mr. Colasinski: Alright. Then we can probably move on.

Mr. Dale: For the record, I have nothing to do with this investment plan. I have no professional relationship with any of these people. Just because I know something about 401(k)s, doesn't mean I am doing one.

Mr. Colasinski: We all know something about 401(k)s. I think everybody on the Board does. Just the depth of them.

Mr. Moller: Alright. The next thing is, I gave everybody a couple of packets.

Mr. Colasinski: Yeah.

Mr. Moller: Of our financials. So, when I sit down with Jen and Jamie and David and Wes, it's easier on one sheet paper to compare. It is for October of this year versus last November, year to date as well as a percent variance off of year to date. In addition, I gave Jen and Jamie some good targets that I found online for more or less a country club. So, there is a food cost of 3% as well as beer, wine, liquor, labor costs, things like that. For food costs, we're looking pretty good. Beer, we're 3% high. We're okay online. Actually, we're high on wine and liquor and high on labor. So, there's some things that kind of gives them goals to work with.

Mr. Colasinski: Yeah, because for the month of November, we lost \$8,000 and \$5,400, but we understand what that is.

Mr. Dale: Correct.

Mr. Colasinski: But there's still \$3,000 there. Do we understand where the extra expenses are? Is that something for one time? It's a stock that lasts for several months, potentially, so, we spread that out over three months. I just want to understand what it is, so that when we get to January, we're keeping track of our expenses, so that we're not consistently losing money in the restaurant.

Mr. Moller: Right.

Mr. Colasinski: If there's a one-time thing, that tends to be a purchase for a few months, I understand that, but I really want you to make sure that every month we're not losing money in there, because we can't afford that. I think the restaurant provides a valuable service to the community, but we can't operate at a loss either.

Mr. Moller: Oh, I 100% agree, but I think this time of the year is traditionally our kind of our loss season.

Mr. Colasinski: A loss season?

Mr. Moller: Last November, we lost \$20,000 and this November, we lost \$8,000.

Mr. Colasinski: Well, I understand the majority of what we lost in November. The thing that is due for continuous improvement, is to understand what we did lose and what we can do to improve. If it's a revenue, can we decrease expenses? There are a couple of ways of solving this. So, it's just a matter of understanding what our major areas of expenses are. Can we recoup those? Because we're looking at the cost of the restaurant over a period of a year or two, so if we have a bad month, okay, I get that, but can we recoup it in other months? We're looking at a bigger picture for the restaurant, but the main thing is just to understand where we lose money. Obviously, if there are excessive expenses, then what do we do to constrain those?

Mr. Moller: Yeah.

Mr. Colasinski: That's all. That's normal business.

Mr. Dale: I do want to expound on that a little, because I've been doing a lot with these numbers here. I've also had a nice conversation with Jim and there are going to be a couple of follow up questions, too. I agree with Steve that it is about profit and everything. I think we are on the right road, is the way that I would put it. I think there's also some fine tuning that we need to do, but putting things into perspective, in 2022, if you look at October and November, we were -\$41,000 for those two months. That was how we started the year out. Then we finished up almost back to ground zero.

Mr. Colasinski: There were remodeling efforts.

Mr. Dale: Well, we did run into remodeling this last month. We had about three or four days of downtime when we were putting the stove in and then you couple that with the weather, that's where I saw it affected.

Mr. Colasinski: That was this month.

Mr. Dale: Let me finish.

Mr. Colasinski: I'm just trying to be correct in statements.

Mr. Dale: Thank you. That is where I did see we were down about \$3,000 with food and everything for last month. So, with that being said, the two months of October to November this year, where we were at without Jeff's salary in there, because we have to do an apples-to-apples comparison here, if we're going to be making corrective actions, we were -\$8,700 for the two months. If you add Jeff's salary in there, that was another \$11,000 roughly, which impacted us pretty big. So, kind of where I'm going with this, is we went from -41,000 to -\$8,700. The other thing that happened during this timeframe, and I know we focus on profit, but our revenues doubled in each of those months. So that is the positive that I see out of that. With that being said, a couple of the things that I think we should be looking at right now, we have pushed heavily to be open on the patio, like on Fridays. Everything I'm hearing from the Restaurant Manager, everything I'm seeing personally for the past several months, they're lucky to get one table out there, especially on Friday evenings. In terms of mandating coverage at the outside bar, I'm not saying we don't service the area, but if we were able to cut some expense there on Fridays, by not mandating Friday evenings, because we've got one table out there, I mean, it's a horrible number, if there's something going on here, but there's nothing going on, on the patio.

Ms. DeVries: Even with karaoke.

Mr. Dale: It's to a point to where I...

Mr. Colasinski: I can't say I agree with that, from my observation.

Mr. Dale: It's to the point where the servers don't want to work out there on Friday evenings. It started fights and now they're on a rotating basis. That part is something that I wanted to discuss. The other part that I wanted to discuss was, I asked Jim to run today numbers from 9:00 a.m. to 11:00 a.m. I want to compare expense versus income on that. I don't know where we're at.

Mr. Moller: So, we are actually going back to the Friday night patio. Again, this is a weird kind of part of our season.

Mr. Colasinski: Right.

Mr. Moller: With snowbirds coming down.

Mr. Dale: Right,

Mr. Moller: They get their houses open and then they go back up north to celebrate the holidays. I think if we give it another 30 days or so, because I mean, come January, I think we're going to see a lot more volume out there on the patio. I really do.

Mr. Dale: On Friday evenings.

Mr. Moller: On Friday evenings. If we don't, then we can have this discussion again.

Mr. Dale: Alright.

Mr. Moller: I think trying to make a decision right now, we had some bad weather.

Mr. Dale: I'm there pretty much every Friday and I never see anyone on the patio.

Mr. Moller: I had this conversation.

Mr. Colasinski: What about Friday during the day?

Ms. DeVries: Friday afternoon?

Mr. Dale: I'm getting the same feedback during the day.

Ms. DeVries: Okay.

Mr. Dale: They're the people that work there. Who am I supposed to listen to?

Mr. Colasinski: Sometimes taking a visit and looking, can provide you data.

Mr. Dale: I do make visits there and look.

Mr. Colasinski: I disagree.

Mr. Dale: Okay, but what are you basing that on?

Mr. Colasinski: Going there and visiting.

Mr. Dale: How often? Every Friday?

Mr. Colasinski: Not every Friday. Are you there every Friday?

Mr. Dale: A lot yeah. I've been there a lot of Friday afternoons.

Mr. Macheras: So, I have a question. What is the difference in staffing and not staffing?

Are we talking about having somebody out there?

Mr. Dale: We have somebody physically dedicated to the patio on Fridays.

Mr. Macheras: Are we staffing the bar out there too?

Mr. Moller: The patio bar.

Mr. Dale: We put the bar out there. What I'm saying is, we can just as easily service the area without having a dedicated person out there staffing the outside bar. They can just go out and visit the area.

Mr. Macheras: Same thing. They go outside. It's a difference of, do we staff somebody? I see what you're saying.

Mr. Dale: Yeah. If they see somebody out there, they service it. We want to talk about costs, which I think is a valid issue, but we can't throw all of these requirements on them and then say, "*Okay, we're having a cost problem.*"

Mr. Colasinski: Are you going to reduce staff, if you don't serve outside?

Mr. Dale: I don't think we're going to.

Mr. Colasinski: But that's a cost thing.

Mr. Dale: I think we would be better off servicing the inside with the staff that we would be providing.

Mr. Colasinski: But you indicated about cost. What's going to reduce cost?

Mr. Dale: If we did need to reduce staff, then we would obviously reduce it.

Mr. Colasinski: Okay.

Ms. DeVries: So, there's one person dedicated on the patio and that person has a cost.

Mr. Dale: Yes.

Mr. Colasinski: Yeah, I get that.

Ms. DeVries: So, if we don't have that person on the patio, we're moving that person inside.

Mr. Colasinski: But reducing the cost.

Ms. DeVries: That's not reducing costs, but if you don't have somebody on the patio, it does reduce costs.

Mr. Dale: I'm going to be honest; I don't want to be in the issue of running the restaurant from that perspective.

Ms. DeVries: No.

Mr. Dale: What I am saying though, because we've had discussions at these meetings saying, "*We want you there,*" I just want to take away that mandate and let the managers decide.

Mr. Colasinski: Well, as a Board, we determined that we wanted to invest in that area, because we want a return on investment as well.

Mr. Dale: No. I agree with that and I think we get that through tournaments and through parties.

Mr. Colasinski: Not outside.

Mr. Dale: I know I have one scheduled. We've probably had at least, what, close to 10 scheduled in the past couple of months.

Mr. Colasinski: Ten scheduled what?

Mr. Dale: Parties on the outside.

Mr. Colasinski: Okay.

Mr. Dale: There are frequent parties out there.

Mr. Colasinski: Alright.

Mr. Dale: And that's using that area, which I think was the original intent.

Ms. DeVries: So, we could create a separate area for groups.

Mr. Dale: Yeah.

Mr. Macheras: So, a question, Jim that I have, I guess it was Halloween when I was out there that on a Friday. There were two girls, I think, to my knowledge, that were servicing inside. They did a heck of a job. The place was packed.

Mr. Dale: Right.

Mr. Macheras: So, if you're talking to the individual that is mandated to be outside and she is not making any money, that's who I would listen to. She doesn't want to be out there because she's not making any money.

Mr. Dale: Right.

Mr. Macheras: And if we had that one person inside, would I order another drink, because I wouldn't have to wait as long? I don't see it as bringing somebody in necessarily, because that's only going to be an expense. It might increase sales a little bit, too, because there are more people. We talked about staff before. Are we staffed up in the restaurant area or are we still looking to hire some people?

Mr. Moller: We just hired a new girl the other day, so I think we're okay right now.

Mr. Macheras: To me, the first thing I would ask is whether they are making any money, because we don't want to cut people's hours.

Mr. Dale: Right.

Mr. Macheras: It could just be a seasonal thing, like you say, for 30 days. You know what, Jim? I'm seeing more people out there, so I'm going to start mandating. I kind of agree, if you're going to hire me as a manager, let me run my business as I see fit, because I don't want to lose money.

Mr. Dale: Right.

Mr. Macheras: But I can't honestly say that I'm there every Friday to get a visual of it. I think that would be something I would trust the person I hired, to look at that. It doesn't mean the girl has to go home. She can make more money and I can make more money because I'm servicing those people quickly.

Mr. Dale: Right. I mean I know it's on a small scale, but I've never liked mandates. I don't like them from Tallahassee. I don't like them from D/C. I don't like them from the CDD. So that's kind of where I'm at with that. I don't know that that requires a vote as much as it requires a consensus from the Board. It doesn't mean that I don't want coverage out there on Saturdays and during our peak times, but I like to think that Jen and Jim are responsible enough.

Mr. Moller: I just don't think that we have a big enough sample size to pull the plug on it quite yet, because we've basically just reopened it on those nights.

Mr. Dale: Alright. I've been looking at for three months and that's the conclusion I've come to.

Mr. Colasinski: Right and we've lost money in those months.

Mr. Dale: So, if you want to try it for another month, let's do it, but just know that's on my radar. I'm watching that one. The other one that I want to talk about is, we also mandated, actually we didn't mandate, it was changed. I don't know how it progressed to this, but we are open 9:00 a.m. to 11:00 a.m. Now, I am in agreement that we want to sell beer, whatever, but selling food or having a chef om there before 11:00 a.m., if there is a little bit of business, it's really not about whether it's a good idea having that business. It's more about whether those hours are better utilized so we can reduce some of our overall cost in our busy times.

Mr. Moller: I see where you're going.

Mr. Dale: Yeah. That's 10 hours a week that we could put to better use.

Mr. Moller: They're also doing prep time, preparing for the day for Wednesday Wings, getting the wings ready. Just because we open at 11:00 a.m., doesn't mean the chef shows up at 11:00 a.m. So, from 9:00 a.m. to 11:00 a.m., for the last three months, I just did averages. So, the beverage cart is one person per hour, the back of the house is 1.25 people per hour and the front of the house is 1.75 people per hour. Basically, you're looking at \$140 per day between the hours of 9:00 a.m. to 11:00 a.m. in labor.

Ms. DeVries: I'm sorry, \$140 per hour or per those two hours?



Mr. Moller: For those 3 hours.

Ms. DeVries: For three hours.

Mr. Moller: In that time frame, we average \$1,900 a day. Basically, we're spending \$140 in labor to sell \$1,900.

Ms. DeVries: Okay.

Mr. Dale: From 9:00 a.m. to 11:00 a.m.?

Mr. Moller: From 9:00 a.m. to 11:00 a.m. That's why it's on those charts.

Mr. Dale: How much of that are for beverages?

Mr. Moller: 46% alcoholic beverages, 54% food and non-alcoholic.

Mr. Dale: During the week?

Mr. Macheras: That's a lot.

Mr. Moller: For just the beverage cart, because I couldn't separate beverage cart and the restaurant.

Mr. Dale: That's fine, because I literally had this talk with the chef the other night and he's saying during those hours, he's lucky if he gets one or two people a day.

Mr. Moller: Those are the numbers that I pulled from the *Toast* point of sale system.

Mr. Macheras: So, what you're thinking, Rob, is more than 46% is from the cart or \$1,900, because like you, I'm good.

Mr. Dale: \$1900. Is that on a weekly basis?

Mr. Moller: That's a day.

Ms. DeVries: \$1,900 a day.

Mr. Dale: There's no way we're getting \$1,900 a day.

Ms. DeVries: That's per month.

Mr. Dale: Yeah, there's absolutely no way.

Ms. DeVries: Because I'm looking at these charts and November 2023 is \$1,051 from 9:00 a.m. to 10:00 a.m., the first two hours and \$3,200 for the entire month, if you do \$140 a day, times however many days.

Mr. Colasinski: Eight days.

Ms. DeVries: Eight days. Well, I'm thinking it's a month. So how many days are we open in the morning in a month? Is it 30, 31 or is it like six days a week?

Mr. Colasinski: I think it's every day.

Ms. DeVries: Every day. Okay, so 30 times 140 is how much we are paying in labor.

Mr. Colasinski: About \$4,200.

Ms. DeVries: \$4,200. According to this, the revenue is about \$3,200. So, it's not covering the cost of labor. You said 143 hours, right?

Mr. Colasinski: If you calculate the labor cost per month at \$4,200, what's our revenue for the month from 9:00 a.m. to 10:00 a.m.?

Ms. DeVries: The first page has our revenue numbers for the month by hour, if I'm reading this right.

Mr. Moller: Yes. Basically, from 8:00 a.m. to 9:00 a.m. or whatever the hours are for the beverage cart in the month of November, we made \$1,000 at 9:00 a.m., \$2,000 at 10:00 a.m. and \$5,000 up to 11:00 a.m.

Mr. Colasinski: So, you made about \$3,300 in November from 9:00 a.m. to 11:00 a.m. and in the month of December, you had just over \$4,200.

Mr. Macheras: Jim, let me ask you a question. If we weren't staffing 9:00 a.m. to 11:00 a.m. and you're saying it's \$140 for that time period for labor pre day, if we didn't do that, you'd still be bringing some people in. With what I'm trying to figure in my head, the difference is probably not \$140 because you're still bringing people in at 10:00 a.m. to 11:00 a.m. to prep or would there be nobody from 9:00 a.m. to 11:00 a.m. except for the beer cart?

Mr. Dale: No, Jen comes in at 9:00 a.m. to do the beverage service.

Mr. Macheras: Okay.

Mr. Dale: I also question those numbers too for 9:00 a.m. to 10:00 a.m. Is that snack sales and sodas, because that gets coded under food?

Mr. Moller: That is just from *Toast*. Anything that's sold in the pro shop is not included in these numbers.

Mr. Dale: Okay.

Mr. Moller: So that's anything that goes through Hook & Eagle.

Mr. Dale: Right. I guess the main gist of where I'm going with this, it seems that we are at break even, but what it's costing us, we're having trouble. We've talked about staff. I think we're up and running great with front of the house, but based on Jen and Jamie's input and seeing how many hours Jamie is putting in, we really need another chef. I guess where I'm going with this, is I don't want to be burning these guys out, having them come in from 9:00 a.m. to 11:00

a.m., to cook one or two eggs, when we're going to be utilizing them on wing, burger and karaoke night. Saturdays are probably going to start really picking up too with Music on the Patio and everything.

Mr. Colasinski: So, Jim's correct that there's prep time every day in the kitchen. It's a matter of the amount of food orders.

Mr. Dale: This is true.

Mr. Colasinski: Because we shouldn't be selling beverages anyway.

Mr. Dale: Right.

Mr. Colasinski: In those hours, it's just a matter of the amount of food orders during that time interval.

Mr. Dale: Right.

Mr. Colasinski: I don't know that we have data for that.

Mr. Moller: It would be too hard to pull.

Mr. Colasinski: Yeah. So, I don't know.

Mr. Moller: I just know from the positive feedback from the golfing clientele that we have...

Mr. Dale: They want everything.

Mr. Moller: I'm not even talking about our community golfers. I'm talking about the people coming in and paying our top dollar rack rates.

Mr. Dale: Right.

Mr. Moller: So, I can go grab a six pack in the restaurant or I can grab a chicken salad sandwich to take to the tee with me.

Mr. Dale: That I fully support. I'm not talking about taking that away. I fully support that. It's our chefs and our food service and all we need is one of them to go down for whatever reason whether sickness, hit by a car, whatever and we're in a bad situation.

Mr. Macheras: Is there a happy space where there's just pre made stuff to pick up? Would the chef still be in there at 9:00 a.m., if we didn't do the 9:00 a.m. to 11:00 a.m. thing?

Mr. Dale: The premade stuff we've done in the past and we wound up throwing more away.

Mr. Macheras: You did. Okay.

Mr. Colasinski: So, we talked about how we don't want to manage the restaurant, but we spent the last 15 minutes talking about how we would do things.

Mr. Dale: So, where I'm at, once you get with Jamie and Jen, I want some serious thought put into that 9:00 a.m. to 11:00 a.m. Again, I fully support the beverage service, but I'm very concerned. We're talking about the expenses associated with this and I'm not sure that's the best use of our chef's time, is where I'm at. So, you have some guidance there.

Mr. Moller: Yeah. That's up to Jamie. He could just have a prep cook come in to prep for the day and not actually have a high dollar chef.

Ms. DeVries: Yeah. That actually might be a great idea.

Mr. Dale: But I don't believe we have a prep cook. You're right, that's an alternative, but for the Board Members that aren't aware, chefs make between \$22 and \$25 an hour. So that's why they're a high value commodity.

Ms. DeVries: Right.

Mr. Dale: If you're not selling \$50 worth of food in those two hours, it's not \$50 worth of food, you have to make \$50 in profit.

Mr. Colasinski: Right.

Mr. Dale: So, it's really probably \$100 to \$150 worth of food that you have to be selling during those two hours or you're not breaking even.

Ms. DeVries: Right. So, the guidance I'd give, is I'd be looking at those hours too. I look at these first couple of hours and the last two and I say, "*Okay, we're not earning a lot, so what is the cost during those hours and is it worth having the opening,*" as we talked about. But it's up to you, Jen and Jamie to make the decisions and we're looking for you guys to make a profit. When we look at these numbers, that's what we see. We see the first two hours and the last hour are kind of low, so do we need to be open then? Do we need to be fully staffed? How do we make sure that the cost is commensurate with the revenue?

Mr. Dale: Steve, you go to a lot of golf courses around the country. How many of them serve breakfast or are open before 11:00 a.m.?

Mr. Colasinski: Usually it's only the resort type golf courses, because there are people that are staying there and it's usually a shared type of facility.

Mr. Dale: Right.

Mr. Colasinski: So, it's usually just resorts that would actually have breakfast. Actually, looking around Brevard County, I don't think there's any other place. Bill, you can correct me on this, but I can't think of another place that actually starts serving before 11:00 a.m. I know that Duran doesn't.

Mr. Macheras: A few times, my buddies get me up that early.

Mr. Colasinski: But Baytree doesn't.

Mr. Macheras: Yeah.

Mr. Colasinski: Baytree's menu is very limited.

Mr. Macheras: They have pre-cooked food.

Mr. Colasinski: Yeah, I don't think Cocoa Beach does anything.

Mr. Macheras: No. We're probably the only ones that serve any food that I know of in the area.

Mr. Dale: That's what I'm saying.

Mr. Colasinski: And going around the country too, because the thing is, just looking at other states and places that I go, I was just up at Pinehurst and there's nothing like that. They don't serve anything until lunchtime.

Mr. Dale: Right.

Mr. Macheras: Am I reading this right? When I'm looking at this page, when I see at the bottom, that we made \$7,700 at 9:00 a.m., that doesn't represent adding all of those up. What does that represent?

Mr. Moller: Which page are you on? The first one?

Mr. Macheras: Yeah. I'm just looking at this chart.

Mr. Colasinski: The 2% over here.

Mr. Macheras: I'm looking at the bottom. It says \$7,700.

Mr. Moller: That is only six months of data.

Ms. DeVries: Okay.

Mr. Macheras: That's what I was curious about, where it came from.

Mr. Moller: Okay, so basically, I only went up to six months on the chart.

Ms. DeVries: That makes sense.

Mr. Macheras: So, that number goes down.

Mr. Moller: Yeah.

Mr. Macheras: Okay, thank you.

Mr. Dale: I'll talk to you more about the chart after the meeting.

Mr. Moller: I have a plan that I wanted to talk to Jen and Jamie about. Basically, I'm having the front of the house coming in at 9:00 a.m. and the back of the house not coming in until 10:00 a.m. for prep only. If someone wants something, it's cold only. I've never been a fan of breakfasts.

Mr. Dale: Right.

Mr. Moller: I've never had a breakfast at a golf course ever in my entire life.

Mr. Dale: Right.

Mr. Moller: I'll grab a chicken salad sandwich or a hot dog at 9:00 a.m. or 10:00 a.m.

Mr. Colasinski: Golf resorts will do that, but that's only because they have people stay there and they need to feed them.

Mr. Moller: But I think if the back of the house comes in at 10:00 a.m. to start prepping and if someone wants a chicken salad sandwich or an egg salad sandwich, we should be able to make that at 9:30 a.m. or 10:00 a.m.

Mr. Dale: Right.

Mr. Moller: But no hot food until 11:00 a.m.

Mr. Dale: Now with everything that I just said about breakfast, now I'm going to talk about brunch. I'm going to give you 30 seconds. What this was, was me listening to the trio, our marketer and our two-restaurant people. They seemed to want to give up Sundays and keep brunch going past 1:00 p.m. I don't care. You guys work that stuff out. It's not for us to get in the middle of everything, but the main gist is a lot of churches don't start until 11:00 a.m. So, when they get out, it's not until 12:30 p.m., until they can get over to the course, anyways. So, it makes sense to keep brunch going until 1:00 p.m. Everybody seemed to be on Board with that. Jamie and Jen said that we can keep it going until 3:00 p.m. We are prepping for that and can set things that way. The issue that we have with brunch though and they started talking about Bloody Mary bars and all this stuff, is we haven't gotten the word out in the past about brunch. It hasn't been a focus for anybody. The marketers seem to think that they could focus on that and they want to give it the old college try. So, with that being said, unless somebody has additional input, my thought would be...

Mr. Colasinski: I have some additional input. I think the starting time we can adjust.

Mr. Dale: Absolutely.

Mr. Colasinski: Because most brunches don't start until 10:00 p.m.

Mr. Dale: Absolutely.

Mr. Colasinski: So, we would consider a starting brunch at 10:00 a.m., to whatever time they feel comfortable going until.

Mr. Dale: Yeah.

Ms. Webb: My recommendation to them, is the cheapest thing you can cook for breakfast?

Ms. DeVries: Pancakes.

Ms. Webb: We don't offer them on our menu and half the places around here don't offer them on their menu, but we have a large senior popularity and that is something that they don't eat. The griddle that they had before, would pick up all of the grease, but now they have a new one. Jen and Jamie were going to go and sit down and revise a breakfast menu.

Mr. Colasinski: I love Sunday brunch.

Ms. DeVries: I do too.

Ms. Webb: You can have a brunch menu for Sundays.

Mr. Colasinski: Yeah, that's fine.

Mr. Dale: This kind of segues into the overall conversation. Now let me bring it all together. We're talking about increasing profitability on the restaurant. The way we're going to increase it, we're doing fairly decent with the evenings, but we need to get some daytime business going there. We're still partially being shunned, boycotted, whatever you want to call it. I talked with a guy last night that told me about how people told him he shouldn't be going to the restaurant. By getting the brunches going, we learn to walk for that daytime breakfast stuff. Once we get that up and running and get more popular during the days, then maybe we do relook six to twelve months down the road, for the 9:00 a.m. to 11:00 a.m. stuff. But I'm just a firm believer that we have to learn to walk on that one first and the way we do that is to take one thing and do it right.

Mr. Colasinski: Advertise it.

Mr. Dale: Do it right.

Ms. Webb: Keep it consistent.

Ms. DeVries: Right.

Ms. Webb: That's been the problem with brunch.

Mr. Moller: It's always been an idea, but it's never been fully executed.

Mr. Colasinski: Exactly.

Ms. Webb: It's kind of hard when you have seven things on a brunch menu.

Mr. Colasinski: We should probably consider some sort of special as we announce this as well, just to get people to come in.

Mr. Dale: Yup.

Mr. Colasinski: Because once they become aware of it, if there's a special, then we have a better chance of attracting them. Once they see us there, then they'll come back.

Mr. Moller: Yeah, because we will have to steal them away from their normal brunch location.

Mr. Colasinski: Right.

Ms. Webb: Yeah, if we could get something going, we talked about doing a New Year's Eve brunch because it's New Year's Eve next Sunday.

Ms. DeVries: Yes.

Mr. Colasinski: Gosh, its already here.

Ms. Webb: Not this coming Sunday.

Mr. Dale: Right. But I don't want to get in the weeds of us dictating stuff to you. I'm just telling you, I think the focus, the overall way we start filling that funnel for the daytime stuff, is we start focusing on some of these things. It's obvious looking at these charts here, I mean, all we have to do is look at the bars and you can see it's the earlier morning and some of the daytime stuff that we got to get going.

Ms. DeVries: I don't know, most restaurants in the middle of the afternoon, do not have a peak time.

Mr. Dale: Yeah.

Ms. DeVries: But I'm looking at the beginning and the end and those are pretty easy to cut off. I'm just looking at like, "*Well, if you cut those hours, are those hours profitable?*"

Mr. Macheras: I like where you're coming from. Home Depot is probably going to have 150 to 200 employees, so we're getting ready to have some places pop. I'll be honest with you, if I'm in this area, do I think of Hook & Eagle as a place to go for lunch?

Mr. Dale: No.



Mr. Macheras: No. Because Long Doggers is going to be busy.

Mr. Dale: We should be getting that overflow.

Mr. Macheras: When I was in retail and I'm not saying we should do this, but when I was opening up new stores almost every other day, they would be bringing us lunch, because they know when you guys open, we're right here. So, I think you're hitting on something. I think there's enough out there for another lunch choice. It's just how do we get that out there? I'm looking at this 2:00 p.m. and 3:00 p.m. Well, if you're working retail, a lot of you go to lunch at 3:00 p.m. or 4:00 p.m.

Ms. DeVries: Okay.

Mr. Macheras: I like where you're coming from. The question is, how do we let them? Maybe when Home Depot opens up, we can offer something. We have a whole bunch of people getting ready to pop.

Mr. Dale: As a former educator, you might not be aware, but the last two Fridays we had two parties, one for Ralph Williams Elementary and one for Manatee Elementary.

Mr. Macheras: Good.

Mr. Dale: We had teachers from both of those schools at the Hook & Eagle.

Mr. Macheras: Good.

Mr. Dale: So, we do more of start.

Mr. Macheras: Right. We need to get out there.

Mr. Dale: Alright. That is all I have on the restaurant, Jim. Please continue.

Mr. Moller: I'm done with my report.

**B. District Manager's Report**

**i. Consideration of Landirr Proposal for Bunker Work**

Mr. Showe: Do you want to go over the bunker work?

Mr. Moller: Yeah. In the agenda package, is the proposal from Landirr for green side bunkers on the golf course. It's a pretty basic proposal. For the most part, it would be as we go hole to hole, we would re-designing on a hole-by-hole basis. There will be a couple of bunkers that we're totally eliminating, but for the most part, we're shrinking a lot of the bunkers.

Mr. Colasinski: What bunkers are you considering eliminating?

Mr. Moller: The back left on Hole 7.

Mr. Colasinski: Okay.

Mr. Moller: We are not eliminating it.

Mr. Colasinski: Are you reducing the size?

Mr. Moller: On Hole 7?

Mr. Colasinski: Yeah.

Mr. Moller: On the back left, we are just getting rid of it. We are actually just making it more of just like a short grass area. With the severity of the slope of that green back to front, if you're in that bunker, you're going in the water.

Mr. Colasinski: Yeah.

Mr. Moller: So, I'm trying to eliminate that.

Mr. Colasinski: Okay.

Mr. Moller: The big bunker behind the second green, leaving the bunker, we are turning into two smaller bunkers, because you have that severe slope. In order to soften that slope, we would soften it up.

Mr. Colasinski: The second green behind the green?

Mr. Moller: Yes. It's a framing bunker.

Mr. Colasinski: Yeah. Okay.

Mr. Moller: I think if we had two smaller bunkers, it would be a lot easier.

Mr. Colasinski: The thing is, the overall proposal is lacking the details to be able to check off that the work is done. Typically, you have to have some sort of acceptance that the work is done to some sort of standard. I mean, we're being asked to spend close to \$300,000 here. I see some general descriptions on here as far as scope of work, but on the third hole, how do we know we're done with the bunker work? What are we going to do there and how do we know we're done? How do we measure that we're done on the third hole?

Mr. Moller: I mean, basically the way it's set up, when you go to third hole, me, Wes, the guys from Landirr tell them what we want to do and they perform the work. All of the bunker work is done, the sod is laid and the sand is in.

Mr. Colasinski: My point is, if there is this agreement, then what do you fall back on?

Ms. DeVries: Right. I'm with you Steve. If I were to write this proposal, each one of these line items would have a cost. So, if that work did not get done...

Mr. Colasinski: I really would like to see, on a per hole basis, the work that's going to be done, so we could check that off and say, *"Yes, we accept this work on this hole."*

Mr. Moller: I can probably do that, but we would need architectural drawings to have the bunker work done to the specs of what we're talking about. Like I said, we're trying to do this on a hole-by-hole basis and figure out if we're going to make this one smaller, move this one a little to the left.

Mr. Colasinski: But again, if there's disagreement with how it was done, then what do you fall back to?

Ms. DeVries: If they want a Change Order and they say, "*Oh, well, what you asked for is more than we charged,*" how did they formulate this quote?

Mr. Colasinski: Contractually, this is very weak.

Ms. DeVries: Yeah.

Mr. Dale: I would agree. A one-page document for such a scope of work, I thought was a little thin, but I do think you hit on something that you just said, Jim. That was something I was thinking. Because Landirr may be like, "*We don't have time to put together all of this,*" but you know the golf course better than probably anybody out there and if you were to have graphics and you were to detail what was going to happen on each of the bunkers...

Ms. DeVries: A photo or a markup.

Mr. Dale: Yeah, a photo. I don't know that we need architectural renderings, but if you were able to at least on 7A and 7B, say what's going to be done and then you provided that to Landirr and Landirr signed off on it...

Ms. DeVries: We have a drone. Right?

Mr. Moller: We have a drone and we have Google aerials.

Ms. DeVries: Right. Fly the drone and take a picture, mark it up.

Mr. Colasinski: For instance, I've cut around an existing green side bunker. For each hole, what does that mean?

Mr. Dale: Is that the entire circumference of the hole? Do you know what I'm saying? Does that mean that we're folding it in, because I've heard you talking about that? I need a little more specificity on that.

Mr. Colasinski: It's just that if there's a disagreement, you need to have something that you can reference that there was an agreement when we started, how it would be and it's not specific enough as to what the work is that will be done on each hole. For instance, we talk about removing the existing bunker sand, haul and spread all of the existing bunker sand in nearby

fairway bunkers. There may be a discrepancy on what we would consider a nearby bunker. Also, how do we know when is enough is enough in the fairway bunker? It's just a matter of if we have a plan that says we're going to move the sand.

Mr. Dale: Do they load it all up in one bunker?

Mr. Colasinski: Yeah. I'm just saying, we need to be a little bit more specific on this. With that kind of money, we deserve a better understanding of the work that will be done so that we can have some sort of acceptance criteria, so when we're done, we can acknowledge that the work specified here has been completed.

Ms. DeVries: Right or if we say, "*Oh, well, I thought you were going to do this*" and they say, "*Oh, that's extra.*"

Mr. Colasinski: So, for instance, we talk about decreasing bunker square footage from 72,000 or 36,000 square feet. Is that for the entire golf course?

Mr. Moller: That is for the green side bunkers.

Mr. Colasinski: Right, but if it should be more specific for each hole.

Mr. Showe: It could be done on a hole-by-hole basis.

Mr. Colasinski: Yeah, because then you have something you can measure.

Mr. Showe: There is a chart that says, "*Hole 1, we're reducing to this size.*"

Mr. Dale: Right. It is very similar to what we just did with all the culverts in the District.

Mr. Showe: Yeah.

Mr. Macheras: I'm assuming that's information that they have to come up with that number. They must have had that. And I'm like you, if it's just per hole, like Steve said, "*Hole 3 is 12,000...*"

Mr. Colasinski: Right, because you want to make sure it's been reduced by that amount.

Mr. Dale: Right.

Mr. Macheras: Yeah, I'd be comfortable with that, because I'm thinking that's what they had, to come up with \$262,430.

Mr. Dale: I have a question for the Board, though. Assuming we get a proper document detailing the drainage per hole, all of that kind of stuff, is the price essentially acceptable? Is that the range we're comfortable with?

Mr. Colasinski: We talked earlier and it was closer to \$200,000 than \$300,000. I'm not objecting to the price at this time, but I do want to have better details so that we can actually

have acceptance of the work that's being measurable, so that we can measure and know we're all done and we're all in agreement.

Mr. Dale: Right.

Mr. Showe: If you are all in agreement, we would do the same type of construction contract we've typically done with Landirr. Obviously, with a project of this size, we would need some specificity.

Mr. Colasinski: Just on each hole, Jim, if we just say we're going to do this and we're trying to reduce the square footage of this bunker to this...

Mr. Dale: Right.

Mr. Colasinski: Really, if you take the scope of work and just kind of say specifically on each hole, "*Hole 1, this is what we're going to do here.*"

Mr. Showe: You can take a picture of it.

Mr. Colasinski: For instance, we have some holes that have multiple bunkers, right? If we were to say, "*Remove existing bunker sand from this bunker and this bunker,*" where specifically do we want to move it to?

Mr. Dale: Right.

Mr. Colasinski: Which fairway bunker do we want to move it to?

Mr. Moller: That could be a little hard, too, because some green side bunkers might have better viable sand and some might have less and some holes might have less fairway bunkers. So, if we take bunker sand out of Hole 17, we might have to take it...

Mr. Colasinski: Well, specify which fairway bunkers you want to fill.

Mr. Showe: Right.

Mr. Moller: I mean, we really won't really know that information.

Mr. Colasinski: No, but the thing is, though, you should have some in mind that you want to fill. Right?

Mr. Moller: Yeah, I mean, pretty much every single fairway bunker on the golf course.

Mr. Colasinski: Well, but say that in here.

Mr. Moller: Okay.

Mr. Colasinski: It's a lot of money with very little detail.

Mr. Dale: And I would imagine just like Jason said, get a map of the golf course that has each bunker detailed. Label it as 7A, 7B, whatever, develop your list and on the list, state what you're doing in each bunker.

Mr. Colasinski: Like when you're taking bunkers out, if we're going to remove this bunker and replace with sod.

Mr. Moller: I totally get it. During my initial ride through, he's like, "*Do we want to get architectural drawings for this or are we going to go on a hole-by-hole basis?*" I said, "*Let's just make it as cheap as possible and we'll just design it on the hole-by-hole basis.*"

Mr. Dale: Yeah. I don't know that we need the architectural, but we need more specificity.

Mr. Colasinski: But that's the other thing, too. Like Jen said, if there's a Change Order, then we want to understand the basis for it.

Mr. Dale: Well, that's an excellent point, because there are variable costs in this.

Mr. Colasinski: Yes.

Mr. Dale: Mainly where it centers around are the costs, because it costs three times as much, four times as much, to ship the sand as it does for the sand itself.

Mr. Colasinski: Well, it's less than that ratio, but it is expensive.

Mr. Dale: Yeah, I would kind of want that nailed down, whether it goes up or down, you know?

Mr. Colasinski: Yeah.

Mr. Macheras: Quick question. Is this list of bunkers, a mixture of bunkers in need and then bunkers were just going to change, because of the appearance of the golf course or is it a little bit of both, from what I'm hearing?

Mr. Moller: Yeah. It is basically all of the above. Some of the greens have bunkers.

Mr. Macheras: So, they are bunkers in need.

Mr. Moller: Yeah.

Mr. Macheras: Okay. Because when you say, "*Get rid of one,*" I'm thinking get rid of them all, as far as I'm concerned. So, it's more of a need, but there are some things to kind of make an appearance.

Mr. Colasinski: Like, for instance, it says, "*Supply and install G-angle bunker sand (4 inches compacted),*" but how much sand are we going to buy? How much sand are we looking to

purchase? That's something that we want to understand. The same with supplying and installing the sod. How much sod are we talking about here, because if there's a Change Order in something like this, you have to have specifics.

Mr. Dale: Are we talking another five pallets?

Mr. Colasinski: Because what happens is, it's kind of like the old defense contract, *"Well, we're not done yet, so we need more money."*

Mr. Dale: Right.

Mr. Colasinski: So, if we say we're out of sod, we need more and we need to have a Change Order.

Ms. DeVries: We included "x" number of square feet of sod in the price.

Mr. Colasinski: Right.

Mr. Moller: There will be 69,000 square feet of sod.

Ms. DeVries: I guess that's true. They did have that.

Mr. Moller: But they don't have a ton of just sand.

Ms. DeVries: Right.

Mr. Dale: There you go.

Mr. Macheras: I think, like Steve says, if we know the price per hole, then if we run over, we know it's because of Hole 3.

Mr. Colasinski: Right. Also, if there's a change, we can isolate it.

Mr. Dale: Now, let me ask Jim, because obviously we have to vote on this and we're pushing it back. What does that mean?

Mr. Moller: You have to vote on it, because I'm basically just going back to the drawing board.

Ms. DeVries: Yeah. We're ready to vote on it.

Mr. Dale: Well, that's what I'm saying.

Mr. Colasinski: We're not ready to approve the contract.

Mr. Dale: So, that's at least another month. What is that going to do to Landirr? In other words, I guess where I'm kind of going with this is, if time is of the essence and you're able to get all of this stuff together, should we continue this meeting to the workshop, so, we only have a two-week window?

Mr. Showe: I would also say, that given the weeks that we're going to be missing, I doubt very highly anything's going to happen in the next two weeks, given the holidays.

Mr. Dale: Yeah.

Mr. Showe: So, I would say it's very unlikely you'd have something.

Mr. Dale: Okay.

Mr. Showe: That's just my guess, based on all of the other contractors that I'm dealing with.

Mr. Dale: Right. Okay.

Ms. DeVries: You said that our budget was about \$200,000 and this is closer to \$300,000. Can we do anything on this price, since we're doing all of this work all at once? I'd be looking at what it costs line item by line item and if we do it all at once, then we pay this.

Mr. Colasinski: It was interesting, we have a figure of \$262,430. Why isn't it \$262,440? Because we don't have specific line-item costs on here, but that is a specific number.

Ms. DeVries: Right. That's why I want to know how did they get that specific number? We should know that, so if things go awry, we know.

Mr. Showe: Well, I think that's part of where if you do the specificity by hole, then maybe this hole is not as important or that hole is not as important and that's where you could shake the cost out.

Mr. Colasinski: Right. You can get a cost per hole.

Mr. Dale: Which one was it that they put the liner?

Mr. Moller: Hole 18.

Mr. Colasinski: That one on the left side?

Mr. Moller: I'd rip those out of the ground, if I had my choice.

Mr. Colasinski: We're going to be doing that, right?

Mr. Moller: Yeah, the capillaries.

Mr. Dale: That's where they had a million dollars in the bond. I'm really glad that we didn't spend \$1 million on that.

Mr. Moller: In my experience, if the bunker is built correctly, you do not need a liner.

Mr. Dale: Yeah.

Mr. Colasinski: I'm all for that.



Mr. Moller: You would double, triple this price if we had any kind of liner, whether it's capillary or z-line or whatever the case may be.

Mr. Dale: Right, but just for the record, though, because I did get asked this question, every one of these bunkers, the drainage, maybe it won't have a new drain, but all of the drainage will be working properly in every bunker.

Mr. Moller: Everything inside of the bunker will be replaced. All of the outfalls will be tested. If an outfall needs to be replaced, then we'll have to replace it.

Mr. Dale: In every bunker.

Mr. Moller: In every green side bunker.

Mr. Colasinski: That's where we might have Change Orders.

Ms. DeVries: Right. Is that included in this, if they have to change it.

Mr. Moller: So basically, every drain inside the bunker is included. Outfalls will be tested. If the outfall has to be replaced, it will.

Mr. Colasinski: But you don't say anything about outfalls, other than we will remove the existing bunker drains up to the outfall. We don't talk about what we're going to do with the outfall.

Ms. DeVries: I don't know about you, Steve, but if I were going to write this proposal, I would basically be rewriting the task, just as Jim stated.

Mr. Colasinski: Yeah, well we talk about tying into existing outfalls. We don't talk about testing them though. That's an assumed scope.

Mr. Moller: We just need it to be specific.

Ms. DeVries: If it had to be replaced, how much does it cost? There's a not to exceed.

Mr. Colasinski: Right.

Mr. Colasinski: Well, that's the other thing, too. We should have some sort of range of value or money that we should allocate for, if we need to fix the fallouts. For instance, if it's like another \$30,000 or something like that, too, at least that's something to help constrain the cost on something like that.

Mr. Macheras: There's a price at the bottom, unless I'm reading it wrong, that tells you how much per square foot.

Mr. Moller: Its \$12.15.

Mr. Macheras: Its \$12.15 per linear foot.

Mr. Colasinski: But it's too general., though.

Mr. Dale: Right. Yeah, they didn't go out and measure it.

Mr. Macheras: Exactly.

Mr. Moller: Half of our outfalls, we don't even know where they're at.

Mr. Dale: Yeah.

Mr. Moller: They're 30 years old. They've been buried. They've been collapsed.

Ms. DeVries: Right. So how did they come up with this price?

Mr. Colasinski: That's a huge risk, because we don't know.

Mr. Dale: Yeah, we've already seen that with our culverts.

Mr. Colasinski: Right. Yet we need to be able to have these functions. We don't know right now about outfalls and there's a chance we might have to replace all of them.

Ms. DeVries: So, are they taking that risk with this proposal?

Mr. Colasinski: No, it's not in here.

Ms. DeVries: It's not in here. Okay.

Mr. Dale: I'm fine if you slip that in.

Mr. Colasinski: Well, part of the discussion to have, though, is maybe to go out and look at a few outfalls.

Mr. Moller: We know where some are at, at most, but the front left bunker that always holds water, we know it goes by the Oak tree, but where it goes after that, we don't know. We think it's to one of those culvert drains.

Mr. Colasinski: What I would try to do, is get with Wes and pick a few and see if you can find anything out about them, just so we can help quantify the risk of those. Because if we need them for this to function and they're not functioning, that's a huge additional cost. So just try and assess risk, go to several holes and just figure out where it is and if it is functioning.

Ms. DeVries: I have another question. So, when we obtained the air conditioner bid, we received multiple bids. When we obtained the paving bid, we received multiple bids. This is bigger than those. Is there anybody else who does this?

Mr. Colasinski: That's been a problem.

Ms. DeVries: Okay.

Mr. Colasinski: Jason, what are your thoughts on that?

Mr. Showe: I know that traditionally, every time we've gone out, anything under \$300,000 for a construction project, doesn't require a public bid. That doesn't mean you can't, but it doesn't require it. The last time we did the \$2.4 million irrigation bid, we received one bid and that was from Landirr.

Mr. Dale: Yeah.

Mr. Showe: Every time we've gone out with any of these golf course projects, we're scraping to get two and Landirr bid every time.

Mr. Dale: Because they're the only ones. The insurance is a big part of it.

Mr. Showe: We have insurance. Jim will have to attest to the quality of the work, but as far as I know, they do a great job.

Mr. Moller: They did a great job on the putting green.

Mr. Colasinski: They have done good work for us. There's no question about that.

Ms. DeVries: I just have to ask, because that's a lot of money to only have one quote.

Mr. Dale: Well, you're also kind of coming into this a little newer.

Mr. Colasinski: My thing here is with this flush out, that seems to be an essential component of the drainage for this and we don't know where all of them are and we don't even know if they're functioning. Is that something we should include in the scope of this?

Ms. DeVries: No.

Mr. Colasinski: Because if this is intended to be a long-term investment, I mean, those things probably have been touched upon since this golf course was built. So, is that something we should consider including scope of this?

Mr. Moller: Well, traditionally, almost like when they did the putting green, I don't think it was in the scope of the putting green, but we did add blowouts. So, any new construction on bunkers, you'll have a blowout valve that we can tie into.

Mr. Colasinski: Right.

Mr. Moller: So basically, when we did the putting green, there's a little cap that we can basically hook a hose to. We can hook some blowers and can run air or run water through. The same thing with the bunkers. So, any of the new bunkers we can have a blowout valve.

Mr. Colasinski: Do we need to flush out some so they are functional?

Mr. Moller: Yes.

Mr. Colasinski: Okay.

Mr. Moller: That's something we can do from January until the day we start with Don and Wes. We've already started putting together things to do.

Mr. Colasinski: So, you don't think it needs to be part of scope?

Mr. Moller: I don't think so.

Mr. Colasinski: But we do need to verify that it's working. We need to understand the status of each of those for each bunker before we get started, because if we're going to put that much money into it and then the flush out doesn't work, it kind of defeats our purpose. Right?

Mr. Moller: Yes.

Mr. Colasinski: So, we need to do some exploring, find out where these things are and if they are working, just so that when we start this, we can verify that everything we put in works.

Mr. Dale: I think the way to further proceed on this, is each Board Member provided a lot of great additions to this. During the course of the next week, if you come up with additional items to add into the scope of what we're looking for, please get with Jim and add that in. Then we can take it from there, because we're not going to be approving this until next month at the earliest, anyways and we can get all that added into the scope.

**ii. Consideration of Additional Shoreline Restoration**

This item was discussed.

**C. Lifestyle/Marketing Report**

**D. Restaurant Report**

Ms. DeVries: Is there a Lifestyle Marketing Report?

Ms. Webb: Yes. I'm just going to let you know that the sleeves for the menu should be in between tomorrow and the 26<sup>th</sup>. The menus were printed. It's going to cost around \$700 to print and laminate. We decided to just to go with the longer sleeves, but they have been on back order. The delivery date will be between the 21<sup>st</sup> and 26<sup>th</sup>. We are starting to push the casino night for the 27<sup>th</sup> of January. We sold \$400 in tickets so far. They're just now starting to get going. After the holidays we'll shoot to sell more.

Mr. Dale: What are we charging a ticket?

Ms. DeVries: \$50.

Ms. Webb: We did find a saxophone player. He's going to do it for free, so it won't cost us anything. We're excited for that one. Hopefully we'll do more things with him later on, but he's going to play on the patio.

Mr. Dale: He plays on Saturdays.

Ms. Webb: We pretty much have bookings for the next five months on Music on the Patio every other month. On January 9<sup>th</sup>, we start trivia night at Hook & Eagle on Tuesday night. We will do trivia twice a month again. Hopefully that will start generating some more sales on Tuesday nights. A lot of people are very excited with that. You guys can go onto the website, which is now up and running and we are going to list all of our entertainment on there as well. That's been a good area because I get all of the reports. We've had a lot of visitations on the website as well. So, it's getting out there. The menu has been taking a lot of time. We did the charcuterie party. That was a big hit. We had 17 to 18 people. They had a fun time. All of the people that came, wanted to do another one. So, now I have another one scheduled for February 13<sup>th</sup>. They actually purchased food and beverages at Hook & Eagle. So, that was a nice combination. Jamie said he'd love to have that regularly. Jamie and I did talk about doing something on other Saturday nights off of Music on the Patio, to have a fine dining experience for people where they could come in and prepay. He'd actually do like a four-course meal for them. So, it won't be just a burger place. They are doing more specialty menus. Maybe we could do a steak night one Saturday night, something that's a little bit more driven than just what we have been offering. I am going to try, when everybody's back after Christmas, to sit down with David and Hook & Eagle and get us as a team together. We just had Lacey on the Patio and already booked her every other month, but then Jamie had a 75 person Christmas party in there and they hired a DJ to come in. So, we had a DJ inside and Music on the Patio outside. We were a little nervous that that was going to kind of bother each other.

Mr. Dale: Good thing there was a monsoon.

Ms. Webb: Yeah. So, it was a busy, rainy day. We thought about canceling Lacey, but we didn't. I didn't know that he had the DJ inside, as the party did not really explain that until he showed up. So, I said that we have to get better coordinating this stuff. Same thing with the golf. I know we had that free calendar, but now they want to charge us, as the first-year free thing is done, but it's really expensive. So, I want to sit down with all three of them, to figure out how we can do a generalized calendar, so that everybody's working with each other. I know that Jen and

her staff write down the dates in the book. I don't know if Dave's going to be doing any type of tournaments. I did put on our website that we have birthday parties and things like that and we're getting a lot of those requests, but I don't want a big birthday party inside.

Mr. Macheras: Does Google Docs have a calendar?

Ms. Webb: I use a lot of different calendars in my line of business and I have to figure out what best works for them. I also want to work with them on how to use Canva, because I don't know how to use it. I told James the other day that they're posting great on their own personal social media sites about the restaurant, but they need to put that on Hook & Eagle's website, because that's what really brings in people. He posted little ads, but I don't know if David has a Facebook page, because I can add him to the golf course page to post things. We need to have a team meeting over this winter break, so we can get all of this addressed.

Mr. Dale: I want to add to this, because I don't want to just gloss over this and I don't care how you guys work it out, but this all revolves around a central issue of coordination. It's a good problem to have, but we need to have some kind of central coordinator, whether it's a calendar or the Facebook page. Everybody needs to have redundancy, but overall, there has to be coordination amongst the team, because this is why we're running the restaurant now. This is why we took over everything, so, it could no longer be an issue of, "*Well, this entity doesn't want to work with that entity.*" It is all one entity now.

Mr. Colasinski: Yeah, we have one calendar that has golf and restaurant activities so that everybody knows.

Ms. Webb: Yes, if they're going to book a birthday party and you guys are getting ready to have a tournament, we could have the same situation that we just did. Yeah, the weather helped it not be as bad as it could have been.

Mr. Dale: Right.

Ms. Webb: We could've had a lot of people there for Music on the Patio and now we have DJ inside for a private party, which we could not shut down because it was a private party.

Mr. Colasinski: Shut what down?

Ms. Webb: The inside.

Mr. Dale: A portion of the restaurant needs to be open.

Ms. DeVries: I agree.

Mr. Colasinski: We still need to be able to serve people.

Ms. DeVries: But bringing your own DJ maybe should not be allowed.

Ms. Webb: Well, I think if they're going to do that, we need to charge \$50, because we're providing the power and the electric. How does that look?

Ms. DeVries: How does that affect the other patrons?

Ms. Webb: Well, that's what I'm saying, but they actually had a sign outside the door that said, "*Closed to the Public,*" because it was private party.

Mr. Colasinski: We can't be doing that.

Ms. DeVries: No.

Ms. Webb: I didn't say anything that night because we did have Music on the Patio and there was bad weather and there was a source for it, but we have to make sure we specify that, because even though we've had the school events, we've never closed it to anybody else. We've never said it was private.

Mr. Dale: Right. People can go into the booths, because they have a section sectioned off for them.

Ms. Webb: If people say that they don't want it mixed up with other people, we've given them the patio.

Mr. Colasinski: Right.

Ms. Webb: The patio has been their only option for that type of situation.

Mr. Colasinski: Right.

Mr. Macheras: How many people were at that party?

Ms. Webb: There were 75 people.

Mr. Macheras: I'm just going to throw out there, Beef O'Brady's the other night, closed at 7:00 p.m. because of a Christmas party. So, places do close.

Mr. Dale: Oh, yeah.

Mr. Macheras: I mean, I'm thinking if you have a party with 75, 80 or 85 people.

Ms. Webb: That's up to you.

Mr. Colasinski: The difference is that is a private business and we are a public facility.

Mr. Macheras: Yeah.

Mr. Colasinski: We need to have our facilities available to everyone all the time.

Mr. Macheras: But is it because of what we feel?

Mr. Colasinski: No, because we are a public facility.

Ms. DeVries: We're owned by the community.

Mr. Macheras: I'm not arguing with you, but I'm just saying, if you have 100 people and we have three girls working, they're working hard.

Ms. DeVries: Yeah.

Mr. Macheras: I just didn't know why that was an issue, because we might have a large group that comes in and we're going to make a killing. What is it that you disagree with on that?

Ms. DeVries: Philosophically, what if you're a member of the community and you come and want to use the restaurant that night and it's closed and it has a party and the party is not from this community at all?

Mr. Macheras: I'm perfectly fine, as long as there's some notice, like we went to Beef O'Brady's the other night. I saw the sign out front and luckily we went early. I'm just saying.

Mr. Colasinski: I've had it happen multiple times there and I'm not happy about that at all. I've showed up there, not at Hook & Eagle, but what it was before. It was really irritating to know that this was a public facility that was closed to me because of a private party and I'm a taxpayer that paid for this facility, so why can I not use it now?

Mr. Macheras: Okay, yeah.

Mr. Dale: But let me throw out the question. Is it acceptable to, if we get the restaurant filled with a party, but we keep the patio open for service?

Mr. Colasinski: That's fine. You can still provide a service. We have weather shields up there.

Mr. Dale: We're getting, like huge parties that want to book with us.

Mr. Colasinski: Which is fine, but we still have to serve everyone.

Ms. Webb: That's why the calendars would be important, because Music on a Patio has been set in advance. I know Jamie set his in advance, too, but when me and him were talking, we didn't know, so, they ended up showing up the same night. There wasn't bad weather and everybody came out for Lacey and then people came in to eat in the restaurant, but neither place was open.

Mr. Dale: I see what you're saying.

Ms. Webb: I mean, yes, they could have sat outside.

Mr. Dale: Well, it was open, but it wasn't available, because it was packed.



Ms. Webb: There would have been no gap, because outside would have been packed. Inside was packed.

Mr. Dale: Right.

Ms. Webb: So, we just have to make a plan.

Mr. Dale: Hence the importance of having a calendar so everybody can coordinate.

Ms. Webb: Right. I do think we need to have a venue, kind of like, you want to have a party with us, how many patrons do you expect to have?

Mr. Dale: Right.

Ms. Webb: Are you providing music? I have a checklist.

Mr. Dale: I think we've identified the issue. Let's work on that off meeting. The decision makers there know what the guidance is.

Ms. Webb: We can schedule a day, even after New Year's Day or something.

Mr. Moller: Yeah. It's going to have to be after New Year's Day because I'm going to take some days off.

Ms. Webb: You're taking some days off and Jen is off. I think Dave was taking time off. So, if you can figure out a time and a day that we can all meet...

Mr. Moller: Okay.

Ms. Webb: That would be helpful.

Mr. Dale: What else do you have?

Ms. Webb: I think that's a lot.

Mr. Dale: That was a lot.

Mr. Colasinski: How did Bingo go?

Ms. Webb: Bingo was a hit. Actually, I have to talk with the gentleman. He wants to do another one, but he normally does them for charities. The school made over \$5,000.

Mr. Dale: Wow.

Mr. Colasinski: That's awesome.

Ms. Webb: We had an awesome Sunday in our area.

Mr. Dale: Now, for the record, who received all the money, who handled the money and who ran the Bingo?

Ms. Webb: The school hosted the Bingo and ran everything.

Mr. Dale: Okay, so the CDD had nothing to do with any of that.

Ms. Webb: Nothing to do with it.

Mr. Dale: Thank you.

Ms. Webb: We just gave them a facility. Everybody bought food, drinks the whole time. It was packed inside and everyone had a ball.

Mr. Macheras: Do we charge a facility charge, if we do something like that?

Ms. Webb: We don't. They try to set them up on days when I know we're really slow. The outside patio was open for everybody else.

Mr. Dale: The booths were open. Weren't they?

Ms. Webb: Yes and no.

Mr. Dale: Okay, but there was seating available.

Ms. Webb: Yes. There were only, I think, two booths in the far back. The outside was open for other people that wanted to eat. The outside was packed too. We had a packed Sunday on that day, which was a great day. He is licensed to do Bingo and he's got all of his credentials. So, it would just be like me hiring a karaoke group to come in and do Bingo, but the problem is, we would have to get baskets. They had some awesome prizes. I actually played and I won, too. It was funny, because I won a gift card to the Viera East Golf Club and a cleaning company, which I really needed. She had some awesome prizes for them and tons of gift baskets and things like that. So, they had a great event. I told them that we would love to host one at least twice a year for them, because that's huge for their program. He said that he would be more than willing. We talked about doing a Glow Bingo, a women's Glow Bingo night, where they dress up and glow and they decorate their tables. We would have the Glow Golf going on outside. Women spend the most money on Bingo.

Mr. Dale: All I see is goop all over our nice floor.

Ms. DeVries: No, they use glow sticks.

Mr. Dale: Yeah, that's what I'm saying. I've broken plenty of them in my lifetime.

Ms. Webb: Anyway, so I am going to try to get with him and get some stuff, especially if he has people, he does know that wants to use him. Is Bingo an option for us to host as an event for the CDD.

Mr. Dale: As long as we're not handling the money, because we have government guidelines with gambling and handling the money. If all we are doing is providing a facility and serving food and drinks to the attendees, which it sounds like this is the way it's essentially set

up, then we're providing a facility for these individuals and we're making money off of that. They're making money for a charity. We're getting notoriety and people are learning, like, Bill was talking about where we're located. They know they can come back for burger night and wing night and whenever.

Ms. Webb: So, we can't just have a Bingo night, where he comes in and does Bingo and then he charges for the cards and he does it. That's not us.

Mr. Showe: I think that's pushing it. Yeah, I think if it's for charity, that's a different situation.

Mr. Dale: Right?

Mr. Showe: If it's essentially gambling, we're still bringing him here to do that.

Mr. Dale: Yeah.

Ms. Webb: I just wanted to clarify that.

Mr. Dale: But with that being said, the structure that you have, where you're essentially plugging and playing charities, you can have the same guy keep coming back, but you can have SPCA do theirs.

Mr. Colasinski: Maybe do an SPCA Bingo night.

Mr. Dale: You can have March of Dimes have their night.

Ms. Webb: Yeah, I just want to make sure, because he said, "*Well, can I just come in and host the Bingo and collect the fees?*" I said, "*I don't know.*"

Mr. Dale: Yeah.

Mr. Showe: That starts pushing the line.

Mr. Dale: Yeah. We had a problem with the way the place looked and ran before we took over, where every Monday and Wednesday morning we had poker going on.

Ms. Webb: It is like we're doing trivia and then they win prizes. The same thing with Bingo.

Mr. Dale: Right.

Ms. Webb: They pay for their boards.

Mr. Dale: Yeah. We're first and foremost a golf course in a family tavern and w not a gambling establishment.

Ms. DeVries: Maybe I'm naive, but does Bingo always have to have gambling?

Mr. Colasinski: That's the nature of the game.

Ms. DeVries: Well, I don't know. We always play Bingo at home and we don't gamble.

Mr. Dale: We're not talking about Strip Bingo here.

Mr. Showe: I think that generally the people that come out for Bingo, are expecting to win.

Ms. DeVries: Okay.

Mr. Dale: Generally, if you advertise Bingo, that's kind of the nature of it.

Ms. DeVries: They are expecting that.

Ms. Webb: Like I said, I won a \$100 gift card or whatever it was. It wasn't cash. The only thing that was cash related was a 50/50 drawing.

Mr. Dale: I think we have our answer. I'm just trying to keep things going because we're getting late here.

Ms. DeVries: Yes, I agree. We're getting late.

Mr. Dale: So, I think we have our answer on that one; however, plug and play charities, you could have more often. I think that's a wonderful idea. The thing that's great about having the charities, is they go out and get gift baskets. We don't have to do the hard work.

Ms. Webb: So, can we have one for the Women's Golf League, if they want to do it as one of their fundraisers?

Mr. Macheras: What do they support? What would they use that money for?

Mr. Showe: I think if there was a 501(c)(3) recipient, if they had a charity that they supported, that would be fine. I think just having it for that organization again, you're starting to get into a gray area.

Mr. Colasinski: That's a for profit.

Mr. Dale: Yeah, you need to have a 501(c)(3).

Mr. Macheras: I agree.

Mr. Dale: Now, I do know that the Viera Women's Club is a 501(c)(3) and they basically act as the same concept as United Way, where they filter it out to different charities.

Ms. Webb: That's fine, because I figured I could at least get him on the book and then I could reach out to different companies and say, *"If you want to do a fundraiser for Bingo night, you can."*

Mr. Dale: Right. Okay.

**EIGHTH ORDER OF BUSINESS**

**Treasurer's Report – Consideration of  
Financial Statements**

**A. Approval of Check Register**

Mr. Dale: Alright, let's move on to the Treasurer's Report.

Mr. Colasinski: Jason, do you want to present the numbers for the Check Register?

Mr. Showe: Sure. We have Checks #4866 through #4900 for the General Fund, Checks #188 through #190 for the Capital Reserve Fund and Checks #31213 through #31305 for the Golf Course Fund, for a total of \$255,348.88.

Mr. Colasinski: Is there a check for a bond payment?

Mr. Showe: Which check is that?

Mr. Colasinski: Check #4906.

Mr. Showe: Yeah.

Mr. Showe: Actually, this one probably is not included in here, because this check run only goes through December 14<sup>th</sup>.

Mr. Colasinski: Okay.

Mr. Showe: But this is the way we get our assessments in. That's the check that goes to pay for the debt service.

Mr. Colasinski: Oh, yeah. I know what it's for.

Mr. Showe: Yeah. That one's not included in here.

Mr. Colasinski: Okay. Very good.

Mr. Showe: No, because your General Fund is only \$51,000.

Mr. Colasinski: Okay.

Mr. Showe: Yeah, that check is larger than all of these.

Mr. Colasinski: That's why I was inquiring.

Mr. Dale: Alright, we need a motion to approve.

Mr. Colasinski MOVED to approve the Check Register for November 11, 2023 through December 14 2023 in the amount of \$255,348.88 and Mr. Rysztocki seconded the motion.
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Mr. Dale: Is there any discussion of these specific checks? Hearing none,

On VOICE VOTE with all in favor the Check Register for November 11, 2023 through December 14 2023 in the amount of \$255,348.88 was approved.

**B. Balance Sheet and Income Statements**

Mr. Showe: I know we talked about the financials for a little bit already. We did hand out a revised set of golf course financials. There was some recategorization of some salary funding for October that affected last month, so we recategorized some of that. The bottom line is still the same. It just moved from golf operations to the restaurant. It was miscategorized in golf operations.

Mr. Dale: Right. It made the profit numbers for golf operations look \$7,000 better and \$7,000 worse for the restaurant. But the numbers that I shared earlier when I did the apples-to-apples comparison, were with the updated numbers.

**C. Approval of Requisitions No. 169-170**

Mr. Showe: Finally, we have Requisitions 169 and 170, to reimburse the Capital Projects Fund for prior expenses. One was for the down payment for the new A/C system and then there was some refrigeration for Hook & Eagle. We would just seek approval of those requisitions.

On MOTION by Mr. Colasinski seconded by Ms. DeVries with all in favor Requisitions No. 169-170 were approved.

**NINTH ORDER OF BUSINESS**

**Supervisor’s Requests**

Mr. Dale: Let's go with Bill.

Mr. Macheras: Nothing. I’m good.

Mr. Dale: Ron?

Mr. Rysztogi: Was the sign at the entry for the cart path ever done, the stencil or whatever you were doing, Jim?

Mr. Moller: Yeah. It should have been done already.

Mr. Rysztogi: Okay. I didn't check. I was just curious. That’s all.

Mr. Dale: Jen?

Ms. DeVries: Just a quick question. We received at least one letter from a resident. I guess I always look at those and go, “Should I respond?” Do you guys respond to them?

Mr. Showe: I respond to them. The one that you sent, I had not received and I think I copied you on the response. So, I did respond.

Ms. DeVries: Okay.

Mr. Showe: Yeah. I would say if you receive letters from residents, just forward them to both Jim and I.

Ms. DeVries: Okay.

Mr. Showe: Jim and I can coordinate and we can get a response to the resident.

Ms. DeVries: Okay. Great. Thanks.

Mr. Showe: Typically, our Boards kind of prefer staff to just answer those, that way it gets it off your hands.

Mr. Dale: Right.

Mr. Showe: As long as we get them, we'll respond to them.

Mr. Dale: That's probably the best way, but I would add, each of us as Supervisors are certainly within our purview.

Mr. Showe: Absolutely.

Mr. Dale: As long as you don't cc, you can't cc because you have Sunshine Laws. You have to do it as a conduit, but you certainly can respond to them if you choose to do so. Sometimes, because of the knowledge involved and what may or may not have been done, we're usually better off having staff handle some of those.

Ms. DeVries: Okay. Steve?

Mr. Colasinski: One item, a couple of items actually. The first item is bonuses for employees who had left employment during the calendar year or fiscal year. Companies I've worked with previously, if you worked there during the year and you were eligible for a bonus, even though you may have left, you still received the bonus. So, what do we do?

Mr. Moller: We reached out to Applied Business, to their HR Department. That's basically what it is.

Mr. Colasinski: Wait a minute. Whose policy is Applied Business?

Mr. Moller: I don't really think we have a set policy.

Mr. Colasinski: Okay.

Mr. Moller: It was basically just an HR recommendation and it was at our discretion.

Mr. Colasinski: We are not paying them for HR services. We're paying them for payroll services.

Ms. DeVries: They do HR too. The Employee Handbook is by them.

Mr. Moller: Yeah.

Ms. DeVries: In companies that I've worked for, if you're not there on bonus day, you don't receive a bonus.

Mr. Macheras: No. I agree. Back to Steve's point, because I know where you're coming from, is this handbook something that is or was presented to us to approve?

Ms. DeVries: You should have received it when you started.

Mr. Colasinski: Well, he's not an employee.

Ms. DeVries: I received one when I started. I had to sign that I read it.

Mr. Macheras: They did the policy, but do we as a Board discuss the Employee Handbook?

Ms. DeVries: We did approve the Employee Handbook

Mr. Macheras: Okay. That was my question.

Ms. DeVries: But I kind of pushed that issue, because when I first started on the Board, they handed me a handbook and I started making comments on it.

Mr. Dale: It was much in need of an update.

Ms. DeVries: It was definitely in need of an update. So, we've approved a new one.

Mr. Colasinski: So, since we've approved that policy by approving the handbook and that is the policy...

Mr. Moller: It's not actually in the policy. It was at the manager's discretion.

Mr. Colasinski: Okay, so there is no policy about that. That is just their perspective on it.

Mr. Dale: I would like to follow up on the handbook, though, because I received a hard copy, but do we have that in digital? On an annual basis, I think it would be a great idea to send it to everybody.

Mr. Moller: I will send it to Jason and Jason can disburse it.

Mr. Dale: Yeah. Having a digital version would be nice.

Ms. DeVries: Maybe we should make that a policy, about what you're talking about, Steve, as a policy.



Mr. Colasinski: Well, alright, we can say something now. As a Board, do we want to provide a bonus to employees who serve during the fiscal year? Is that a criteria that we intend to have?

Ms. DeVries: I think the bonus is kind of like what Rob described, as the golden handcuffs. It's kind of an incentive to stay.

Mr. Colasinski: Right.

Ms. DeVries: It's an incentive to perform, to reach the performance of the organization.

Mr. Colasinski: Well, in some cases, we have people that were there and then the fiscal year was over, but then they've left after the fiscal year.

Ms. DeVries: Oh, I see.

Mr. Macheras: So, they were there during the entire duration of what that bonus was based on.

Mr. Colasinski: Right, but they're not here anymore.

Mr. Macheras: What's the timeframe?

Mr. Moller: I think it all should be based on how they leave the company, if they are voluntarily terminated.

Mr. Macheras: Absolutely.

Mr. Colasinski: That's a performance appraisal issue, not a bonus issue, which is associated with doing performance appraisals and not bonuses. If you have a bonus program, it's a bonus program.

Ms. DeVries: I don't know.

Mr. Colasinski: Unless that's a criteria.

Mr. Showe: I'm pulling up the program that the Board actually approved. So, for under eligibility, it says "*All employees, full-time and part-time, are eligible for the program.*"

Mr. Dale: We had to do that.

Ms. DeVries: To be an employee.

Mr. Showe: Yes.

Mr. Dale: That was the guidance that you gave at the time. It is my understanding that if you were to have it for people that left, whatever you do for one, you have to do for all, is basically my understanding of the way that it works.

Mr. Showe: I'm just saying that under eligibility, it says, "*You have to be an employee.*"

Ms. DeVries: A current employee.

Mr. Colasinski: But the period for the bonus, they must be an employee.

Mr. Showe: Again, I think that we would look to the Board for, if there are changes that you want to make to that policy.

Mr. Colasinski: But we don't have a policy, is my point.

Mr. Showe: You approved a bonus program that defined the percentages that were paid out and the eligibility was essentially that they must be an employee and achieve a satisfactory evaluation.

Mr. Colasinski: Right. Do we do evaluations?

Mr. Showe: Yeah.

Mr. Colasinski: Where are they?

Mr. Showe: I think, Jim, does them.

Mr. Moller: If the employee received a positive evaluation, they would still be employed.

Mr. Colasinski: Okay. Where are the evaluations?

Mr. Moller: They should be in Inez' office.

Mr. Colasinski: So, my point is that the bonus program should be separate from the performance appraisal system. Any company that I worked at, there's no linkage between bonus and performance.

Ms. DeVries: I've had it linked before, where if the performance appraisals were on a scale and if you're at the top of the scale, you receive a bonus.

Mr. Colasinski: Alright. Is that truly a bonus or your raise for the year?

Ms. DeVries: No, it's a bonus.

Mr. Dale: Yeah.

Mr. Colasinski: Okay. So, what's our scale like?

Ms. DeVries: I don't know.

Mr. Colasinski: That's my point.

Mr. Macheras: We've changed direction, so, I guess the first thing is, do they receive a bonus if they left? Then how are the bonuses based? That's two different conversations.

Ms. DeVries: It is.

Mr. Macheras: For me, if they leave, absolutely not.

Ms. DeVries: No.

Mr. Macheras: And if you found something better, then you found something better. I think with 401(k)s and the other things that we're doing to entice people to stay, I've been with companies and I receive a quarterly bonus, but I would not personally be for that. Then the second part after we discussed that, what are the bonuses based on? I'm not sure, myself?

Ms. DeVries: It's based on having a satisfactory performance review and everybody gets the same as long as you're satisfactory and above.

Mr. Macheras: Okay.

Mr. Dale: Then it also becomes an issue of timeframe. When's the qualifying criteria, at the end of the fiscal year or at disbursement time?

Ms. DeVries: I think its disbursement time. Now, when do they get disbursed?

Mr. Showe: Typically, it ends up being about November/December, because we have to close the fiscal year books to determine that amount of the trigger for what the percentage is.

Ms. DeVries: Right. So, have they gone out already?

Mr. Dale: It winds up being about a month and a half.

Mr. Showe: Yeah, 60 to 75 days after.

Mr. Moller: The pay period right before Thanksgiving.

Ms. DeVries: Okay. So, they went out already.

Mr. Dale: The other issue that we haven't talked about, is retroactively and I'm not just talking last year, I'm talking at any point in time, because we have a lot of hourly employees and especially with the restaurant, we have had a lot of turnover in there and you have to track these people down.

Ms. DeVries: Yeah.

Mr. Colasinski: That's called due diligence.

Mr. Dale: Yeah. If they're moving, it makes it a little more difficult, more challenging.

Mr. Colasinski: It's not something you can't do. It's whether you want to do it or not.

Mr. Dale: But at this point, if we were to do something, it sounds like what we have is existing. Essentially, to do anything differently, we would have to establish, codify a new policy.

Ms. DeVries: Right. So, that would be a workshop item. Right?

Mr. Showe: Yeah.

Ms. DeVries: That would be something that we can talk about at the workshop.

Mr. Showe: This is more of a policy. It's not really a rule. So, you can change it up to a Board vote. It's just a matter of if you want to make the cut off September 30<sup>th</sup> and every employee as of September 30<sup>th</sup> is eligible, regardless of the status of when it's paid out. That would be a Board determination.

Mr. Dale: Is this something that we want to add to the workshop?

Mr. Colasinski: We can do that. The other item that I had for Supervisor's Request, was I understand that we are without an Assistant Pro now in the pro shop and we don't have the budget to replace that person. So, as long as we're good with the understanding that unfortunately we don't have the budget to replace that person, I would like to.

Mr. Moller: It would just be a part-time person, someone that can help.

Mr. Colasinski: That's fine, whatever way you want to cover it. I'm just saying to hire someone specifically for that, we don't have the budget t, but if you could pull it in with your budget, that's fine.

Mr. Moller: I understand. We've already had that conversation. I think, before we needed two and now, I think we're good with just the one in a part-time position.

Mr. Colasinski: Yeah. Because we're trying to stay within our budget. Okay. I'm done.

Mr. Rysztogi: I'm done.

Mr. Dale: I just have one issue. I just want to confirm, on Page 1 of the combined Balance Sheet, Jason, what I'm seeing here, when you add up the Series 2020 bond, we have about \$250,000 of bond money left. I know we allocated that to different issues, like lake bank restoration.

Mr. Showe: Actually, there is \$250,000 left. Now, \$159,000 of that is already due to capital reserve, for requisitions that are either in process or being processed back to the General Fund or back to your Capital Reserve Fund. So, really, it's about \$89,000, which is below that number. It says, "*Reserve for capital projects.*"

Mr. Dale: So, its \$89,000.

Mr. Showe: About \$89,000.

Mr. Dale: Is the lake bank restoration part of that \$89,000?

Mr. Showe: No. I'm going back to our meeting from a month or two ago. Have we already taken that from the \$250,000?

Mr. Showe: No.

Mr. Dale: Okay. So, we were talking about, we had roughly about \$180,000 of lake bank restoration. Then we had talked about \$60,000 for the park. So, obviously, if we're talking pulling \$240,000 from \$89,000, it's a different scenario than pulling it from \$250,000.

Mr. Showe: So, I kind of did just a quick math. You approved two requisitions today. So, if you take the \$89,000 and subtract those out, there's about \$13,000 left, from the A/C and then I think we still targeted about \$7,000 for restaurant equipment, which leaves about \$42,000.

Mr. Dale: \$42,000. Is that with the \$180,000 of lake bank restoration taken out of that?

Mr. Showe: No, the lake bank restoration is in your General Fund as the targeted expense.

Mr. Dale: Okay. So, effectively, of all the things that we talked about, when we did that strategy session and you sent out that great email, the only thing that we have not allocated funding for was the park.

Mr. Showe: Correct.

Mr. Dale: So, instead of \$60,000, effectively, we're talking about \$42,000 of bond money. That doesn't mean we couldn't spend more on the park.

Mr. Showe: Correct.

Mr. Dale: But in terms of bond money, we have \$42,000 available for the park.

Mr. Showe: Correct.

Mr. Dale: Okay.

Mr. Showe: Or any other bond eligible expenses, but yes.

Mr. Dale: Okay. Then what I would like for you to do, please, at the workshop, what you missed, Steve, was we have \$42,000 of bond money.

Mr. Showe: I'll verify that. I'll have to dive into that, "*Due to capital reserve.*" I'll double check all of that.

Mr. Dale: Because the previous discussion was \$60,000.

Mr. Showe: I'll double check it.

Mr. Dale: What we will talk about at the workshop, is whether or not we would want to allocate that entire \$60,000 for the park or whether we just want to work that in the framework of the \$40,000 and what we would do with that. But that's a good workshop discussion that I would like to have. That was my chief issue other than wishing everyone a Merry Christmas and Happy New Year.

Mr. Colasinski: Are we going to continue the meeting.

Mr. Dale: I don't think there's any reason to continue it.

**TENTH ORDER OF BUSINESS**

**Adjournment**

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION V

# SECTION A



**Begin forwarded message:**

**From:** Carolee Gage <CGage@lelandmanagement.com>  
**Subject:** VEGCDA and the SJRWM water permit - FYI  
**Date:** January 18, 2024 at 5:09:59 PM EST  
**To:** Jason Showe <jshowe@gmscfl.com>, "jmoller@vecdd.com" <jmoller@vecdd.com>

Hello gentlemen,

I am forwarding the email below that I received from SJRWM. I have been trying to get the water permit renewed pretty much since I took over a year ago, and we finally got it renewed!!, but for 5 years instead of the normal 20 years. Kind of like a probation I guess you could say 😬

It seems that due to the high water consumption that the HOA has had for a while now, they have set requirements on us to convert some areas from well usage to surface water usage. See item #23 of the document. To receive a permit, the conversion is agreed to as a 4-year plan, but we may get it done before that if we are able to financially. So far we have already converted 2 of the 4 areas.

Since the CDD has the ponds, it only makes sense to give you this information so that you know why we will be converting to surface water. The pumps are #3-4 (Brightwood), #15 (Aberdeen), #19 (Golf Vista/Weatherwood), and #14 (Woodhall south side).

The link below that says “permit” is where you can access the permit.

Have a wonderful evening.



**Carolee Gage, Community Association Manager, LCAM**

Viera East Golf Course District Association

1964 Golf Vista Blvd, Viera, FL 32955

**Phone:** (321) 632-6564

**Email:** [CGage@lelandmanagement.com](mailto:CGage@lelandmanagement.com)

**Website:** [www.LelandManagement.com](http://www.LelandManagement.com)

Resident Support questions - [residentsupport@lelandmanagement.com](mailto:residentsupport@lelandmanagement.com)

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**From:** [appnotify@sjrwmd.com](mailto:appnotify@sjrwmd.com) <[appnotify@sjrwmd.com](mailto:appnotify@sjrwmd.com)>

**Sent:** Wednesday, December 27, 2023 11:15 AM

**To:** Carolee Gage <[CGage@lelandmanagement.com](mailto:CGage@lelandmanagement.com)>

**Cc:** [KKardas@sjrwmd.com](mailto:KKardas@sjrwmd.com); [KVermillion@sjrwmd.com](mailto:KVermillion@sjrwmd.com); [vieraeastgolf@cfl.rr.com](mailto:vieraeastgolf@cfl.rr.com); [e-reg-mail@sjrwmd.com](mailto:e-reg-mail@sjrwmd.com); [JRachal@sjrwmd.com](mailto:JRachal@sjrwmd.com)

**Subject:** SJRWMD(E-Reg): Permit for Project - (CUP) Viera Residential District (64553-5)

**EXTERNAL EMAIL:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Click on the permit link below to view or download the Permit document as authorized by the St. Johns River Water Management District on December 27, 2023. Refer to the cover letter for important information relating to Noticing (if applicable) and Compliance with the Permit Conditions.

[Permit](#)

**PLEASE TAKE OUR STREAMLINED CUSTOMER SERVICE SURVEY.** It will only take a few minutes! It is crucial for us to hear from you so we can continue to improve the permitting process to better SERVE YOU. Select: [Customer Service Survey](#)

Also, feel free to visit our [e-Permitting Website](#) to access valuable resources relating to the District's on-line activities.

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**PLEASE NOTE:** The [appnotify@sjrwmd.com](mailto:appnotify@sjrwmd.com) and [e-reg-mail@sjrwmd.com](mailto:e-reg-mail@sjrwmd.com) mailboxes are not monitored. Use one of the following email addresses if you need to respond:  
Pending applications: [ApplicationSupport@sjrwmd.com](mailto:ApplicationSupport@sjrwmd.com); Permitted Projects: [ComplianceSupport@sjrwmd.com](mailto:ComplianceSupport@sjrwmd.com)

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St. Johns River Water Management District  
4049 Reid Street • Palatka, FL 32177

Website: [www.sjrwmd.com](http://www.sjrwmd.com)

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# St. Johns River Water Management District

Michael A. Register, P.E., Executive Director

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • 386-329-4500 • [www.sjrwmd.com](http://www.sjrwmd.com)

December 27, 2023

Viera East Golf Course Dist Assoc Inc  
1964 Golf Vista Blvd  
Viera, FL 32955-6533

SUBJECT: Viera Residential District, Consumptive Use Permit Number 64553-5  
Brevard County, Florida

Dear Sir/Madam:

Enclosed is the permit authorized by the District on December 27, 2023. The enclosed permit is a legal document and should be kept with other important records. Please read the permit and conditions carefully because the referenced conditions may require submittal of additional information. Where possible, please submit all information required to comply with permit conditions electronically at [www.sjrwmd.com/permitting](http://www.sjrwmd.com/permitting) via the District's e-Permitting portal.

Please be advised that the District will not publish a notice in the newspaper advising the public that the permit has been issued. Enclosed is information on publishing notice of the permit. If a newspaper notice is not published to close the point of entry, the time to challenge the issuance of the permit will not expire. A potential petitioner has 26 days from the date on which the actual notice is deposited in the mail, or 21 days from publication of this notice when actual notice is not provided, within which to file a petition for an administrative hearing pursuant to Sections 120.569 and 120.57, *Florida Statutes*. Receipt of such a petition by the District may result in this permit becoming null and void. Also, enclosed is a copy of the Notice of Rights.

If you have any questions concerning the permit, please contact Kelly Vermillion in the Palm Bay Service Center at (321) 473-1351 or Garrett Rachal in the Palm Bay Service Center at (321) 676-6624 or Kim Kardas in the Palm Bay Service Center at (321) 676-6628

Sincerely,

Richard Burklew, Bureau Chief  
Water Use Regulation

cc: District Permit File

---

#### GOVERNING BOARD

Rob Bradley, CHAIR  
FLEMING ISLAND

Maryam H. Ghyabi-White, VICE CHAIR  
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Doug Bournique  
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Cole Oliver  
MERRITT ISLAND

Janet Price  
FERNANDINA BEACH

**ST. JOHNS RIVER WATER MANAGEMENT DISTRICT**  
**Post Office Box 1429**  
**Palatka, Florida 32178-1429**

**PERMIT NO:** 64553-5

**DATE ISSUED:** December 27, 2023

**PROJECT NAME:** Viera Residential District

**A PERMIT AUTHORIZING:**

The District authorizes, as limited by the attached permit conditions, the use of 19.5 million gallons per year (mgy) (0.05 million gallons per day (mgd), annual average) of surface water from the stormwater management system and 19.25 mgy (0.05 mgd, annual average) of groundwater from the Upper Floridan Aquifer for the irrigation of 49.83 acres of landscape turf in 2024, increasing to 27.33 mgy (0.07 mgd) of surface water and decreasing to 11.42 mgy (0.03 mgd) of surface water by 2028.

**LOCATION:**

Site: Viera Residential District  
Brevard County

SECTION(S):  
28

TOWNSHIP(S):  
25S

RANGE(S):  
36E

**ISSUED TO:**

Viera East Golf Course Dist Assoc Inc  
1964 Golf Vista Blvd  
Viera, FL 32955-6533

The permittee agrees to hold and save the St. Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all plans and specifications attached thereto, is by reference made a part hereof.

This permit does not convey to the permittee any property rights nor any rights or privileges other than those specified herein, nor relieve the permittee from complying with any applicable local government, state, or federal, rule, or ordinance.

This permit may be revoked, modified or transferred at any time pursuant to the appropriate provisions of Chapter 373, Florida Statutes and 40C-1, Florida Administrative Code.

**PERMIT IS CONDITIONED UPON:**

See conditions on attached "Exhibit A", dated December 27, 2023

**AUTHORIZED BY:** St. Johns River Water Management District  
Division of Water Supply Planning and Assessment

By: 

Richard Burklew  
Bureau Chief

**"EXHIBIT A"**  
**CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 64553-5**  
**Viera Residential District**  
**DATE ISSUED December 27, 2023**

1. With advance notice to the permittee, District staff with proper identification shall have permission to enter, inspect, observe, collect samples, and take measurements of permitted facilities to determine compliance with the permit conditions and permitted plans and specifications. The permittee shall either accompany District staff onto the property or make provision for access onto the property.
2. Nothing in this permit should be construed to limit the authority of the St. Johns River Water Management District to declare a water shortage and issue orders pursuant to Chapter 373, F.S. In the event of a declared water shortage, the permittee must adhere to the water shortage restrictions, as specified by the District. The permittee is advised that during a water shortage, reports shall be submitted as required by District rule or order.
3. Prior to the construction, modification or abandonment of a well, the permittee must obtain a water well permit from the St. Johns River Water Management District or the appropriate local government pursuant to Chapter 40C-3, F.A.C. Construction, modification, or abandonment of a well will require modification of the consumptive use permit when such construction, modification, or abandonment is other than that specified and described on the consumptive use permit application form.
4. Leaking or inoperative well casings, valves, or controls must be repaired or replaced as required to eliminate the leak or make the system fully operational.
5. The permittee's consumptive use of water as authorized by this permit shall not interfere with legal uses of water existing at the time of permit application. If interference occurs, the District shall revoke the permit, in whole or in part, to curtail or abate the interference, unless the interference associated with the permittee's consumptive use of water is mitigated by the permittee pursuant to a District-approved plan.
6. The permittee's consumptive use of water as authorized by this permit shall not have significant adverse hydrologic impacts to off-site land uses existing at the time of permit application. If significant adverse hydrologic impacts occur, the District shall revoke the permit, in whole or in part, to curtail or abate the adverse impacts, unless the impacts associated with the permittee's consumptive use of water are mitigated by the permittee pursuant to a District-approved plan.
7. The permittee shall notify the District in writing within 30 days of any sale, transfer, or conveyance of ownership or any other loss of permitted legal control of the Project and/or related facilities from which the permitted consumptive use is made. Where permittee's control of the land subject to the permit was demonstrated through a lease, the permittee must either submit documentation showing that it continues to have legal control or transfer control of the permitted system/project to the new landowner or new lessee. All transfers of ownership are subject to the requirements of Rule 40C-1.612, F.A.C. Alternatively, the permittee may surrender the consumptive use permit to the District, thereby relinquishing the right to conduct any activities under the permit.
8. A District-issued identification tag shall be prominently displayed at each withdrawal site by permanently affixing such tag to the pump, headgate, valve, or other withdrawal facility as provided by Rule 40C-2.401, F.A.C. The permittee shall notify the District in the event that a replacement tag is needed.

9. The permittee's consumptive use of water as authorized by this permit shall not adversely impact wetlands, lakes, rivers, or springs. If adverse impacts occur, the District shall revoke the permit, in whole or in part, to curtail or abate the adverse impacts, unless the impacts associated with the permittee's consumptive use of water are mitigated by the permittee pursuant to a District-approved plan.
10. The permittee's consumptive use of water as authorized by this permit shall not reduce a flow or level below any minimum flow or level established by the District or the Department of Environmental Protection pursuant to Section 373.042 and 373.0421, F.S. If the permittee's use of water causes or contributes to such a reduction, then the District shall revoke the permit, in whole or in part, unless the permittee implements all provisions applicable to the permittee's use in a District-approved recovery or prevention strategy.
11. The permittee's consumptive use of water as authorized by the permit shall not cause or contribute to significant saline water intrusion. If significant saline water intrusion occurs, the District shall revoke the permit, in whole or in part, to curtail or abate the saline water intrusion, unless the saline water intrusion associated with the permittee's consumptive use of water is mitigated by the permittee pursuant to a District-approved plan.
12. The permittee's consumptive use of water as authorized by the permit shall not cause or contribute to flood damage. If the permittee's consumptive use causes or contributes to flood damage, the District shall revoke the permit, in whole or in part, to curtail or abate the flood damage, unless the flood damage associated with the permittee's consumptive use of water is mitigated by the permittee pursuant to a District-approved plan.
13. All consumptive uses authorized by this permit shall be implemented as conditioned by this permit, including any documents incorporated by reference in a permit condition. The District may revoke this permit, in whole or in part, or take enforcement action, pursuant to Section 373.136 or 373.243, F.S., unless a permit modification has been obtained to address the noncompliance. The permittee shall immediately notify the District in writing of any previously submitted information that is later discovered to be inaccurate.
14. This permit does not convey to the permittee any property rights or privileges other than those specified herein, nor relieve the permittee from complying with any applicable local government, state, or federal law, rule, or ordinance.
15. A permittee may seek modification of any term of an unexpired permit. The permittee is advised that Section 373.239, F.S., and Rule 40C-2.331, F.A.C., are applicable to permit modifications.
16. The permittee shall use the lowest quality water source, such as reclaimed water, surface/storm water, or alternative water supply, to supply the needs of the project when deemed feasible pursuant to District rules and applicable state law.
17. All irrigation shall be in conformity with the requirements set forth in subsection 40C-2.042(2), F.A.C.
18. If chemicals are to be injected into the irrigation system, the permittee shall install and maintain a backflow prevention device on all wells or surface pumps that are connected to the irrigation system.
19. All submittals made to demonstrate compliance with this permit must include CUP number 64553-5 labeled on the submittal. Submittals should be made on-line at [www.sjrwmd.com/permitting](http://www.sjrwmd.com/permitting) whenever possible.
20. This permit will expire on December 27, 2028.

21. The annual surface water withdrawals from the stormwater management system for the irrigation of 49.83 acres of landscape is:

- 19.50 million gallons (0.05 million gallons per day average) in 2024
- 23.22 million gallons (0.06 million gallons per day average) in 2025
- 26.33 million gallons (0.07 million gallons per day average) in 2026
- 27.33 million gallons (0.07 million gallons per day average) from 2027 to 2028

The surface water allocation may be exceeded if the system is operating in compliance within the design irrigation and operational protocol specified within the limited conditions of this permit and groundwater is not being used to supplement the permittee's irrigation demand and if its use does not cause harm.

22. Maximum annual groundwater withdrawals from the Upper Floridan aquifer must not exceed:

- 19.25 million gallons (0.05 million gallons per day average) in 2024
- 15.53 million gallons (0.04 million gallons per day average) in 2025
- 12.42 million gallons (0.03 million gallons per day average) in 2026
- 11.42 million gallons (0.03 million gallons per day average) from 2027 to 2028

The average annual water use shall not exceed the amount of water needed in a 5 in 10 drought year.

23. The permittee must implement the groundwater to surface water conversion plan submitted to the District on August 8, 2023 and convert the following wells to receive surface water:

- #3-4 Brightwood (Station ID 139979) by the end of 2024
- #15 Aberdeen (Station ID 409946) by the end of 2025
- #19 Golf Vista (Station ID 139977) by the end of 2026 and
- #14 Woodhall Circle (Station ID 409947) by the end of 2027.

24. Total withdrawal from all wells listed below must be recorded continuously, totaled monthly, and reported to the District at least every six months for the duration of this permit using Water Use Pumpage Report Form (EN-50). The meter reading or quantity withdrawn must be reported in gallons.

Station ID	Station Name	Source
5401	2 Canterbury Well	Upper Floridan aquifer
223633	#2 Canterbury Path	Upper Floridan aquifer
139979	#3&4 Brightwood	Upper Floridan aquifer
139970	#12 Parkstone	Upper Floridan aquifer
139971	#13 Woodhall North	Upper Floridan aquifer
409947	#14 Woodhall Circle	Upper Floridan aquifer
409946	#15 Aberdeen	Upper Floridan aquifer
139974	#16 Tennis Courts	Upper Floridan aquifer
139975	#17 Blackheath	Upper Floridan aquifer
139977	#19 Golf Vista	Upper Floridan aquifer
139978	#20 North Entrance	Upper Floridan aquifer
233247	#1 Canterbury Pump	Surface Water
553387	#3/4 Brightwood (conversion)	Surface Water
24814	#5/6 Addington Station	Surface Water



553395	#14 Woodhall Circle (conversion)	Surface Water
553393	#15 Aberdeen (conversion)	Surface Water
233243	#18 Stratford Place Pump	Surface Water
553394	#19 Golf Vista (conversion)	Surface Water

Reporting is required, even if there is no use. The reporting dates each year will be as follows:

Reporting Period	Report Due Date
January - June	July 31
July - December	January 31

25. Prior to use, all withdrawal points must be equipped with totalizing flow meters. All flow meters must measure within +/- 5% of actual flow, be verifiable and be installed according to the manufacturer's specifications.
26. The permittee must have all flow meters checked for accuracy, specifically before December 2028, and recalibrated if the difference between the actual flow and the meter reading is greater than 5%. Flow Meter Accuracy Report Form (EN-51) must be submitted to the District within 30 days of the inspection/calibration.
27. The permittee must maintain all flowmeters. In case of failure or breakdown of any meter, the District must be notified in writing within 5 days of its discovery. A defective meter must be repaired or replaced within 30 days of its discovery.
28. The permittee must implement the Water Conservation Plan submitted to the District on April 26, 2023, in accordance with the schedule contained therein.

## Notice Of Rights

1. A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code, the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P. O. Box 1429, Palatka Florida 32178-1429 (4049 Reid St., Palatka, FL 32177) or by e-mail with the District Clerk at [Clerk@sjrwmd.com](mailto:Clerk@sjrwmd.com), within twenty-six (26) days of the District depositing the notice of District decision in the mail (for those persons to whom the District mails actual notice), within twenty-one (21) days of the District emailing the notice of District decision (for those persons to whom the District emails actual notice), or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Chapter 28-106, Florida Administrative Code. The District will not accept a petition sent by facsimile (fax), as explained in paragraph no. 4 below.
2. Please be advised that if you wish to dispute this District decision, mediation may be available and that choosing mediation does not affect your right to an administrative hearing. If you wish to request mediation, you must do so in a timely-filed petition. If all parties, including the District, agree to the details of the mediation procedure, in writing, within 10 days after the time period stated in the announcement for election of an administrative remedy under Sections 120.569 and 120.57, Florida Statutes, the time limitations imposed by Sections 120.569 and 120.57, Florida Statutes, shall be tolled to allow mediation of the disputed District decision. The mediation must be concluded within 60 days of the date of the parties' written agreement, or such other timeframe agreed to by the parties in writing. Any mediation agreement must include provisions for selecting a mediator, a statement that each party shall be responsible for paying its pro-rata share of the costs and fees associated with mediation, and the mediating parties' understanding regarding the confidentiality of discussions and documents introduced during mediation. If mediation results in settlement of the administrative dispute, the District will enter a final order consistent with the settlement agreement. If mediation terminates without settlement of the dispute, the District will notify all the parties in writing that the administrative hearing process under Sections 120.569 and 120.57, Florida Statutes, is resumed. Even if a party chooses not to engage in formal mediation, or if formal mediation does not result in a settlement agreement, the District will remain willing to engage in informal settlement discussions.
3. A person whose substantial interests are or may be affected has the right to an informal administrative hearing pursuant to Sections 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must also comply with the requirements set forth in Rule 28-106.301, Florida Administrative Code.

## Notice Of Rights

4. A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8:00 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at [www.sjrwmf.com](http://www.sjrwmf.com). These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile is prohibited and shall not constitute filing.
5. Failure to file a petition for an administrative hearing within the requisite timeframe shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, Florida Administrative Code).
6. The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. A person whose substantial interests are or may be affected by the District's final action has the right to become a party to the proceeding, in accordance with the requirements set forth above.
7. Pursuant to Section 120.68, Florida Statutes, a party to the proceeding before the District who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.
8. A District action is considered rendered, as referred to in paragraph no. 7 above, after it is signed on behalf of the District and filed by the District Clerk.
9. Failure to observe the relevant timeframes for filing a petition for judicial review as described in paragraph no. 7 above will result in waiver of that right to review.

**Notice Of Rights**

**Certificate of Service**

I HEREBY CERTIFY that a copy of the foregoing Notice of Rights has been sent to the permittee:

Viera East Golf Course Dist Assoc Inc  
1964 Golf Vista Blvd  
Viera, FL 32955-6533

This 27th day of December 2023.



Richard Burklew, Bureau Chief

Permit Number: 64553-5

## NOTICING INFORMATION

Please be advised that the St. Johns River Water Management District will not publish a notice in the newspaper advising the public that it has issued a permit for this project.

Newspaper publication, using the District's notice form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 21-day time limit for someone to file a petition for an administrative hearing to challenge the issuance of the permit.

To close the point of entry for filing a petition, you may publish (at your own expense) a one-time notice of the District's decision in a newspaper of general circulation within the affected area as defined in Section 50.011 of the Florida Statutes. If you do not publish a newspaper notice to close the point of entry, the time to challenge the issuance of your permit will not expire and someone could file a petition even after your project is constructed.

A copy of the notice form and a partial list of newspapers of general circulation are attached for your convenience. However, you are not limited to those listed newspapers. If you choose to close the point of entry and the notice is published, the newspaper will return to you an affidavit of publication. In that event, it is important that you either submit a scanned copy of the affidavit by emailing it to [compliancesupport@sjrwmd.com](mailto:compliancesupport@sjrwmd.com) (preferred method) or send a copy of the original affidavit to:

Office of Records and Regulatory Support  
4049 Reid Street  
Palatka, FL 32177

If you have any questions, please contact the Office of Records and Regulatory Support at (386) 329-4570.

NOTICE OF AGENCY ACTION TAKEN BY THE  
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

Notice is given that on \_\_\_\_\_ the District issued Permit No. \_\_\_\_\_ for a Consumptive Use Permit to serve (type of project) \_\_\_\_\_ activities. The total allocation authorized is \_\_\_\_\_ mgd of (groundwater/surface water). The project is located in \_\_\_\_\_ County, Section(s) \_\_\_\_\_, Township \_\_\_\_\_ South, Range \_\_\_\_\_ East. The permit applicant is \_\_\_\_\_.

If you wish to receive a copy of a Technical Staff Report (TSR) that provides the St. Johns River Water Management District (District) staffs' analysis on the above-listed compliance report(s) and associated permit(s), please submit your request to Office Director, Office of Records and Regulatory Support, PO Box 1429, Palatka, FL 32178-1429. You may view the TSR by going to the Permitting section of the District's website at [www.sjrwmd.com/permitting/index.html](http://www.sjrwmd.com/permitting/index.html). To obtain information on how to find and view a TSR, visit [https://permitting.sjrwmd.com/epermitting/html/EP\\_FAQs.html](https://permitting.sjrwmd.com/epermitting/html/EP_FAQs.html), and then follow the directions provided under "How to find a Technical Staff Report (TSR) or other application file documents."

A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the District. Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P. O. Box 1429, Palatka Florida 32178-1429 (4049 Reid St., Palatka, FL 32177) or by e-mail with the District Clerk at [Clerk@sjrwmd.com](mailto:Clerk@sjrwmd.com), within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the next regular District business day. A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28-106, F.A.C. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, F.A.C.), which is available for viewing at [www.sjrwmd.com](http://www.sjrwmd.com). The District will not accept a petition sent by facsimile (fax). Mediation may be available if you meet the conditions stated in the full Notice of Rights (see last paragraph).

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, F.S., Chapter 28-106, F.A.C., and Rule 40C-1.1007, F.A.C. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.).**

If you wish to do so, please visit [http://www.sjrwmd.com/nor\\_dec/](http://www.sjrwmd.com/nor_dec/) to read the complete Notice of Rights to determine any legal rights you may have concerning the District's decision(s) on the Consumptive Use Permit Application(s) described above. You can also request the Notice of Rights by contacting the Office Director, Office of Records and Regulatory Support, P. O. Box 1429, Palatka, FL 32178, phone (386)329-4570.

## **NEWSPAPER ADVERTISING**

### **ALACHUA**

Gainesville Sun, Legal Advertising  
2700 SW 13<sup>th</sup> Street  
Gainesville, FL 32608  
866-858-9652

### **BRADFORD**

Bradford County Telegraph, Legal Advertising  
P. O. Drawer A  
Starke, FL 32901  
904-964-6305/ fax 904-964-8628

### **CLAY**

Clay Today, Legal Advertising  
1560 Kinsley Ave., Suite 1  
Orange Park, FL 32073  
904-264-3200/ fax 904-264-3285

### **FLAGLER**

Flagler Tribune, c/o News Journal  
P. O. Box 2831  
Daytona Beach, FL 32120-2831  
386-681-2322

### **LAKE**

Daily Commercial, Legal Advertising  
P. O. Drawer 490007  
Leesburg, FL 34749  
352-365-8235/fax 352-365-1951

### **NASSAU**

News-Leader, Legal Advertising  
P. O. Box 766  
Fernandina Beach, FL 32035  
904-261-3696/fax 904-261-3698

### **ORANGE**

Sentinel Communications, Legal Advertising  
633 N. Orange Avenue  
Orlando, FL 32801  
407-420-5160/ fax 407-420-5011

### **PUTNAM**

Palatka Daily News, Legal Advertising  
P. O. Box 777  
Palatka, FL 32178  
386-312-5200/ fax 386-312-5209

### **SEMINOLE**

Seminole Herald, Legal Advertising  
300 North French Avenue  
Sanford, FL 32771  
407-323-9408

### **BAKER**

Baker County Press, Legal Advertising  
P. O. Box 598  
Macclenny, FL 32063  
904-259-2400/ fax 904-259-6502

### **BREVARD**

Florida Today, Legal Advertising  
P. O. Box 419000  
Melbourne, FL 32941-9000  
321-242-3832/ fax 321-242-6618

### **DUVAL**

Daily Record, Legal Advertising  
P. O. Box 1769  
Jacksonville, FL 32201  
904-356-2466 / fax 904-353-2628

### **INDIAN RIVER**

Treasure Coast News, Legal Advertising  
760 NW Enterprise Dr.  
Port St. Lucie, FL 34986  
772-283-5252

### **MARION**

Ocala Star Banner, Legal Advertising  
2121 SW 19th Avenue Road  
Ocala, FL 34474  
352-867-4010/fax 352-867-4126

### **OKEECHOBEE**

Okeechobee News, Legal Advertising  
P. O. Box 639  
Okeechobee, FL 34973-0639  
863-763-3134/fax 863-763-5901

### **OSCEOLA**

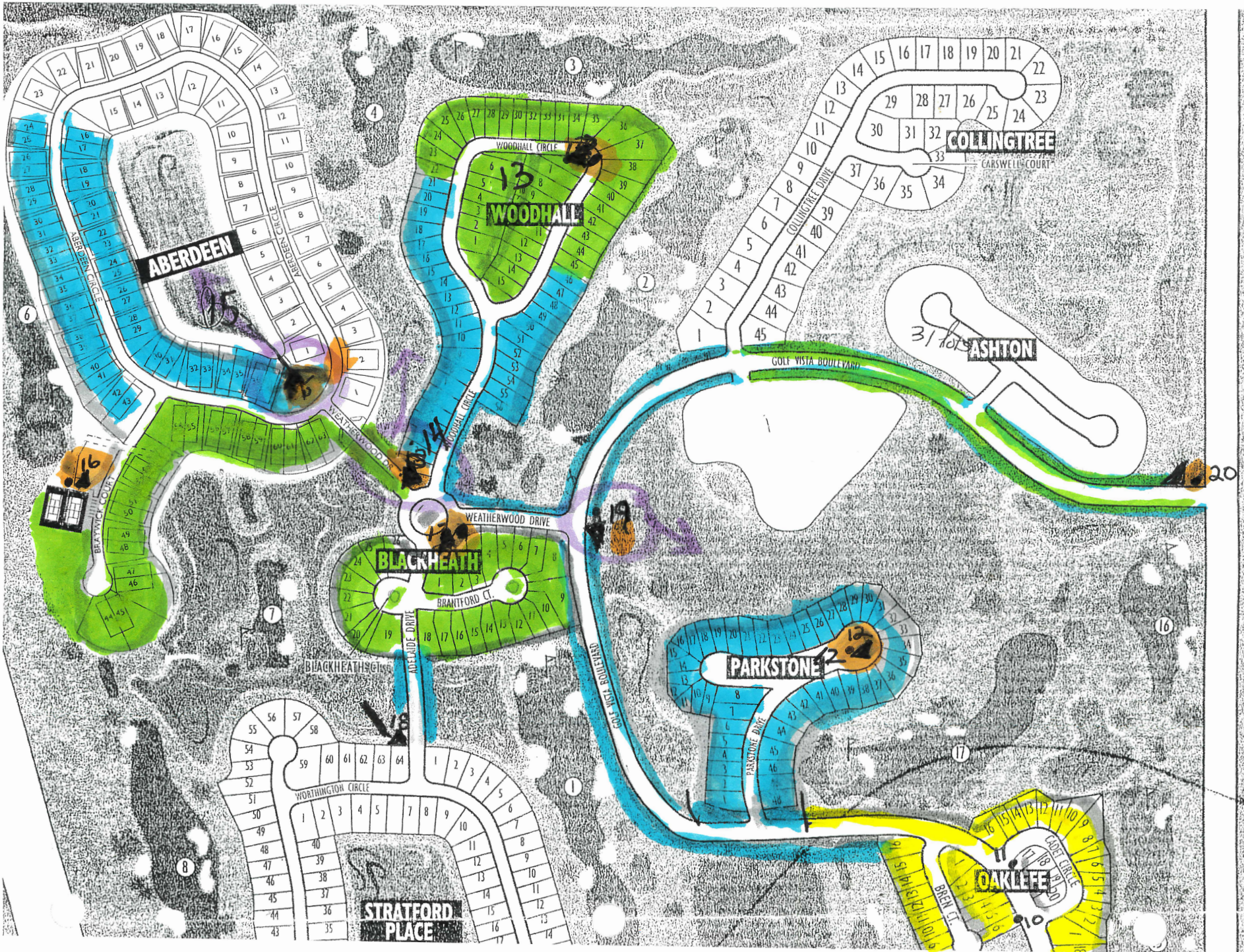
Little Sentinel, Legal Advertising  
633 N. Orange Avenue  
Orlando, FL 32801  
407-420-5160/ fax 407-420-5011

### **ST. JOHNS**

St. Augustine Record, Legal Advertising  
P. O. Box 1630  
St. Augustine, FL 32085  
904-819-3439

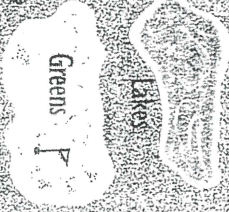
### **VOLUSIA**

News Journal Corporation, Legal Advertising  
P. O. Box 2831  
Daytona Beach, FL 32120-2831  
(386) 681-2322





Shaded: homesites  
indicate model homes



LEGEND



MURRELL ROAD

RECLAIM VALVE

# SECTION VI

# SECTION A

Viera East CDD Action Items  
1/25/2024

Item #	Action Item	Assigned To:	Status	Date Added	Estimated Start	Estimated Completion	Comments/Estimated Completion
1	Develop Emergency Recovery Plan	Moller/Dale/Robb	<b>Ongoing</b>	<b>10/27/22</b>			Preliminary Map Completed by Engineer
2	Letter to Community Regarding Storm Response	DeVries/Moller	<b>Ongoing</b>	<b>10/27/22</b>			Annual Newsletter
3	Driving Range Parking	Moller	<b>Ongoing</b>	<b>3/9/23</b>			Staff approved survey of property in advance of starting County permitting process

# SECTION VIII

# SECTION A

**Viera East**  
**Community Development District**  
 Check Register Summary  
 December 15, 2023 through January 18, 2024

Fund	Date	Check #'s	Amount
<i>General Fund</i>			
	12/21/23	4901-4906	\$ 548,933.50
	1/4/24	4907-4919	\$ 28,144.62
	1/5/24	4920-4921	\$ 500.00
	1/11/24	4922-4923	\$ 469.31
	1/18/24	4924-4933	\$ 109,473.17
		Sub-Total	\$ 687,520.60
<i>Capital Reserve</i>			
		Sub-Total	\$ -
<i>Golf Course</i>			
	12/21/23	31306-31330	\$ 38,883.86
	1/4/24	31331-31352	\$ 21,247.74
	1/8/24	31353-31354	\$ 423.00
	1/11/24	31355-31362	\$ 5,062.91
	1/16/24	31363	\$ 346.00
	1/18/24	31364-31386	\$ 28,224.87
		Sub-Total	\$ 94,188.38
<b>Total</b>			<b>\$ 781,708.98</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/21/23	00267	12/12/23 23-12-06	202312 340-53800-47900		30 YD ROLLOFF BERRY DISPOSAL	*	375.00	375.00 004901
12/21/23	00034	12/07/23 112086 D	202312 340-53800-43500		1705 CRANE CREEK BLVD CITY OF COCOA	*	198.22	198.22 004902
12/21/23	00195	12/21/23 4066946	202312 320-53800-34100		PEST CONTROL ECOLAB PEST ELIMINATION DIV	*	429.29	429.29 004903
12/21/23	00301	12/01/23 7487-0	202312 340-53800-46000		PAINT FOR LIGHT POLES THE SHERWIN WILLIAMS CO	*	116.12	116.12 004904
12/21/23	00188	12/14/23 30900926	202312 340-53800-54100		UNIFORMS 12.14.23 UNIFIRST CORPORATION	*	80.31	80.31 004905
12/21/23	00400	12/21/23 27428200	202312 300-20700-10100		REV ACT #274282001 VIERA EAST CDD - SERIES 2020	*	547,734.56	547,734.56 004906
1/04/24	00285	12/30/23 1758	202312 340-53800-47300		GRASS CUTTING A NEW LIFE LAWN CARE & MORE	*	1,800.00	1,800.00 004907
1/04/24	00267	1/03/24 24-01-01	202401 340-53800-47900		30 YARD ROLLOFF BERRY DISPOSAL	*	375.00	375.00 004908
1/04/24	00040	12/30/23 460832	202312 330-53800-47200		MONTHLY SERVICES ECOR INDUSTRIES, INC.	*	11,683.59	11,683.59 004909
1/04/24	00296	12/15/23 9820482	202312 340-53800-47400		RAINBIRD EVERBANK, N.A.	*	2,298.44	2,298.44 004910
1/04/24	00286	12/20/23 9803796	202312 340-53800-41000		TELEPHONE FUSION, LLC	*	1,229.01	1,229.01 004911
1/04/24	00246	12/29/23 20976907	202312 340-53800-54500		FIRE AND BURGLARY ALARMS MARLIN BUSINESS BANK	*	511.54	511.54 004912

VIER --VIERA EAST-- HHENRY



CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/04/24	00251	12/22/23	12222023 DEC23 MILEAGE	202312	310-51300	49200		PEDRO LOPEZ	*	106.11	106.11	004913
1/04/24	00269	1/03/24	1647 STORMWATER INVENTORY	202401	330-53800	49000		ROBB & TAYLOR ENGINEERING SOLUTIONS	*	8,500.00	8,500.00	004914
1/04/24	00291	1/04/24	01052024 ENTERTAINMENT 1/5/24	202401	320-53800	48000		ROCKSTAR KARAOKE ENTERTAINMENT LLC	*	350.00	350.00	004915
1/04/24	00291	1/04/24	01122024 ENTERTAINMENT 1/12/24	202401	320-53800	48000		ROCKSTAR KARAOKE ENTERTAINMENT LLC	*	350.00	350.00	004916
1/04/24	00291	1/04/24	01192024 ENTERTAINMENT 1/19/24	202401	320-53800	48000		ROCKSTAR KARAOKE ENTERTAINMENT LLC	*	350.00	350.00	004917
1/04/24	00291	1/04/24	01262024 ENTERTAINMENT 1/26/24	202401	320-53800	48000		ROCKSTAR KARAOKE ENTERTAINMENT LLC	*	350.00	350.00	004918
1/04/24	00188	12/21/23	30900945 UNIFORMS 12/21/23	202312	340-53800	54100		UNIFIRST CORPORATION	*	80.31	240.93	004919
		12/28/23	30900964 UNIFORMS 12/28/23	202312	340-53800	54100			*	80.31		
		1/04/24	30900982 UNIFORMS 1/4/24	202401	340-53800	54100			*	80.31		
1/05/24	00290	1/05/24	01052024 ENTERTAINMENT	202401	320-53800	48000		LACEY CONNELLY	*	200.00	200.00	004920
1/05/24	00302	1/05/24	01052024 ENTERTAINMENT	202401	320-53800	48000		SCOTT ZUROWSKI	*	300.00	300.00	004921
1/11/24	00250	1/08/24	25944 REIMB SUPPLIES	202401	340-53800	46000		EDWARD GRASSER	*	569.00	569.00	004922
1/11/24	00188	1/11/24	30901001 UNIFORMS 1/11/24	202401	340-53800	54100		UNIFIRST CORPORATION	*	80.31	80.31	004923

VIER --VIERA EAST-- HHENRY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/18/24	00180	1/17/24	01172024	202401	330-53800-49200		SHORELINE EROSION REPAIR	*	65,240.00		
		1/17/24	01182024	202401	330-53800-49200		SHORELINE EROSION REPAIR	*	33,400.00		
AMERICAN SHORELINE RESTORATION INC.										98,640.00	004924
1/18/24	00267	1/10/24	24-01-05	202401	340-53800-47900		30 YARD ROLLOFF	*	375.00		
BERRY DISPOSAL										375.00	004925
1/18/24	00306	1/01/24	28632	202401	320-53800-48000		1/6 PAGE AD JAN24	*	330.00		
		1/01/24	28633	202401	320-53800-48000		1/4 PAGE AD JAN24	*	433.50		
BLUEWATER CREATIVE GROUP, INC.										763.50	004926
1/18/24	00195	1/18/24	4294128	202401	320-53800-34100		PEST CONTROL	*	429.29		
ECOLAB PEST ELIMINATION DIV										429.29	004927
1/18/24	00275	1/10/24	01202024	202401	330-53800-49000		MEETING RENTAL	*	1,050.00		
FAITH VIERA LUTHERAN CHURCH										1,050.00	004928
1/18/24	00210	1/09/24	75454 JA	202401	340-53800-47300		5240 MURRELL RD	*	65.73		
FPL										65.73	004929
1/18/24	00279	1/18/24	01182024	202312	320-53800-41000		REIMBURSE PHONE	*	75.00		
		1/18/24	01182024	202312	320-53800-41000		REIMBURSE PHONE	*	75.00		
		1/18/24	01182024	202312	320-53800-41000		REIMBURSE PHONE	*	75.00		
JIM MOLLER										225.00	004930
1/18/24	00194	1/16/24	26792401	202401	340-53800-46000		AUTOMOTIVE CORE	*	69.43		
ROYAL BATTERY DISTRIBUTORS										69.43	004931
1/18/24	00259	12/09/23	36 VECDD	202312	320-53800-48000		SOCIAL MEDIA MARKETING	*	2,846.49		
		1/13/24	37 VECDD	202401	320-53800-48000		SOCIAL MEDIA MARKETING	*	2,828.73		
UNIQUE WEBB CONSULTING										5,675.22	004932

VIER --VIERA EAST-- HHENRY

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/18/24	00224	12/26/23	22808697	202312 340-53800-49000	LIGHT POLE MAINTENANCE	*	2,000.00	
								2,000.00 004933
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							TOTAL FOR BANK A	687,520.60
							TOTAL FOR REGISTER	687,520.60

VIER --VIERA EAST-- HHENRY

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/21/23	01413	12/15/23 91699492	202312 300-14200-10000	TRADITIONS WMN ACUSHNET COMPANY	*	79.73	79.73 031306
12/21/23	01654	12/18/23 LORL1664	202312 320-57200-51100	TOWELS, MATS, LAUNDRY BAG ALSCO	*	150.79	150.79 031307
12/21/23	01380	12/18/23 1962	202312 320-57200-54500	NETWORK & PHONE ISSUES BLACK HOLE MAKERS LLC	*	190.00	190.00 031308
12/21/23	01653	12/04/23 61132201	202312 330-57200-54000	BMI ANNUAL FEE BROADCAST MUSIC INC	*	1,785.00	1,785.00 031309
12/21/23	00390	12/20/23 72512 IN	202312 300-14200-10000	OUTSTANDING INVOICES CALLAWAY	*	8,038.47	8,038.47 031310
12/21/23	01550	12/21/23 228763	202312 300-14100-10000	BREAD DELIVERY CHUCK INDEPENDENT BREAD DIST, LLC	*	151.05	151.05 031311
12/21/23	00024	12/08/23 112664DE	202312 320-57200-43000	2300 CLUBHOUSE DR	*	133.91	
		12/08/23 112664DE	202312 330-57200-43000	2300 CLUBHOUSE DR	*	133.91	
		12/08/23 112664DE	202312 340-57200-43000	2300 CLUBHOUSE DR	*	133.92	
		12/08/23 70192DEC	202312 390-57200-43000	5600 MURRELL RD CITY OF COCOA UTILITIES	*	415.77	817.51 031312
12/21/23	00078	12/05/23 13373759	202312 320-57200-51100	COMPACT DISP BLK 1 PK ECOLAB	*	100.07	100.07 031313
12/21/23	00785	12/12/23 676567	202312 320-57200-46000	LED BULBS FLORIDA BULB & BALLAST, INC.	*	1,106.20	1,106.20 031314
12/21/23	01438	12/15/23 58394	202312 340-57200-54000	HANDICAP FEES FLORIDA STATE GOLF ASSOCIATION	*	76.50	76.50 031315

VIER --VIERA EAST-- HHENRY

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/21/23	00587	12/08/23 718084	202312 390-57200-46110			*	1,565.04	
		90 NON ETHANOL						
12/08/23		718084	202312 300-13100-10000			*	770.84	
		90 NON ETHANOL						
12/08/23		718085	202312 390-57200-46110			*	590.56	
		ULTRA LOW SULFUR DIESEL						
12/08/23		718085	202312 300-13100-10000			*	290.87	
		ULTRA LOW SULFUR DIESEL						
					GLOVER OIL COMPANY INC			3,217.31 031316
12/21/23	00564	12/13/23 52867	202312 390-57200-47300			*	1,081.10	
		BIN C TOPDRESS						
					GOLF SPECIALTIES, INC.			1,081.10 031317
12/21/23	01372	12/19/23 35537099	202312 320-57200-34100			*	196.46	
		COPIER LEASE						
12/19/23		35537099	202312 300-13100-10000			*	196.47	
		COPIER LEASE						
					GREAT AMERICA FINANCIAL SVCS			392.93 031318
12/21/23	01115	12/20/23 10156863	202312 390-57200-46000			*	222.56	
		75 AMP TEST CLIP						
					KIMBALL MIDWEST			222.56 031319
12/21/23	00808	12/21/23 036920	202312 300-10100-11000			*	194.00	
		PETTY CASH FOR SAFE 12.21						
					PETTY CASH			194.00 031320
12/21/23	01579	12/12/23 26792312	202312 390-57200-46000			*	263.17	
		BATTERIES						
					ROYAL BATTERY DISTRIBUTION INC.			263.17 031321
12/21/23	01369	12/20/23 7613683	202312 300-14200-10000			*	364.56	
		GOLF BALLS						
					SRIXON/CLEVELAND GOLF/XXIO			364.56 031322
12/21/23	01210	12/16/23 35549746	202312 320-57200-51000			*	61.04	
		OFFICE SUPPLIES						
					STAPLES ADVANTAGE			61.04 031323
12/21/23	00130	12/13/23 52278349	202312 330-57200-51050			*	162.54	
		PAPER & PLASTIC						
12/13/23		52278349	202312 330-57200-51100			*	39.09	
		SUPPLIES						
12/13/23		52278349	202312 300-14100-10000			*	879.48	
		FOOD						

VIER --VIERA EAST-- HHENRY

\*\*\* CHECK DATES 12/15/2023 - 01/18/2024 \*\*\*  
 VIERA EAST- GOLF COURSE  
 BANK B VIERA EAST-GOLF

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/13/23		52278349	202312	330-57200-43100				*	7.10		
		FUEL									
12/13/23		52278349	202312	300-21700-10000				*	4.52		
		TAX									
12/19/23		52279679	202312	300-14100-10000				*	734.12		
		FOOD PURCHASE									
12/19/23		52279679	202312	330-57200-43100				*	7.10		
		FUEL									
							SYSO			1,833.95	031324
12/21/23	01512	12/14/23	8654045	202312	390-57200-54600			*	6,541.14		
			TORO TURF EQUIPMENT								
12/14/23		8654045	202312	390-57200-54600				*	4,717.02		
			2022 FMV TORO PACKAGE								
12/14/23		8654045	202312	390-57200-54600				*	726.47		
			2022 CUSHMAN HAULER 800X								
12/14/23		8654045	202312	390-57200-54600				*	3,368.46		
			TORO TURF EQUIPMENT								
12/14/23		8654045	202312	350-57200-46100				*	355.00		
			2021 CUSHMAN REFRESHER OA								
							THE HUNTINGTON NATIONAL BANK			15,708.09	031325
12/21/23	00807	12/14/23	30900926	202312	390-57200-54100			*	209.12		
			UNIFORMS 12.14.23								
							UNIFIRST CORPORATION			209.12	031326
12/21/23	01558	12/12/23	50278684	202312	390-57200-54600			*	652.46		
			KUBOTA COMPACT TRACTORS								
							WELLS FARGO FINANCIAL LEASING, INC.			652.46	031327
12/21/23	00529	12/11/23	41177574	202312	390-57200-46000			*	87.24		
			THERMOSTAT ASM & GASKET								
12/12/23		41177774	202312	390-57200-46000				*	17.06		
			ROLL PIN								
12/13/23		41177835	202312	390-57200-46000				*	1,104.90		
			COULTER HUB W/ BEARING								
12/14/23		41178263	202312	390-57200-46000				*	92.25		
			SENDER- TEMPERATURE								
							WESCO TURF, INC.			1,301.45	031328
12/21/23	00117	12/13/23	41178015	202312	390-57200-47100			*	91.80		
			SCOTCHLOK UNIPAK								
							WESCOTURF INC.			91.80	031329
12/21/23	01538	12/20/23	4221-R	202312	300-13100-10000			*	795.00		
			SCL WINTER ISSUE 2024								
							INDIAN RIVER MEDIA GROUP			795.00	031330

VIER --VIERA EAST-- HHENRY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/04/24	01485	12/28/23	91704268	202312	300-14200-10000			MERCHANDISE ACUSHNET COMPANY	*	258.40	258.40	031331
1/04/24	01654	12/25/23	LORL1666	202312	320-57200-51100			TOWELS	*	48.46		
		1/01/24	LORL1668	202401	320-57200-51100			TOWELS ALSCO	*	154.44	202.90	031332
1/04/24	01550	12/22/23	228765	202312	300-14100-10000			BREAD	*	132.10		
		12/27/23	228764	202312	300-14100-10000			BREAD CHUCK INDEPENDENT BREAD DIST, LLC	*	158.45	290.55	031333
1/04/24	00024	12/12/23	141774 D	202312	320-57200-43000			4563 BRAYWICK CT	*	78.60		
								CITY OF COCOA UTILITIES			78.60	031334
1/04/24	01629	1/01/24	SUP00411	202401	340-57200-54000			GOLF MGMT SYSTEM	*	649.00		
								CLUB CADDIE			649.00	031335
1/04/24	01651	12/29/23	12292023	202312	300-34700-00500			50% DEC LESSONS	*	390.00		
								DAVID OWEN			390.00	031336
1/04/24	01340	12/15/23	0199500-	202312	350-57200-51300			BEARING FLANGE	*	517.69		
								EASY PICKER GOLF PRODUCTS, INC.			517.69	031337
1/04/24	00947	12/21/23	4066953	202312	330-57200-46400			PEST CONTROL	*	95.11		
		12/21/23	4066953	202312	340-57200-46400			PEST CONTROL	*	95.11		
		12/21/23	4066953	202312	390-57200-46500			PEST CONTROL	*	159.90		
								ECOLAB PEST ELIMINATION			350.12	031338
1/04/24	00563	12/26/23	2023/295	202312	340-57200-51100			IMPACT TOUR	*	108.51		
								GLOBAL GOLF SALES, INC.			108.51	031339
1/04/24	01644	12/21/23	12212023	202312	300-14100-10000			REIMBURSE	*	101.15		
								JAMES THOMPSON			101.15	031340

VIER --VIERA EAST-- HHENRY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/04/24	01532	1/01/24	2-227020	202401	390-57200-51160			CLEANING SVC JAN24	*	2,749.00		
								JANI-KING OF ORLANDO			2,749.00	031341
1/04/24	00483	12/25/23	12252023	202312	330-57200-51025			12/25/23	*	75.99		
		12/25/23	12252023	202312	330-57200-46000			12/25/23	*	219.48		
		12/25/23	12252023	202312	340-57200-46000			12/25/23	*	15.16		
		12/25/23	12252023	202312	300-13100-10000			12/25/23	*	101.77		
		12/25/23	12252023	202312	390-57200-46000			12/25/23	*	63.62		
								LOWE'S			476.02	031342
1/04/24	00180	12/27/23	337223	202312	390-57200-46000			OIL FILTER	*	41.24		
		12/27/23	337224	202312	390-57200-46000			NAPA GAL 15W40	*	290.17		
								NAPA AUTO PARTS			331.41	031343
1/04/24	00808	1/04/24	01042024	202401	300-10100-11000			PETTY CASH	*	385.00		
								PETTY CASH			385.00	031344
1/04/24	99999	1/04/24	VOID	202401	000-00000-00000			VOID CHECK	C	.00		
								*****INVALID VENDOR NUMBER*****			.00	031345
1/04/24	01324	12/16/23	12162023	202312	320-57200-41000			CRICKET WIRELESS	*	239.00		
		12/16/23	12162023	202312	320-57200-41000			HULU SUBSCRIPTION	*	99.13		
		12/16/23	12162023	202312	390-57200-51100			SUPPLIES	*	6.93		
		12/16/23	12162023	202312	300-13100-10000			HAND HOLE COVER	*	86.75		
		12/16/23	12162023	202312	300-13100-10000			AIR FILTERS	*	235.11		
		12/16/23	12162023	202312	340-57200-51100			SPACE HEATERS	*	46.21		
		12/16/23	12162023	202312	300-13100-10000			TRAIL CAMERAS	*	376.20		
		12/16/23	12162023	202312	340-57200-51100			HOLIDAY SALE CHAMPAGNE	*	38.76		

VIER --VIERA EAST-- HHENRY



CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/16/23		12162023	202312	300-13100-10000		PHONE ADAPTER	*	11.99		
12/16/23		12162023	202312	300-13100-10000		VACUUM	*	49.99		
12/16/23		12162023	202312	300-13100-10000		KAWAKASI STARTER	*	56.00		
12/16/23		12162023	202312	330-57200-51025		CASTER W/ BREAK	*	134.40		
12/16/23		12162023	202312	390-57200-51100		SW PAINT	*	134.56		
12/16/23		12162023	202312	300-13100-10000		JOB POSTING	*	2.99		
REGIONS BANK									1,518.02	031346
1/04/24	00176	12/20/23	26752312	202312	390-57200-46000	SBAHDC31AMF-950	*	115.64		
ROYAL BATTERY DISTRIBUTORS									115.64	031347
1/04/24	00130	12/27/23	52281183	202312	330-57200-51100	OPER	*	34.15		
		12/27/23	52281183	202312	330-57200-51050	PAPER	*	413.24		
		12/27/23	52281183	202312	300-14100-10000	FOOD	*	645.85		
		12/27/23	52281183	202312	330-57200-43100	FUEL	*	7.10		
		1/02/24	52282726	202401	300-14100-10200	BEV	*	165.93		
		1/02/24	52282726	202401	300-14100-10000	FOOD	*	844.04		
		1/02/24	52282726	202401	330-57200-43100	FUEL	*	7.10		
SYSCO									2,117.41	031348
1/04/24	01512	12/22/23	8665320	202312	350-57200-46100	2020 EZGO ELITE	*	6,552.90		
		12/29/23	8673814	202312	390-57200-54600	TORO REELMASTER	*	1,065.98		
		12/29/23	8673814	202312	390-57200-54600	2022 CUSHMAN SHUTTLE	*	242.06		
		12/29/23	8673814	202312	390-57200-54600	HAULER 800X GAS	*	253.59		
		12/29/23	8673814	202312	390-57200-49100	DOC FEE	*	200.00		
THE HUNTINGTON NATIONAL BANK									8,314.53	031349
VIER --VIERA EAST-- HHENRY										

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/04/24	00807	12/21/23	30900945	202312	390	57200	54100		UNIFORMS 12/21/23	*	209.12		
		12/28/23	30900964	202312	390	57200	54100		UNIFORMS 12/28/23	*	209.12		
UNIFIRST CORPORATION												418.24	031350
1/04/24	00068	12/21/23	9234469-	202401	320	57200	34100		8 YARD DUMPSTER	*	721.97		
		12/21/23	9234793-	202401	390	57200	47900		6 YARD DUMPSTER	*	219.41		
WASTE MANAGEMENT												941.38	031351
1/04/24	00117	12/18/23	41178724	202312	390	57200	46000		SENSOR TEMPERATURE	*	150.26		
		12/27/23	41179582	202312	390	57200	46000		SENDER TEMPERATURE	*	314.57		
		12/27/23	41179583	202312	390	57200	46000		WHEEL	*	469.34		
WESCOTURF INC.												934.17	031352
1/08/24	00808	1/08/24	01082024	202401	300	10100	11000		CASH REQ 1.8.23 TIPS	*	102.00		
PETTY CASH												102.00	031353
1/08/24	00808	1/08/24	01082024	202401	300	10100	11000		CASH REQ 1.8.23 ENTERTAIN	*	321.00		
PETTY CASH												321.00	031354
1/11/24	01643	1/11/24	10203942	202401	330	57200	46000		HAIL GUARD REPLACEMENT	*	1,450.00		
		1/11/24	10203943	202401	330	57200	46000		MAINTENANCE	*	200.00		
ACCURATE AIR CONDITIONING HEATING												1,650.00	031355
1/11/24	01654	1/08/24	LORL1670	202401	320	57200	51100		TOWELS	*	147.78		
ALSCO												147.78	031356
1/11/24	01380	1/08/24	1964	202401	320	57200	54500		MAINTENANCE	*	95.00		
BLACK HOLE MAKERS LLC												95.00	031357
1/11/24	01550	1/04/24	228767	202401	300	14100	10000		BREAD	*	146.40		
		1/06/24	228766	202401	300	14100	10000		BREAD	*	155.60		
CHUCK INDEPENDENT BREAD DIST, LLC												302.00	031358

VIER --VIERA EAST-- HHENRY

\*\*\* CHECK DATES 12/15/2023 - 01/18/2024 \*\*\*  
 VIERA EAST- GOLF COURSE  
 BANK B VIERA EAST-GOLF

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/11/24	01388	1/08/24	AR106094	202401	390-57200-54600			DEX IMAGING	*	95.26	95.26	031359
1/11/24	00097	1/04/24	293935	202401	340-57200-51100			GOLF ASSOCIATES SCORECARD COMPANY	*	691.08	691.08	031360
1/11/24	01324	12/22/23	12222023	202312	330-57200-51100			REGIONS BANK	*	327.36	839.03	031361
		12/22/23	12222023	202312	300-14100-10000				*	511.67		
1/11/24	00130	1/09/24	52284331	202401	330-57200-51050			SYSCO	*	146.03	1,242.76	031362
		1/09/24	52284331	202401	300-14100-10000				*	1,084.42		
		1/09/24	52284331	202401	330-57200-43100				*	7.10		
		1/09/24	52284331	202401	300-21700-10000				*	5.21		
1/16/24	00808	1/16/24	01162024	202401	300-10100-10000			PETTY CASH	*	346.00	346.00	031363
1/18/24	01643	7/13/23	10203939	202307	320-57200-46000			ACCURATE AIR CONDITIONING HEATING	*	298.70	298.70	031364
1/18/24	01654	1/15/24	LORL1672	202401	320-57200-51100			ALSCO	*	153.05	153.05	031365
1/18/24	00448	1/02/24	I0623596	202401	390-57200-46000			ATCO INTERNATIONAL	*	203.20	203.20	031366
1/18/24	01553	1/01/24	02124630	202401	330-57200-41000			CHARTER COMMUNICATIONS	*	395.36	395.36	031367
1/18/24	01550	1/16/24	228768	202401	300-14100-10000			CHUCK INDEPENDENT BREAD DIST, LLC	*	169.70	169.70	031368

VIER --VIERA EAST-- HHENRY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/18/24	01241	1/10/24	24JAN-67	202401	320-57200-46000		WINDOW CLEANING JAN24 CRYSTAL HI RISE, INC.	*	275.00	275.00	031369
1/18/24	01340	1/08/24	0199856-	202401	350-57200-46300		HITCH ADAPTER EASY PICKER GOLF PRODUCTS, INC.	*	412.41	412.41	031370
1/18/24	00947	1/18/24	4294127	202401	340-57200-46400		PEST CONTROL	*	95.11		
		1/18/24	4294127	202401	330-57200-46400		PEST CONTROL	*	95.11		
		1/18/24	4294127	202401	390-57200-46500		PEST CONTROL ECOLAB PEST ELIMINATION	*	159.90	350.12	031371
1/18/24	00076	1/05/24	8053 DEC	202312	300-13100-10500		2300 CLUBHOUSE DR FLORIDA CITY GAS	*	402.07	402.07	031372
1/18/24	00035	1/09/24	33189 JA	202401	330-57200-43000		2300 CLUBHOUSE DR	*	566.51		
		1/09/24	33189 JA	202401	340-57200-43000		2300 CLUBHOUSE DR	*	566.52		
		1/09/24	42343 JA	202401	320-57200-43000		2200 CLUBHOUSE DR	*	85.39		
		1/09/24	42343 JA	202401	300-11500-10000		2200 CLUBHOUSE DR	*	48.87		
		1/09/24	45156 JA	202401	390-57200-43000		5250 MURRELL RD #MAINT	*	1,736.70		
		1/09/24	45156 JA	202401	300-13100-10000		5250 MURRELL RD #MAINT	*	434.18		
		1/09/24	52104 JA	202401	350-57200-43000		2300 CLUBHOUSE DR	*	786.36		
		1/09/24	57086 JA	202401	320-57200-43000		4563 BRAYWICK CT FPL	*	28.19	4,252.72	031373
1/18/24	00563	6/21/23	2023/135	202306	340-57200-51100		IMPACT TOUR TEE GLOBAL GOLF SALES, INC.	*	77.59	77.59	031374
1/18/24	00587	12/28/23	15576342	202312	390-57200-46100		DIESEL	*	302.59		
		12/28/23	15576342	202312	300-13100-10000		DIESEL	*	149.03		

VIER --VIERA EAST-- HHENRY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/08/24		1595024	DIESEL	202401 390-57200-46100		*	126.90		
1/08/24		1595024	DIESEL	202401 300-13100-10000		*	62.50		
1/08/24		42652	FUEL	202401 390-57200-46100		*	486.31		
1/08/24		42652	FUEL	202401 300-13100-10000		*	239.53		
GLOVER OIL COMPANY INC								1,366.86	031375
1/18/24	01358	12/31/23	00116427	202312 390-57200-54200	CYLINDER RENTAL	*	40.19		
NEXAIR, LLC								40.19	031376
1/18/24	01514	1/12/24	0257905-	202401 390-57200-47500	MACROSI5LTR	*	1,132.00		
		1/12/24	0257906-	202401 390-57200-47500	MACROPHITESLTR	*	1,041.00		
NOBLE TURF, LLC								2,173.00	031377
1/18/24	00694	1/10/24	667387	202401 390-57200-47100	TAS TRIMMER	*	494.19		
PRECISION SMALL ENGINE CO., INC.								494.19	031378
1/18/24	01369	8/29/23	7625476	202308 300-14200-10000	GOLF BALLS	*	2,112.00		
		8/30/23	7629254	202308 300-14200-10000	GOLF SHOES	*	3,363.40		
		9/15/23	7646228	202309 300-14200-10000	GOLF BALLS	*	408.00		
		9/22/23	7653413	202309 300-14200-10000	GOLF BALLS	*	330.00		
SRIXON/CLEVELAND GOLF/XXIO								6,213.40	031379
1/18/24	01210	1/13/24	80729225	202401 320-57200-51000	SUPPLIES	*	74.28		
STAPLES ADVANTAGE								74.28	031380
1/18/24	00130	1/16/24	52285892	202401 300-14100-10200	OPER	*	26.95		
		1/16/24	52285892	202401 300-14100-10000	FOOD	*	900.87		
		1/16/24	52285892	202401 330-57200-43100	FUEL	*	7.10		
SYSCO								934.92	031381

VIER --VIERA EAST-- HHENRY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/18/24	01512	1/08/24	8684563	202401	390	57200	54600		CUSHMAN HAULER THE HUNTINGTON NATIONAL BANK	*	90.72	90.72	031382
1/18/24	01588	1/09/24	5670	202401	390	57200	47500		FOLLAR PAK GROW TURF SOLUTIONS OF FLORIDA INC	*	1,810.00	1,810.00	031383
1/18/24	01207	1/11/24	004168	202401	390	57200	47500		CHEMICALS JAN24 1/11/24 004168 202401 300-15100-10000 CHEMICALS FEB-APR24 TRIGON TURF SCIENCES, LLC	*	1,700.00	5,100.00	6,800.00 031384
1/18/24	00807	1/04/24	30900982	202401	390	57200	54100		UNIFORMS 1/4/24 1/11/24 30901001 202401 390-57200-54100 UNIFORMS 1/11/24 UNIFIRST CORPORATION	*	209.28	209.29	418.57 031385
1/18/24	00117	1/08/24	41180935	202401	390	57200	46000		HOSE COOLANT 1/09/24 41181186 202401 390-57200-46000 TEE WESCOTURF INC.	*	747.01	71.81	818.82 031386
TOTAL FOR BANK B											94,188.38		
TOTAL FOR REGISTER											94,188.38		

VIER --VIERA EAST-- HHENRY

# SECTION B

***Viera East***  
***Community Development District***

***Unaudited Financial Reporting***  
***December 31, 2023***





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**Viera East**  
**Community Development District**  
**Combined Balance Sheet**  
**December 31, 2023**

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Golf Course/ Recreation Fund	Totals Governmental Funds
<b>Assets:</b>						
<b>Cash:</b>						
Operating Account	\$ 2,007,622	\$ -	\$ -	\$ -	\$ 278,466	\$ 2,286,088
Capital Reserve Account	\$ -	\$ 1,188,412	\$ -	\$ -	\$ -	\$ 1,188,412
Accounts Receivable	\$ -	\$ -	\$ -	\$ -	\$ 283	\$ 283
Due from Capital Projects	\$ -	\$ 174,897	\$ -	\$ -	\$ 2,525	\$ 177,422
Due from Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ 16,851	\$ 16,851
Due from Golf Course	\$ 32,828	\$ -	\$ -	\$ -	\$ -	\$ 32,828
Due from General Fund	\$ -	\$ 5,846	\$ 568,301	\$ -	\$ 799,545	\$ 1,373,692
Due from Other	\$ -	\$ -	\$ -	\$ -	\$ 10,569	\$ 10,569
Prepaid Expenses	\$ 11,126	\$ -	\$ -	\$ -	\$ 160,219	\$ 171,345
Inventory- Pro Shop	\$ -	\$ -	\$ -	\$ -	\$ 63,222	\$ 63,222
Inventory- Hook & Eagle	\$ -	\$ -	\$ -	\$ -	\$ 59,294	\$ 59,294
<b>Investments:</b>						
State Board of Administration	\$ -	\$ 129,961	\$ -	\$ -	\$ -	\$ 129,961
<b>Series 2012</b>						
Reserve	\$ -	\$ -	\$ -	\$ -	\$ 283,920	\$ 283,920
Benefit Assessment	\$ -	\$ -	\$ -	\$ -	\$ 70	\$ 70
Bond Service	\$ -	\$ -	\$ -	\$ -	\$ 5,678	\$ 5,678
Recreation Fees	\$ -	\$ -	\$ -	\$ -	\$ 82,531	\$ 82,531
<b>Series 2020</b>						
Reserve	\$ -	\$ -	\$ 237,769	\$ -	\$ -	\$ 237,769
Temporary Interest	\$ -	\$ -	\$ 349	\$ -	\$ -	\$ 349
Bond Service	\$ -	\$ -	\$ 13,267	\$ -	\$ -	\$ 13,267
Project	\$ -	\$ -	\$ -	\$ 250,607	\$ -	\$ 250,607
Improvements (Net of Depreciation)	\$ -	\$ -	\$ -	\$ -	\$ 1,447,320	\$ 1,447,320
<b>Total Assets</b>	<b>\$ 2,051,576</b>	<b>\$ 1,499,116</b>	<b>\$ 819,686</b>	<b>\$ 250,607</b>	<b>\$ 3,210,492</b>	<b>\$ 7,831,477</b>
<b>Liabilities:</b>						
Accounts Payable	\$ 22,941	\$ -	\$ -	\$ -	\$ 23,722	\$ 46,663
Accrued Expenses	\$ 4,692	\$ -	\$ -	\$ -	\$ 2,425	\$ 7,117
Deferred Revenue- Season Advance	\$ -	\$ -	\$ -	\$ -	\$ 65,154	\$ 65,154
Deferred Revenue- Special Assessment O&M	\$ -	\$ -	\$ -	\$ -	\$ 13,679	\$ 13,679
Deferred Revenue- Special Assessment Debt	\$ -	\$ -	\$ -	\$ -	\$ 335,909	\$ 335,909
Deposit- Divots Grill	\$ -	\$ -	\$ -	\$ -	\$ 1,814	\$ 1,814
Due to General Fund	\$ -	\$ -	\$ -	\$ -	\$ 32,827	\$ 32,827
Due to Golf Course	\$ 799,545	\$ 19,376	\$ -	\$ -	\$ -	\$ 818,921
Due to Debt Service	\$ 20,567	\$ -	\$ -	\$ -	\$ -	\$ 20,567
Due to Capital Reserve	\$ 5,846	\$ -	\$ -	\$ 174,897	\$ -	\$ 180,744
Accrued Interest Payable	\$ -	\$ -	\$ -	\$ -	\$ 22,750	\$ 22,750
Accrued Principal Payable	\$ -	\$ -	\$ -	\$ -	\$ 122,500	\$ 122,500
Accrued Payroll Payable	\$ 17,773	\$ -	\$ -	\$ -	\$ 41,930	\$ 59,703
Notes Payable	\$ -	\$ -	\$ -	\$ -	\$ 376,381	\$ 376,381
Sales Tax Payable	\$ -	\$ -	\$ -	\$ -	\$ 53,670	\$ 53,670
Event Deposits	\$ -	\$ -	\$ -	\$ -	\$ 2,087	\$ 2,087
Bonds Payable- Series 2012	\$ -	\$ -	\$ -	\$ -	\$ 2,025,000	\$ 2,025,000
Bond Discount	\$ -	\$ -	\$ -	\$ -	\$ (8,854)	\$ (8,854)
Deferred Loss	\$ -	\$ -	\$ -	\$ -	\$ (83,163)	\$ (83,163)
<b>Total Liabilities</b>	<b>\$ 871,363</b>	<b>\$ 19,376</b>	<b>\$ -</b>	<b>\$ 174,897</b>	<b>\$ 3,027,832</b>	<b>\$ 4,093,469</b>
<b>Fund Balance:</b>						
<b>Nonspendable:</b>						
Prepaid Items	\$ 11,126	\$ -	\$ -	\$ -	\$ -	\$ 11,126
<b>Restricted for:</b>						
Debt Service - Series 2020	\$ -	\$ -	\$ 819,686	\$ -	\$ -	\$ 819,686
Capital Projects - Series 2020	\$ -	\$ -	\$ -	\$ 75,709	\$ -	\$ 75,709
<b>Assigned for:</b>						
Capital Reserves	\$ -	\$ 1,479,740	\$ -	\$ -	\$ -	\$ 1,479,740
Unassigned	\$ 1,169,086	\$ -	\$ -	\$ -	\$ 182,660	\$ 1,351,746
<b>Total Fund Balances</b>	<b>\$ 1,180,213</b>	<b>\$ 1,479,740</b>	<b>\$ 819,686</b>	<b>\$ 75,709</b>	<b>\$ 182,660</b>	<b>\$ 3,738,008</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 2,051,576</b>	<b>\$ 1,499,116</b>	<b>\$ 819,686</b>	<b>\$ 250,607</b>	<b>\$ 3,210,492</b>	<b>\$ 7,831,477</b>

**Viera East**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2023**

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
<b>Revenues:</b>				
Maintenance Assessments	\$ 1,378,973	\$ 1,195,324	\$ 1,195,324	\$ -
Golf Course Administrative Services	\$ 56,280	\$ 14,070	\$ 14,070	\$ 0
Donations for Park Materials	\$ 5,000	\$ 1,250	\$ -	\$ (1,250)
Miscellaneous Income- Farmers Market	\$ 20,000	\$ 5,000	\$ 3,813	\$ (1,187)
Interest Income	\$ 100	\$ 25	\$ -	\$ (25)
<b>Total Revenues</b>	<b>\$ 1,460,353</b>	<b>\$ 1,215,669</b>	<b>\$1,213,207</b>	<b>\$ (2,462)</b>

**Expenditures:**

**General & Administrative:**

Supervisors Fees	\$ 30,519	\$ 7,630	\$ 5,223	\$ 2,407
Engineering Fees	\$ 5,000	\$ 1,250	\$ 1,000	\$ 250
Attorney's Fees	\$ 20,000	\$ 5,000	\$ 3,048	\$ 1,952
Dissemination	\$ 1,000	\$ 250	\$ 250	\$ 0
Trustee Fees	\$ 5,600	\$ 1,400	\$ 1,400	\$ (0)
Annual Audit	\$ 14,000	\$ 3,500	\$ 3,500	\$ (0)
Collection Agent	\$ 2,500	\$ 625	\$ -	\$ 625
Management Fees	\$ 109,754	\$ 27,438	\$ 27,439	\$ (0)
Postage	\$ 2,000	\$ 500	\$ 152	\$ 348
Printing & Binding	\$ 2,500	\$ 625	\$ 54	\$ 571
Insurance- Liability	\$ 10,368	\$ 2,592	\$ 2,280	\$ 312
Legal Advertising	\$ 2,500	\$ 625	\$ -	\$ 625
Other Current Charges	\$ 750	\$ 188	\$ 303	\$ (116)
Office Supplies	\$ 1,500	\$ 375	\$ 999	\$ (624)
Dues & Licenses	\$ 175	\$ 44	\$ 175	\$ (131)
Information Technology	\$ 4,509	\$ 1,127	\$ 1,224	\$ (96)
<b>Total General &amp; Administrative</b>	<b>\$ 212,675</b>	<b>\$ 53,169</b>	<b>\$ 47,046</b>	<b>\$ 6,123</b>

**Viera East**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2023**

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
<b><i>Operations &amp; Maintenance</i></b>				
<b>Operating Expenditures</b>				
Salaries	\$ 168,699	\$ 42,175	\$ 40,274	\$ 1,901
Administration Fee	\$ 1,228	\$ 307	\$ 206	\$ 101
FICA Expense	\$ 12,905	\$ 3,226	\$ 3,555	\$ (329)
Health Insurance	\$ 10,000	\$ 2,500	\$ 2,304	\$ 196
Workers Compensation	\$ 3,348	\$ 837	\$ 734	\$ 103
Unemployment	\$ 1,078	\$ 270	\$ 189	\$ 81
Retirement Contribution	\$ 5,061	\$ 1,265	\$ -	\$ 1,265
Other Contractual	\$ 12,000	\$ 3,000	\$ 1,845	\$ 1,155
Marketing- Lifestyle/Amenities	\$ 75,000	\$ 18,750	\$ 19,067	\$ (317)
Uniforms	\$ 500	\$ 125	\$ 168	\$ (43)
<b>Subtotal Field Expenditures</b>	<b>\$ 289,819</b>	<b>\$ 72,455</b>	<b>\$ 68,341</b>	<b>\$ 4,114</b>
<b>Maintenance Expenditures</b>				
Canal Maintenance	\$ 14,000	\$ 3,500	\$ -	\$ 3,500
Lake Bank Restoration	\$ 164,000	\$ 41,000	\$ -	\$ 41,000
Lake Bank Education Project	\$ 8,000	\$ 2,000	\$ -	\$ 2,000
Environmental Services	\$ 20,000	\$ 5,000	\$ 764	\$ 4,236
Water Management System	\$ 132,000	\$ 33,000	\$ 33,833	\$ (833)
Midge Control	\$ 10,000	\$ 2,500	\$ -	\$ 2,500
Contingencies	\$ 2,000	\$ 500	\$ 1,452	\$ (952)
Fire Line Management	\$ 3,500	\$ 875	\$ -	\$ 875
Basin Repair	\$ 3,000	\$ 750	\$ -	\$ 750
<b>Subtotal Maintenance Expenditures</b>	<b>\$ 356,500</b>	<b>\$ 89,125</b>	<b>\$ 36,048</b>	<b>\$ 53,077</b>

# Viera East

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
<b>Grounds Maintenance Expenditures</b>				
Salaries	\$ 222,718	\$ 55,680	\$ 48,530	\$ 7,150
Bonus Program	\$ -	\$ -	\$ 41,823	\$ (41,823)
Administrative Fees	\$ 2,320	\$ 580	\$ 495	\$ 85
FICA	\$ 18,958	\$ 4,740	\$ 4,217	\$ 522
Health Insurance	\$ 17,975	\$ 4,494	\$ 6,390	\$ (1,896)
Workers Compensation	\$ 4,420	\$ 1,105	\$ 871	\$ 234
Unemployment	\$ 2,484	\$ 621	\$ 132	\$ 489
Retirement Contribution	\$ 6,682	\$ 1,670	\$ -	\$ 1,670
Telephone	\$ 13,000	\$ 3,250	\$ 3,779	\$ (529)
Utilities	\$ 15,000	\$ 3,750	\$ 2,362	\$ 1,388
Property Appraiser	\$ 1,990	\$ 498	\$ 1,989	\$ (1,492)
Insurance- Property	\$ 3,411	\$ 853	\$ 898	\$ (45)
Repairs	\$ 25,000	\$ 6,250	\$ 5,158	\$ 1,092
Fuel	\$ 21,000	\$ 5,250	\$ 3,597	\$ 1,653
Park Maintenance	\$ 45,000	\$ 11,250	\$ 5,400	\$ 5,850
Sidewalk Repair	\$ 10,000	\$ 2,500	\$ -	\$ 2,500
Chemicals	\$ 4,000	\$ 1,000	\$ 172	\$ 828
Contingencies	\$ 5,000	\$ 1,250	\$ 3,105	\$ (1,855)
Refuse	\$ 12,000	\$ 3,000	\$ 1,875	\$ 1,125
Office Supplies	\$ 500	\$ 125	\$ -	\$ 125
Uniforms	\$ 3,000	\$ 750	\$ 1,124	\$ (374)
Fire Alarm System	\$ 7,500	\$ 1,875	\$ 2,123	\$ (248)
Rain Bird Pump System	\$ 27,585	\$ 6,896	\$ 6,895	\$ 1
Park Materials	\$ 10,000	\$ 2,500	\$ -	\$ 2,500
Bay Hill Flow Way Maintenance	\$ 25,000	\$ 6,250	\$ -	\$ 6,250
<b>Subtotal Grounds Maintenance Expenditures</b>	<b>\$ 504,542</b>	<b>\$ 126,136</b>	<b>\$ 140,936</b>	<b>\$ (14,800)</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 1,150,861</b>	<b>\$ 287,715</b>	<b>\$ 245,325</b>	<b>\$ 42,390</b>
<b>Total Expenditures</b>	<b>\$ 1,363,536</b>	<b>\$ 340,884</b>	<b>\$ 292,371</b>	<b>\$ 48,513</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 96,816</b>		<b>\$ 920,836</b>	
<b><i>Other Financing Sources/(Uses):</i></b>				
Transfer In/(Out)- Capital Reserve	\$ (96,816)	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (96,816)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 920,836</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 259,377</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 1,180,213</b>	

**Viera East**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2023**

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
<b>Revenues</b>				
Interest	\$ 500	\$ 125	\$ 1,231	\$ 1,106
<b>Total Revenues</b>	<b>\$ 500</b>	<b>\$ 125</b>	<b>\$ 1,231</b>	<b>\$ 1,106</b>
<b>Expenditures:</b>				
Capital Outlay	\$ 100,000	\$ 42,857	\$ 24,087	\$ 18,770
Truck Maintenance	\$ 25,000	\$ 10,714	\$ -	\$ 10,714
Sign Project	\$ 20,000	\$ 8,571	\$ -	\$ 8,571
<b>Total Expenditures</b>	<b>\$ 145,000</b>	<b>\$ 42,857</b>	<b>\$ 24,087</b>	<b>\$ 18,770</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (144,500)</b>		<b>\$ (22,857)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)- General Fund	\$ 96,816	\$ -	\$ -	\$ -
Transfer In/(Out)- Golf Course	\$ 140,691	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 237,508</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 93,008</b>		<b>\$ (22,857)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 1,570,109</b>		<b>\$ 1,502,597</b>	
<b>Fund Balance - Ending</b>	<b>\$ 1,663,117</b>		<b>\$ 1,479,740</b>	

# Viera East

## Community Development District

### Capital Reserve Fund

#### Capital Outlay Check Register Detail

For The Period Ending December 31, 2023

Check			
Date	Vendor	Detail	Amount
10/16/23	US Foods	Hood Range	\$ 16,851.33
11/30/23	Wesco Turf, Inc	Conveyor/Swivel/Caddy	\$ 7,236.06
<b>Total</b>			<b><u>\$ 24,087.39</u></b>

**Viera East**  
**Community Development District**  
**Debt Service Fund Series 2020**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2023**

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 655,615	\$ 568,301	\$ 568,301	\$ -
Interest	\$ 500	\$ 125	\$ 4,075	\$ 3,950
<b>Total Revenues</b>	<b>\$ 656,115</b>	<b>\$ 568,426</b>	<b>\$ 572,376</b>	<b>\$ 3,950</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 85,558	\$ 85,558	\$ 85,558	\$ -
Principal - 5/1	\$ 475,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 85,558	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 646,115</b>	<b>\$ 85,558</b>	<b>\$ 85,558</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 10,000</b>		<b>\$ 486,818</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 10,000</b>		<b>\$ 486,818</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 93,497</b>		<b>\$ 332,868</b>	
<b>Fund Balance - Ending</b>	<b>\$ 103,497</b>		<b>\$ 819,686</b>	



# Viera East

## Community Development District Capital Projects Fund Series 2020

### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
<b>Revenues</b>				
Developer Contributions	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 4,860	\$ 4,860
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,860</b>	<b>\$ 4,860</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 180,703	\$ (180,703)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 180,703</b>	<b>\$ (180,703)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (175,843)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (175,843)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 251,552</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 75,709</b>	

**Viera East**  
**Community Development District**  
**Golf Course/ Recreation Fund- Operations**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2023**

	Adopted Budget	Current Month			Year- to - Date		
		Prorated Budget	Actual		Prorated Budget	Actual	
		December 2023	December 2023	Variance	Thru 12/31/23	Thru 12/31/23	Variance
<i>Number of Rounds</i>							
Paid Rounds	35,250	2,707	3,147	440	7,378	9,023	1,645
Member Rounds	10,000	768	294	(474)	2,093	915	(1,178)
Comp Rounds	3,000	230	92	(138)	628	229	(399)
<i>Revenue per Round</i>							
Paid Rounds	\$ 50	\$60	\$48	(11)	\$60	\$45	(15)
<b>Revenues:</b>							
Greens Fees	\$ 1,863,778	\$ 161,217	\$ 151,691	\$ (9,526)	\$ 441,715	\$ 408,094	\$ (33,622)
Gift Cards- Sales	\$ 25,750	\$ 2,227	\$ 7,071	\$ 4,844	\$ 6,103	\$ 7,594	\$ 1,491
Gift Cards- Usage	\$ (25,750)	\$ (2,227)	\$ (415)	\$ 1,813	\$ (6,103)	\$ (2,218)	\$ 3,884
Season Advance/Trail Fees	\$ 150,000	\$ 12,975	\$ 8,324	\$ (4,651)	\$ 35,550	\$ 32,397	\$ (3,153)
Associate Memberships	\$ 42,000	\$ 3,633	\$ 1,060	\$ (2,573)	\$ 9,954	\$ 6,363	\$ (3,591)
Driving Range	\$ 82,400	\$ 7,128	\$ 6,785	\$ (343)	\$ 19,529	\$ 18,643	\$ (886)
Golf Lessons	\$ 2,163	\$ 187	\$ 600	\$ 413	\$ 513	\$ 810	\$ 297
Merchandise Sales	\$ 118,450	\$ 10,246	\$ 12,471	\$ 2,225	\$ 28,073	\$ 31,619	\$ 3,546
Assessments -Recreation Operating	\$ 18,239	\$ 1,519	\$ 1,520	\$ 1	\$ 4,558	\$ 4,560	\$ 2
Miscellaneous Income	\$ 15,000	\$ 1,250	\$ (862)	\$ (2,111)	\$ 3,749	\$ 558	\$ (3,190)
<b>Total Revenues</b>	<b>\$ 2,292,030</b>	<b>\$ 198,154</b>	<b>\$ 188,246</b>	<b>\$ (9,909)</b>	<b>\$ 543,640</b>	<b>\$ 508,419</b>	<b>\$ (35,221)</b>
<b>Expenditures:</b>							
<b>General Expenditures:</b>							
Other Contractual Services	\$ 20,000	\$ 1,666	\$ 1,039	\$ 627	\$ 4,998	\$ 2,774	\$ 2,224
Telephone	\$ 2,500	\$ 208	\$ 338	\$ (130)	\$ 625	\$ 1,006	\$ (382)
Utilities	\$ 5,400	\$ 450	\$ 304	\$ 145	\$ 1,349	\$ 884	\$ 465
Repairs & Maintenance	\$ 15,000	\$ 1,250	\$ 1,381	\$ (132)	\$ 3,749	\$ 1,931	\$ 1,817
Bank Charges	\$ 45,000	\$ 3,749	\$ 4,196	\$ (448)	\$ 11,246	\$ 11,773	\$ (527)
Office Supplies	\$ 4,500	\$ 375	\$ 294	\$ 81	\$ 1,125	\$ 538	\$ 586
Operating Supplies	\$ 4,000	\$ 333	\$ 583	\$ (250)	\$ 1,000	\$ 2,259	\$ (1,260)
Dues, Licenses & Subscriptions	\$ 9,500	\$ 791	\$ 227	\$ 565	\$ 2,374	\$ 2,374	\$ 1
Drug Testing- All departments	\$ 500	\$ 42	\$ -	\$ 42	\$ 125	\$ -	\$ 125
Training, Education & Employee Relations	\$ 9,000	\$ 750	\$ -	\$ 750	\$ 2,249	\$ 600	\$ 1,649
Contractual Security	\$ 4,000	\$ 333	\$ 344	\$ (11)	\$ 1,000	\$ 689	\$ 311
IT Services	\$ 3,000	\$ 250	\$ 190	\$ 60	\$ 750	\$ 610	\$ 140
<b>Subtotal General Expenditures</b>	<b>\$ 122,400</b>	<b>\$ 10,196</b>	<b>\$ 8,897</b>	<b>\$ 1,299</b>	<b>\$ 30,588</b>	<b>\$ 25,439</b>	<b>\$ 5,149</b>

**Viera East**  
**Community Development District**  
**Golf Course/ Recreation Fund- Operations**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2023**

	Adopted Budget	Current Month			Year- to - Date		
		Prorated Budget	Actual		Prorated Budget	Actual	
		December 2023	December 2023	Variance	Thru 12/31/23	Thru 12/31/23	Variance
<b><i>Administrative Expenditures:</i></b>							
Legal Fees	\$ 1,500	\$ 125	\$ -	\$ 125	\$ 375	\$ -	\$ 375
Arbitrage	\$ 600	\$ 50	\$ 50	\$ (0)	\$ 150	\$ 150	\$ (0)
Dissemination	\$ 1,000	\$ 83	\$ 83	\$ (0)	\$ 250	\$ 250	\$ (0)
Trustee Fees	\$ 4,100	\$ 342	\$ 342	\$ (0)	\$ 1,025	\$ 1,025	\$ (0)
Annual Audit	\$ 5,000	\$ 417	\$ 417	\$ (0)	\$ 1,250	\$ 1,250	\$ (1)
Golf Course Administrative Services	\$ 56,280	\$ 4,688	\$ 4,690	\$ (2)	\$ 14,064	\$ 14,070	\$ (6)
Insurance	\$ 133,663	\$ 11,134	\$ 12,284	\$ (1,150)	\$ 33,402	\$ 36,579	\$ (3,177)
Property Taxes	\$ 15,000	\$ 1,250	\$ 856	\$ 393	\$ 3,749	\$ 1,713	\$ 2,036
<b>Subtotal Administrative Expenditures</b>	<b>\$ 217,143</b>	<b>\$ 18,088</b>	<b>\$ 18,722</b>	<b>\$ (634)</b>	<b>\$ 54,264</b>	<b>\$ 55,037</b>	<b>\$ (773)</b>
<b>Total General &amp; Administrative</b>	<b>\$ 339,543</b>	<b>\$ 28,284</b>	<b>\$ 27,618</b>	<b>\$ 666</b>	<b>\$ 84,852</b>	<b>\$ 80,476</b>	<b>\$ 4,376</b>
<b><i>Operations &amp; Maintenance</i></b>							
<b>Golf Operations Expenditures</b>							
Salaries	\$ 306,020	\$ 25,491	\$ 23,578	\$ 1,913	\$ 76,474	\$ 70,302	\$ 6,172
Administrative Fee	\$ 12,876	\$ 1,073	\$ 1,160	\$ (88)	\$ 3,218	\$ 3,270	\$ (52)
FICA Expense	\$ 22,509	\$ 1,875	\$ 1,804	\$ 71	\$ 5,625	\$ 6,044	\$ (419)
Health Insurance	\$ 12,632	\$ 1,052	\$ (103)	\$ 1,155	\$ 3,157	\$ 1,660	\$ 1,496
Workers Compensation	\$ 5,890	\$ 491	\$ 241	\$ 250	\$ 1,472	\$ 804	\$ 668
Unemployment	\$ 10,828	\$ 902	\$ 522	\$ 379	\$ 2,706	\$ 1,544	\$ 1,162
Golf Printing	\$ 2,500	\$ 208	\$ -	\$ 208	\$ 625	\$ -	\$ 625
Utilities	\$ 22,500	\$ 1,874	\$ 1,519	\$ 355	\$ 5,623	\$ 5,151	\$ 472
Repairs	\$ 1,000	\$ 83	\$ 15	\$ 68	\$ 250	\$ 50	\$ 200
Pest Control	\$ 1,300	\$ 108	\$ 95	\$ 13	\$ 325	\$ 285	\$ 40
Supplies	\$ 12,000	\$ 1,000	\$ 1,343	\$ (343)	\$ 2,999	\$ 2,686	\$ 312
Uniforms	\$ 1,500	\$ 125	\$ -	\$ 125	\$ 375	\$ -	\$ 375
Training, Education & Employee Relations	\$ 9,000	\$ 750	\$ -	\$ 750	\$ 2,249	\$ -	\$ 2,249
Cart Lease	\$ 87,000	\$ 7,247	\$ 7,035	\$ 212	\$ 21,741	\$ 20,794	\$ 948
Cart Maintenance	\$ 5,000	\$ 417	\$ -	\$ 417	\$ 1,250	\$ 62	\$ 1,187
Driving Range	\$ 10,000	\$ 833	\$ 1,916	\$ (1,083)	\$ 2,499	\$ 3,032	\$ (533)
<b>Subtotal Golf Operations Expenditures</b>	<b>\$ 522,555</b>	<b>\$ 43,529</b>	<b>\$ 39,126</b>	<b>\$ 4,403</b>	<b>\$ 130,586</b>	<b>\$ 115,684</b>	<b>\$ 14,903</b>
<b>Merchandise Sales</b>							
Cost of Goods Sold	\$ 90,000	\$ 7,497	\$ 12,389	\$ (4,892)	\$ 22,491	\$ 33,654	\$ (11,163)
<b>Subtotal Merchandise Sales</b>	<b>\$ 90,000</b>	<b>\$ 7,497</b>	<b>\$ 12,389</b>	<b>\$ (4,892)</b>	<b>\$ 22,491</b>	<b>\$ 33,654</b>	<b>\$ (11,163)</b>

**Viera East**  
**Community Development District**  
**Golf Course/ Recreation Fund- Operations**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2023**

	Adopted Budget	Current Month			Year- to - Date		
		Prorated Budget	Actual		Prorated Budget	Actual	
		December 2023	December 2023	Variance	Thru 12/31/23	Thru 12/31/23	Variance
<b>Golf Course Maintenance Expenditures</b>							
Salaries	\$ 466,847	\$ 38,888	\$ 37,408	\$ 1,481	\$ 116,665	\$ 109,975	\$ 6,690
Administrative Fees	\$ 5,368	\$ 447	\$ 466	\$ (19)	\$ 1,341	\$ 1,327	\$ 14
FICA Expense	\$ 37,693	\$ 3,140	\$ 2,825	\$ 314	\$ 9,419	\$ 9,374	\$ 46
Employee Insurance	\$ 38,695	\$ 3,223	\$ 3,739	\$ (516)	\$ 9,670	\$ 8,672	\$ 998
Workers Compensation	\$ 9,328	\$ 777	\$ 584	\$ 194	\$ 2,331	\$ 1,931	\$ 400
Unemployment	\$ 7,160	\$ 596	\$ 549	\$ 47	\$ 1,789	\$ 830	\$ 959
Utilities/Water	\$ 30,000	\$ 2,499	\$ 2,374	\$ 125	\$ 7,497	\$ 7,502	\$ (5)
Repairs	\$ 48,000	\$ 3,998	\$ 3,871	\$ 128	\$ 11,995	\$ 14,722	\$ (2,727)
Restaurant Repairs	\$ 7,500	\$ 625	\$ 219	\$ 405	\$ 1,874	\$ 2,181	\$ (307)
Fuel & Oil	\$ 40,000	\$ 3,332	\$ 2,458	\$ 874	\$ 9,996	\$ 7,659	\$ 2,337
Pest Control	\$ 1,800	\$ 150	\$ 160	\$ (10)	\$ 450	\$ 480	\$ (30)
Irrigation/Drainage	\$ 20,000	\$ 1,666	\$ 92	\$ 1,574	\$ 4,998	\$ 5,055	\$ (57)
Sand and Topsoil	\$ 26,500	\$ 2,207	\$ 1,081	\$ 1,126	\$ 6,622	\$ 2,195	\$ 4,427
Flower/Mulch	\$ 7,000	\$ 583	\$ 744	\$ (161)	\$ 1,749	\$ 1,488	\$ 261
Fertilizer	\$ 175,000	\$ 14,578	\$ 10,157	\$ 4,420	\$ 43,733	\$ 32,616	\$ 11,116
Seed/Sod	\$ 10,000	\$ 833	\$ -	\$ 833	\$ 2,499	\$ -	\$ 2,499
Trash Removal	\$ 3,000	\$ 250	\$ 219	\$ 30	\$ 750	\$ 439	\$ 311
Contingency	\$ 7,500	\$ 625	\$ 200	\$ 425	\$ 1,874	\$ 398	\$ 1,477
First Aid	\$ 800	\$ 67	\$ -	\$ 67	\$ 200	\$ 35	\$ 165
Operating Supplies	\$ 20,000	\$ 1,666	\$ 141	\$ 1,525	\$ 4,998	\$ 1,456	\$ 3,542
Training	\$ 9,000	\$ 750	\$ -	\$ 750	\$ 2,249	\$ 419	\$ 1,830
Janitorial Supplies	\$ 1,000	\$ 83	\$ -	\$ 83	\$ 250	\$ 114	\$ 136
Janitorial Services	\$ 20,000	\$ 1,666	\$ 2,593	\$ (927)	\$ 4,998	\$ 7,779	\$ (2,781)
Soil & Water Testing	\$ 1,000	\$ 83	\$ -	\$ 83	\$ 250	\$ -	\$ 250
Uniforms	\$ 10,000	\$ 833	\$ 836	\$ (3)	\$ 2,499	\$ 2,694	\$ (195)
Equipment Rental	\$ 2,000	\$ 167	\$ 40	\$ 126	\$ 500	\$ 119	\$ 381
Equipment Lease	\$ 187,550	\$ 15,623	\$ 17,806	\$ (2,183)	\$ 46,869	\$ 52,940	\$ (6,071)
<b>Subtotal Grounds Maintenance Expenditures</b>	<b>\$ 1,192,741</b>	<b>\$ 99,355</b>	<b>\$ 88,563</b>	<b>\$ 10,792</b>	<b>\$ 298,066</b>	<b>\$ 272,400</b>	<b>\$ 25,666</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 1,805,296</b>	<b>\$ 150,381</b>	<b>\$ 140,077</b>	<b>\$ 10,304</b>	<b>\$ 451,143</b>	<b>\$ 421,738</b>	<b>\$ 29,406</b>
<b>Total Expenditures</b>	<b>\$ 2,144,839</b>	<b>\$ 178,665</b>	<b>\$ 167,696</b>	<b>\$ 10,969</b>	<b>\$ 535,995</b>	<b>\$ 502,213</b>	<b>\$ 33,782</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 147,191</b>		<b>\$ 20,550</b>			<b>\$ 6,205</b>	

**Viera East**  
**Community Development District**  
**Golf Course/ Recreation Fund- Operations**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2023**

	Adopted Budget	Current Month			Year- to - Date		
		Prorated Budget	Actual		Prorated Budget	Actual	
		December 2023	December 2023	Variance	Thru 12/31/23	Thru 12/31/23	Variance
<b><i>Other Financing Sources/(Uses):</i></b>							
Assessments -Recreation Debt Service	\$ 560,250	\$ 46,669	\$ 49,100	\$ 2,431	\$ 140,006	\$ 147,299	\$ 7,292
Interest Income	\$ 1,000	\$ 83	\$ 883	\$ 800	\$ 250	\$ 3,531	\$ 3,281
Transfer In/(Out)- Capital Reserve	\$ (140,691)	\$ (11,720)	\$ -	\$ 11,720	\$ (35,159)	\$ -	\$ 35,159
Interest Expense	\$ (77,750)	\$ (6,477)	\$ (6,479)	\$ (3)	\$ (19,430)	\$ (19,438)	\$ (8)
Principal Expense	\$ (490,000)	\$ (40,817)	\$ (40,833)	\$ (16)	\$ (122,451)	\$ (122,500)	\$ (49)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (147,191)</b>	<b>\$ (12,261)</b>	<b>\$ 2,670</b>	<b>\$ 14,931</b>	<b>\$ (36,783)</b>	<b>\$ 8,892</b>	<b>\$ 45,675</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ 23,220</b>			<b>\$ 15,097</b>		
<b>Fund Balance - Beginning</b>	<b>\$ -</b>				<b>\$ 188,760</b>		
<b>Fund Balance - Ending</b>	<b>\$ -</b>				<b>\$ 203,857</b>		

**Viera East**  
**Community Development District**  
**Restaurant- Hook and Eagle**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2023**

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
<b>Revenues:</b>				
Food Sales	\$ 334,093	\$ 83,523	\$ 92,317	\$ 8,794
Snack Sales	\$ 10,000	\$ 2,500	\$ 1,834	\$ (666)
Wine Sales	\$ 31,005	\$ 7,751	\$ 17,275	\$ 9,524
Beer Sales	\$ 179,140	\$ 44,785	\$ 25,818	\$ (18,967)
Beverage Sales	\$ 12,402	\$ 3,101	\$ 12,469	\$ 9,369
Liquor Sales	\$ 92,220	\$ 23,055	\$ 18,714	\$ (4,341)
<b>Total Revenues</b>	<b>\$ 658,860</b>	<b>\$ 164,715</b>	<b>\$168,428</b>	<b>\$ 3,713</b>
<b>Expenditures:</b>				
<b>Restaurant Expenditures:</b>				
Restaurant Manager Contract	\$ 65,000	\$ 16,250	\$ 10,833	\$ 5,417
Salaries	\$ 183,610	\$ 45,903	\$ 67,779	\$ (21,876)
Administrative Fee	\$ 8,034	\$ 2,009	\$ 1,612	\$ 397
FICA Expense	\$ 15,217	\$ 3,804	\$ 7,541	\$ (3,737)
Health Insurance	\$ 8,813	\$ 2,203	\$ 2,567	\$ (364)
Workers Compensation	\$ 2,336	\$ 584	\$ 1,305	\$ (721)
Unemployment	\$ 5,750	\$ 1,438	\$ 1,170	\$ 268
Telephone	\$ 5,250	\$ 1,313	\$ 1,995	\$ (683)
Utilities	\$ 10,000	\$ 2,500	\$ 2,869	\$ (369)
Pest Control	\$ 1,200	\$ 300	\$ 285	\$ 15
Merchant Fees	\$ 27,500	\$ 6,875	\$ 5,251	\$ 1,624
Equipment Lease	\$ 1,500	\$ 375	\$ 249	\$ 126
Kitchen Equipment/Supplies	\$ 3,000	\$ 750	\$ 4,859	\$ (4,109)
Paper & Plastic Supplies	\$ 10,000	\$ 2,500	\$ 4,836	\$ (2,336)
Operating Supplies	\$ 25,000	\$ 6,250	\$ 3,326	\$ 2,924
First Aid	\$ 500	\$ 125	\$ -	\$ 125
Entertainment	\$ 14,400	\$ 3,600	\$ -	\$ 3,600
Delivery/Gas	\$ 6,000	\$ 1,500	\$ 313	\$ 1,187
Dues & License	\$ 5,000	\$ 1,250	\$ 3,868	\$ (2,618)
<b>Total Restaurant Expenditures</b>	<b>\$ 398,110</b>	<b>\$ 99,528</b>	<b>\$ 120,658</b>	<b>\$ (21,131)</b>
<b>Cost of Goods Sold:</b>				
Food Cost	\$ 132,750	\$ 33,188	\$ 36,313	\$ (3,126)
Snack Cost	\$ 5,000	\$ 1,250	\$ 585	\$ 665
Beverage Cost	\$ 16,000	\$ 4,000	\$ 9,084	\$ (5,084)
Beer Cost	\$ 71,000	\$ 17,750	\$ 10,003	\$ 7,747
Wine Cost	\$ 5,000	\$ 1,250	\$ 951	\$ 299
Liquor Cost	\$ 31,000	\$ 7,750	\$ 12,031	\$ (4,281)
<b>Total Operations &amp; Maintenance</b>	<b>\$ 260,750</b>	<b>\$ 65,188</b>	<b>\$ 68,967</b>	<b>\$ (3,780)</b>
<b>Total Expenditures</b>	<b>\$ 658,860</b>	<b>\$ 164,715</b>	<b>\$ 189,625</b>	<b>\$ (24,910)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (21,198)</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (21,198)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (21,198)</b>	

**Viera East**  
**Community Development District**  
**Month to Month- General Fund**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Maintenance Assessments	\$ -	\$ 314,324	\$ 881,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,195,324
Golf Course Administrative Services	\$ 4,690	\$ 4,690	\$ 4,690	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,070
Donations for Park Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Income- Farmers Market	\$ -	\$ 3,813	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,813
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 4,690</b>	<b>\$ 322,827</b>	<b>\$ 885,690</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,213,207</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisors Fees	\$ 2,467	\$ 1,467	\$ 1,289	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,223
Engineering Fees	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000
Attorney's Fees	\$ 3,048	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,048
Dissemination	\$ 83	\$ 83	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250
Trustee Fees	\$ 467	\$ 467	\$ 467	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,400
Annual Audit	\$ 1,167	\$ 1,167	\$ 1,167	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500
Collection Agent	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 9,146	\$ 9,146	\$ 9,146	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,439
Postage	\$ 1	\$ 151	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 152
Printing & Binding	\$ 42	\$ 12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54
Insurance- Liability	\$ 760	\$ 760	\$ 760	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,280
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 25	\$ 148	\$ 130	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 303
Office Supplies	\$ 937	\$ -	\$ 62	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 999
Dues & Licenses	\$ -	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Information Technology	\$ 376	\$ 472	\$ 376	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,224
<b>Total General &amp; Administrative</b>	<b>\$ 18,519</b>	<b>\$ 15,048</b>	<b>\$ 13,480</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 47,046</b>
<b>Operations &amp; Maintenance</b>													
<b>Operating Expenditures</b>													
Salaries	\$ 13,456	\$ 13,196	\$ 13,621	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,274
Administration Fee	\$ 67	\$ 65	\$ 74	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 206
FICA Expense	\$ 1,029	\$ 1,483	\$ 1,042	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,555
Health Insurance	\$ 743	\$ 743	\$ 819	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,304
Workers Compensation	\$ 213	\$ 306	\$ 215	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 734
Unemployment	\$ -	\$ -	\$ 189	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 189
Retirement Contribution	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Contractual	\$ 550	\$ 550	\$ 746	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,845
Marketing- Lifestyle/Amenities	\$ 7,816	\$ 4,893	\$ 6,358	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,067
Uniforms	\$ 80	\$ 87	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 168
<b>Subtotal Operating Expenditures</b>	<b>\$ 23,954</b>	<b>\$ 21,324</b>	<b>\$ 23,064</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 68,341</b>

**Viera East**  
**Community Development District**  
**Month to Month- General Fund**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Maintenance Expenditures</b>													
Canal Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Bank Restoration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Bank Education Project	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Environmental Services	\$ -	\$ 497	\$ 267	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 764
Water Management System	\$ 11,526	\$ 10,624	\$ 11,684	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,833
Midge Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingencies	\$ 1,452	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,452
Fire Line Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Basin Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Maintenance Expenditures</b>	<b>\$ 12,977</b>	<b>\$ 11,121</b>	<b>\$ 11,951</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 36,048</b>
<b>Grounds Maintenance Expenditures</b>													
Salaries	\$ 16,087	\$ 15,773	\$ 16,670	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,530
Bonus Program	\$ -	\$ 41,823	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,823
Administrative Fees	\$ 161	\$ 156	\$ 178	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 495
FICA	\$ 1,231	\$ 1,712	\$ 1,275	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,217
Health Insurance	\$ 2,016	\$ 2,016	\$ 2,358	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,390
Workers Compensation	\$ 254	\$ 353	\$ 263	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 871
Unemployment	\$ -	\$ -	\$ 132	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 132
Retirement Contribution	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Telephone	\$ 1,096	\$ 1,229	\$ 1,454	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,779
Utilities	\$ 753	\$ 863	\$ 746	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,362
Property Appraiser	\$ -	\$ -	\$ 1,989	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,989
Insurance- Property	\$ 299	\$ 299	\$ 299	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 898
Repairs	\$ 3,281	\$ 1,151	\$ 725	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,158
Fuel	\$ 1,625	\$ 762	\$ 1,211	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,597
Park Maintenance	\$ 1,800	\$ 1,800	\$ 1,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,400
Sidewalk Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Chemicals	\$ -	\$ 172	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 172
Contingencies	\$ 354	\$ 375	\$ 2,376	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,105
Refuse	\$ 375	\$ 750	\$ 750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,875
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Uniforms	\$ 321	\$ 482	\$ 321	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,124
Fire Alarm System	\$ -	\$ 1,611	\$ 512	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,123
Rain Bird Pump System	\$ 2,298	\$ 2,298	\$ 2,298	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,895
Park Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bay Hill Flow Way Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Grounds Maintenance Expenditures</b>	<b>\$ 31,951</b>	<b>\$ 73,627</b>	<b>\$ 35,358</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 140,936</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 68,882</b>	<b>\$ 106,071</b>	<b>\$ 70,372</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 245,325</b>
<b>Total Expenditures</b>	<b>\$ 87,401</b>	<b>\$ 121,119</b>	<b>\$ 83,852</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 292,371</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (82,711)</b>	<b>\$ 201,708</b>	<b>\$ 801,838</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 920,836</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (82,711)</b>	<b>\$ 201,708</b>	<b>\$ 801,838</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 920,836</b>



**Viera East**  
**Community Development District**  
**Month to Month- Golf Course/Recreation**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Number of Rounds</i>													
Paid Rounds	3,421	2,455	3,147	-	-	-	-	-	-	-	-	-	9,023.00
Member Rounds	304	317	294	-	-	-	-	-	-	-	-	-	915.00
Comp Rounds	32	105	92	-	-	-	-	-	-	-	-	-	229.00
<i>Revenue per Round</i>													
Paid Rounds	\$35	\$55	\$48	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45
<b>Revenues:</b>													
Greens Fees	\$ 120,432	\$ 135,971	\$ 151,691	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 408,094
Gift Cards- Sales	\$ 404	\$ 119	\$ 7,071	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,594
Gift Cards- Usage	\$ (1,507)	\$ (297)	\$ (415)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (2,218)
Season Advance/Trail Fees	\$ 12,545	\$ 11,527	\$ 8,324	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,397
Associate Memberships	\$ 2,671	\$ 2,632	\$ 1,060	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,363
Driving Range	\$ 6,379	\$ 5,479	\$ 6,785	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,643
Golf Lessons	\$ -	\$ 210	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 810
Merchandise Sales	\$ 9,027	\$ 10,121	\$ 12,471	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,619
Assessments -Recreation Operating	\$ 1,520	\$ 1,520	\$ 1,520	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,560
Miscellaneous Income	\$ 239	\$ 1,181	\$ (862)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 558
<b>Total Revenues</b>	<b>\$ 151,709</b>	<b>\$ 168,464</b>	<b>\$ 188,246</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 508,419</b>
<b>Expenditures:</b>													
<b>General Expenditures:</b>													
Other Contractual Services	\$ 842	\$ 893	\$ 1,039	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,774
Telephone	\$ 330	\$ 338	\$ 338	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,006
Utilities	\$ 297	\$ 283	\$ 304	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 884
Repairs & Maintenance	\$ 275	\$ 275	\$ 1,381	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,931
Bank Charges	\$ 3,448	\$ 4,128	\$ 4,196	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,773
Office Supplies	\$ 161	\$ 84	\$ 294	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 538
Operating Supplies	\$ 1,050	\$ 626	\$ 583	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,259
Dues, Licenses & Subscriptions	\$ 1,498	\$ 649	\$ 227	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,374
Drug Testing- All departments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Training, Education & Employee Relations	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Contractual Security	\$ -	\$ 344	\$ 344	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 689
IT Services	\$ 95	\$ 325	\$ 190	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 610
<b>Subtotal General Expenditures</b>	<b>\$ 8,596</b>	<b>\$ 7,946</b>	<b>\$ 8,897</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 25,439</b>

**Viera East**  
**Community Development District**  
**Month to Month- Golf Course/Recreation**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><u>Administrative Expenditures:</u></b>													
Legal Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ 50	\$ 50	\$ 50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150
Dissemination	\$ 83	\$ 83	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250
Trustee Fees	\$ 342	\$ 342	\$ 342	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,025
Annual Audit	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,250
Golf Course Administrative Services	\$ 4,690	\$ 4,690	\$ 4,690	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,070
Insurance	\$ 12,148	\$ 12,148	\$ 12,284	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,579
Property Taxes	\$ -	\$ 856	\$ 856	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,713
<b>Subtotal Administrative Expenditures</b>	<b>\$ 17,730</b>	<b>\$ 18,586</b>	<b>\$ 18,722</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 55,037</b>
<b>Total General &amp; Administrative</b>	<b>\$ 26,326</b>	<b>\$ 26,531</b>	<b>\$ 27,618</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 80,476</b>
<b><u>Operations &amp; Maintenance</u></b>													
<b>Golf Operations Expenditures</b>													
Salaries	\$ 22,543	\$ 24,181	\$ 23,578	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,302
Administrative Fee	\$ 1,078	\$ 1,031	\$ 1,160	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,270
FICA Expense	\$ 1,725	\$ 2,516	\$ 1,804	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,044
Health Insurance	\$ 725	\$ 1,038	\$ (103)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,660
Workers Compensation	\$ 356	\$ 207	\$ 241	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 804
Unemployment	\$ 441	\$ 580	\$ 522	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,544
Golf Printing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utilities	\$ 1,594	\$ 2,038	\$ 1,519	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,151
Repairs	\$ 13	\$ 21	\$ 15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50
Pest Control	\$ 95	\$ 95	\$ 95	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 285
Supplies	\$ 1,266	\$ 77	\$ 1,343	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,686
Uniforms	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Training, Education & Employee Relations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cart Lease	\$ 6,680	\$ 7,079	\$ 7,035	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,794
Cart Maintenance	\$ -	\$ 62	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 62
Driving Range	\$ -	\$ 1,116	\$ 1,916	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,032
<b>Subtotal Operating Expenditures</b>	<b>\$ 36,517</b>	<b>\$ 40,041</b>	<b>\$ 39,126</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 115,684</b>
<b>Merchandise Sales:</b>													
Cost of Goods Sold	\$ 10,641	\$ 10,625	\$ 12,389	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,654
<b>Subtotal Merchandise Sales</b>	<b>\$ 10,641</b>	<b>\$ 10,625</b>	<b>\$ 12,389</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 33,654</b>

**Viera East**  
**Community Development District**  
**Month to Month- Golf Course/Recreation**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Golf Course Maintenance Expenditures</b>													
Salaries	\$ 35,382	\$ 37,186	\$ 37,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 109,975
Administrative Fees	\$ 426	\$ 436	\$ 466	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,327
FICA Expense	\$ 2,685	\$ 3,863	\$ 2,825	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,374
Employee Insurance	\$ 2,485	\$ 2,448	\$ 3,739	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,672
Workers Compensation	\$ 552	\$ 796	\$ 584	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,931
Unemployment	\$ 116	\$ 166	\$ 549	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 830
Utilities/Water	\$ 2,379	\$ 2,750	\$ 2,374	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,502
Repairs	\$ 5,396	\$ 5,455	\$ 3,871	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,722
Restaurant Repairs	\$ 665	\$ 1,297	\$ 219	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,181
Fuel & Oil	\$ 3,654	\$ 1,547	\$ 2,458	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,659
Pest Control	\$ 160	\$ 160	\$ 160	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 480
Irrigation/Drainage	\$ 1,036	\$ 3,927	\$ 92	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,055
Sand and Topsoil	\$ -	\$ 1,114	\$ 1,081	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,195
Flower/Mulch	\$ -	\$ 744	\$ 744	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,488
Fertilizer	\$ 12,553	\$ 9,906	\$ 10,157	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,616
Seed/Sod	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trash Removal	\$ 219	\$ -	\$ 219	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 439
Contingency	\$ -	\$ 198	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 398
First Aid	\$ -	\$ 35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35
Operating Supplies	\$ 317	\$ 997	\$ 141	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,456
Training	\$ -	\$ 419	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 419
Janitorial Supplies	\$ -	\$ 114	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 114
Janitorial Services	\$ 2,593	\$ 2,593	\$ 2,593	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,779
Soil & Water Testing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Uniforms	\$ 775	\$ 1,082	\$ 836	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,694
Equipment Rental	\$ 40	\$ 39	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 119
Equipment Lease	\$ 17,567	\$ 17,567	\$ 17,806	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,940
<b>Subtotal Golf Course Maintenance Expenditures</b>	<b>\$ 88,998</b>	<b>\$ 94,839</b>	<b>\$ 88,563</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 272,400</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 136,155</b>	<b>\$ 145,505</b>	<b>\$ 140,077</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 421,738</b>
<b>Total Expenditures</b>	<b>\$ 162,481</b>	<b>\$ 172,037</b>	<b>\$ 167,696</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 502,213</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (10,771)</b>	<b>\$ (3,573)</b>	<b>\$ 20,550</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,205</b>
<b>Other Financing Sources/Uses:</b>													
Assessments-Recreation Debt Service	\$ 49,100	\$ 49,100	\$ 49,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 147,299
Interest Income	\$ 1,260	\$ 1,387	\$ 883	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,531
Transfer In/(Out)- Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Expense	\$ (6,479)	\$ (6,479)	\$ (6,479)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (19,438)
Principal Expense	\$ (40,833)	\$ (40,833)	\$ (40,833)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (122,500)
<b>Total Other Financing Sources/Uses</b>	<b>\$ 3,048</b>	<b>\$ 3,174</b>	<b>\$ 2,670</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,892</b>
<b>Net Change in Fund Balance</b>	<b>\$ (7,724)</b>	<b>\$ (399)</b>	<b>\$ 23,220</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15,097</b>

**Viera East**  
**Community Development District**  
**Month to Month- Restaurant**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Food Sales	\$ 30,168	\$ 27,007	\$ 35,142	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92,317
Snack Sales	\$ 765	\$ 637	\$ 433	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,834
Beverage Sales	\$ 4,267	\$ 4,159	\$ 8,850	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,275
Beer Sales	\$ 9,430	\$ 12,331	\$ 4,058	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,818
Wine Sales	\$ 455	\$ 414	\$ 11,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,469
Liquor Sales	\$ 8,660	\$ 9,485	\$ 569	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,714
<b>Total Revenues</b>	<b>\$ 53,743</b>	<b>\$ 54,032</b>	<b>\$ 60,652</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 168,428</b>
<b>Expenditures:</b>													
<b>Restaurant Expenditures</b>													
Restaurant Manager Contract	\$ 5,417	\$ 5,417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,833
Salaries	\$ 22,639	\$ 21,848	\$ 23,291	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67,779
Administrative Fee	\$ 564	\$ 488	\$ 560	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,612
FICA Expense	\$ 2,334	\$ 2,783	\$ 2,424	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,541
Health Insurance	\$ 783	\$ 821	\$ 964	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,567
Workers Compensation	\$ 357	\$ 449	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,305
Unemployment	\$ 279	\$ 260	\$ 631	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,170
Telephone	\$ 1,256	\$ 343	\$ 395	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,995
Utilities	\$ 1,066	\$ 1,032	\$ 770	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,869
Pest Control	\$ 95	\$ 95	\$ 95	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 285
Merchant Fees	\$ 1,738	\$ 1,563	\$ 1,949	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,251
Equipment Lease	\$ 83	\$ 83	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 249
Kitchen Equipment/Supplies	\$ 4,280	\$ 247	\$ 331	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,859
Paper & Plastic Supplies	\$ 2,106	\$ 798	\$ 1,932	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,836
Operating Supplies	\$ 622	\$ 1,777	\$ 927	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,326
First Aid	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Entertainment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Delivery/Gas	\$ 91	\$ 83	\$ 138	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 313
Dues & License	\$ 950	\$ 566	\$ 2,351	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,868
<b>Total Restaurant Expenditures</b>	<b>\$ 44,660</b>	<b>\$ 38,656</b>	<b>\$ 37,342</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 120,658</b>
<b>Cost of Goods Sold:</b>													
Food Cost	\$ 10,424	\$ 12,333	\$ 13,556	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,313
Snack Cost	\$ 169	\$ 197	\$ 219	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 585
Beverage Cost	\$ 1,846	\$ 4,745	\$ 2,492	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,084
Beer Cost	\$ 3,781	\$ 2,010	\$ 4,212	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,003
Wine Cost	\$ 294	\$ 295	\$ 362	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 951
Liquor Cost	\$ 3,959	\$ 3,941	\$ 4,130	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,031
<b>Total Cost of Goods Sold</b>	<b>\$ 20,474</b>	<b>\$ 23,521</b>	<b>\$ 24,972</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 68,967</b>
<b>Total Expenditures</b>	<b>\$ 65,134</b>	<b>\$ 62,177</b>	<b>\$ 62,314</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 189,625</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (11,391)</b>	<b>\$ (8,145)</b>	<b>\$ (1,662)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (21,198)</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (11,391)</b>	<b>\$ (8,145)</b>	<b>\$ (1,662)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (21,198)</b>

**Viera East**  
**Community Development District**  
**Month to Month- Pro Shop**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Merchandise Sales	\$ 9,027	\$ 10,121	\$ 12,471	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,619
<b>Total Revenues</b>	<b>\$ 9,027</b>	<b>\$ 10,121</b>	<b>\$ 12,471</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 31,619</b>
<b>Expenditures:</b>													
Cost of Goods Sold	\$ 10,641	\$ 10,625	\$ 12,389	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,654
<b>Total Expenditures</b>	<b>\$ 10,641</b>	<b>\$ 10,625</b>	<b>\$ 12,389</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 33,654</b>
<b>Operating Income/ (Loss)</b>	<b>\$ (1,614)</b>	<b>\$ (504)</b>	<b>\$ 83</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (2,035)</b>

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

<b>Series 2012 Special Assessment Revenue Bonds</b>	
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:	\$283,920
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)
<b>Current Bonds Outstanding</b>	<b>\$1,550,000</b>

<b>Series 2020 Special Assessment Revenue Bonds</b>	
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:	\$237,769
Bonds outstanding - 7/10/20	\$7,685,000
Less: May 1, 2023 Principal	(\$520,625)
<b>Current Bonds Outstanding</b>	<b>\$7,164,375</b>

**Viera East CDD**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2024**

Gross Assessments	\$	1,466,992.73	\$	615,413.83	\$	697,462.77	\$	2,779,869.33
Net Assessments	\$	1,378,973.17	\$	578,489.00	\$	655,615.00	\$	2,613,077.17

**ON ROLL ASSESSMENTS**

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	52.77%	22.14%	25.09%	100.00%
							O&M Portion	Recreation	2020 Debt Service	Total
11/20/23	2024-01	\$37,144.21	(\$1,875.33)	(\$705.38)	\$0.00	\$34,563.50	\$18,239.85	\$7,651.75	\$8,671.90	\$34,563.50
11/28/23	2024-02	\$596,362.14	(\$23,849.02)	(\$11,450.26)	\$0.00	\$561,062.86	\$296,084.11	\$124,209.38	\$140,769.37	\$561,062.86
12/14/23	2023-03	\$1,687,343.87	(\$67,473.48)	(\$32,397.41)	\$0.00	\$1,587,472.98	\$837,741.29	\$351,438.40	\$398,293.29	\$1,587,472.98
12/22/23	2023-04	\$86,742.57	(\$3,096.61)	(\$1,672.91)	\$0.00	\$81,973.05	\$43,258.82	\$18,147.38	\$20,566.85	\$81,973.05
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		<b>\$ 2,407,592.79</b>	<b>\$ (96,294.44)</b>	<b>\$ (46,225.96)</b>	<b>\$ -</b>	<b>\$ 2,265,072.39</b>	<b>\$ 1,195,324.07</b>	<b>\$ 501,446.91</b>	<b>\$ 568,301.41</b>	<b>\$ 2,265,072.39</b>

<b>87%</b>	<b>Net Percent Collected</b>
<b>\$348,004.78</b>	<b>Balance Remaining to Collect</b>

**Viera East**  
**Community Development District**  
**Golf Course/Recreation Fund- Operations**  
**Prior Month/Year Comparison**

	Actuals			Year to Date		
	12/31/22	12/31/23	Variance	12/31/22	12/31/23	Variance
<i>Revenues:</i>						
Greens Fees	\$ 156,112	\$ 151,691	\$ (4,421)	\$ 407,402	\$ 408,094	\$ 692
Gift Cards - Sales	\$ 11,001	\$ 7,071	\$ (3,930)	\$ 14,226	\$ 7,594	\$ (6,632)
Gift Cards - Usage	\$ (1,921)	\$ (415)	\$ 1,506	\$ (3,645)	\$ (2,218)	\$ 1,427
Season Advance/Trail Fees	\$ 12,772	\$ 8,324	\$ (4,448)	\$ 43,940	\$ 32,397	\$ (11,543)
Associate Memberships	\$ 1,501	\$ 1,060	\$ (441)	\$ 6,873	\$ 6,363	\$ (510)
Driving Range	\$ 8,564	\$ 6,785	\$ (1,780)	\$ 21,558	\$ 18,643	\$ (2,915)
Golf Lessons	\$ 235	\$ 600	\$ 365	\$ 755	\$ 810	\$ 55
Merchandise Sales	\$ 10,872	\$ 12,471	\$ 1,600	\$ 23,164	\$ 31,619	\$ 8,455
Special Assessments - Operations	\$ 1,519	\$ 1,520	\$ 1	\$ 4,558	\$ 4,560	\$ 2
Miscellaneous Income	\$ 6,168	\$ (862)	\$ (7,030)	\$ 11,863	\$ 558	\$ (11,304)
<b>Total Revenues</b>	<b>\$ 206,824</b>	<b>\$ 188,246</b>	<b>\$ (18,579)</b>	<b>\$ 530,693</b>	<b>\$ 508,419</b>	<b>\$ (22,275)</b>
<i>Expenditures:</i>						
General Expenditures	\$ 14,837	\$ 8,897	\$ (5,941)	\$ 30,460	\$ 25,439	\$ (5,022)
Administrative	\$ 18,901	\$ 18,722	\$ (179)	\$ 47,099	\$ 55,037	\$ 7,938
Golf Operations	\$ 35,508	\$ 39,126	\$ 3,618	\$ 102,041	\$ 115,684	\$ 13,643
Merchandise Sales	\$ 4,074	\$ 12,389	\$ 8,315	\$ 30,303	\$ 33,654	\$ 3,351
Golf Course Maintenance	\$ 96,213	\$ 88,563	\$ (7,650)	\$ 280,187	\$ 272,400	\$ (7,787)
<b>Total Expenditures</b>	<b>\$ 169,533</b>	<b>\$ 167,696</b>	<b>\$ (1,837)</b>	<b>\$ 490,091</b>	<b>\$ 502,213</b>	<b>\$ 12,123</b>
<b>Operating Income/(Loss)</b>	<b>\$ 37,292</b>	<b>\$ 20,550</b>	<b>\$ (16,742)</b>	<b>\$ 40,603</b>	<b>\$ 6,205</b>	<b>\$ (34,397)</b>





