

***Viera East
Community Development District***

Agenda

June 27, 2024

AGENDA

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

June 20, 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, June 27, 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 May 23, 2024 Board of Supervisors Meeting
5. New Business
 - A. Discussion of Fiscal Year 2025 Golf Course Budget
 - B. Discussion of General Manager Compensation
 - C. Presentation of Fiscal Year 2023 Financial Audit Report
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, May 23, 2024** 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 <i>by phone</i>	Vice Chairman
Ron Rysztogi	Assistant Secretary
Bill Macheras	Assistant Secretary
Denise Yelvington <i>by phone</i>	Assistant Secretary

Also present were:

Jason Showe	District Manager
Jeremy LeBrun	GMS
Jim Moller	Golf Maintenance Superintendent

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order at 7:00 p.m. Mr. Dale, Mr. Rysztogi and Mr. Macheras were present in person and Ms. Yelvington and Ms. DeVries were present via phone.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Public Comment Period

Mr. Showe: The next item is public comment, period. We will note for purposes of our recording, there were no members of the public to provide any comments.

FOURTH ORDER OF BUSINESS

**Approval of Minutes of the April 25, 2024
Board of Supervisors Meeting**

Mr. Showe: We have the minutes of the April 25th meeting. We received some comments from Jennifer, earlier today, that we incorporated into the final minutes. So, we can take any questions or comments on that or a motion to approve as amended.

Mr. Rysztogi: I have a minor correction.

Mr. Showe: Okay.

Mr. Rysztogi: On Page 2, about halfway down, “*Thornbridge*” should be “*Fawn Ridge*.”

Mr. Showe: Jennifer found that one and we corrected that.

On MOTION by Mr. Macheras seconded by Mr. Rysztogi with all in favor the Minutes of the April 25, 2024 Board of Supervisors Meeting were approved as amended.

**Ms. DeVries joined the meeting at this time.*

FIFTH ORDER OF BUSINESS

New Business

**A. Consideration of Resolution 2024-05 Approving the Fiscal Year 2025
Proposed Budget and Setting Public Hearing to Adopt**

Mr. Showe: This is the start of your 2025 budget process. Resolution 2024-05 does several things for the Board. First and foremost, it approves a Proposed Budget, which will be attached as Exhibit A. We provided a draft. It also sets your public hearing for August 22, 2024 at 7:00 p.m., which is your regular meeting and further directs us to transmit this budget to the local governments, Brevard County and the City of Rockledge, as well as post to your website. That has to be done 60 days in advance of your hearing, which is no problem. I will note, that in particular for Viera, we will spend a lot of time over the next few meetings, going through budget workshops and beating this budget up. But I can run through some highlights for you. First and foremost, we made it so that there was no assessment increase. So, it's a level budget assessment. I know that the text says it's a 7% increase for *Salaries*, but it's actually 5%. We didn't know where the Board wanted to go with that and I know that this number must be changed every year. So, right now it's set at a 5% increase for all employees over their current salaries. So, that's been included. On the *Maintenance* side. it's pretty level. Starting on Page 3 is a narrative, which goes through Page 10. Page 11 is your *Capital Reserve Fund Budget*. This is

where we accumulate all of the reserves for the District. We expect the District to have about \$1.4 million at the end of the year, which is split between the General Fund, as well as the Golf Course Fund. Page 13 is your Debt Service Fund.

Mr. Dale: But with that being said, just because we just put out an important financial report, that's essentially where we began the year. What happens at the beginning of the fiscal year, we have all of the deposits from the profit of the previous fiscal year. So, that could be a significant sum, potentially putting us up towards \$2 million.

Mr. Showe: Correct. This does not include any potential profits from the golf course.

Mr. Dale: Right.

Mr. Showe: We projected it at zero for now.

Mr. Dale: I just don't want a disingenuous person to take that ball and run with it.

Mr. Showe: Absolutely. This also includes the bunker work. So, that's already been included in the projections there.

Mr. Dale: Thank you.

Mr. Showe: We have the Debt Service Fund on Pages 13 and 14. Then we have Hook and Eagle on Page 15. Again, we always budget that as a break even and hopefully make a profit. Starting on Page 20, we have the Golf Course Fund Budget. Again, we budget this right now as break even. That's just typically how we budget it. I'll note, that unless the Board has any inclination to change any of these right now, we're going to be spending a lot of time over the next few weeks in the meetings, discussing this budget.

Mr. Dale: This is our starting point.

Mr. Showe: Sure.

Mr. Dale: This is where we base everything off of. None of this is etched in stone by any stretch.

Mr. Showe: Correct.

Mr. Dale: The one question that I do have, when you went over *Salaries*, because we already had one disingenuous person trying to stir the community up over salaries and things like that, we are forecasting a 5% increase right now.

Mr. Showe: Correct?

Mr. Dale: Which we can adjust.

Mr. Showe: Absolutely.

Mr. Dale: Does that include any minimum wage increases?

Mr. Showe: Yes.

Mr. Dale: So, if they have a dollar minimum wage increase, the 5% would be on top of that?

Mr. Showe: No. If they have the minimum wage increase, it puts them at the minimum wage. So, it just moves them up. The 5% is only for folks who are already here and don't get that.

Mr. Dale: That's why I wanted clarification.

Mr. Showe: Just like Mr. Dale's point, I know that some of you haven't been through the process yet. Really, the meeting today is about deciding if you're going to raise assessments. If you're not going to raise assessments, then basically we'll work over the next few weeks to set the budget with the assessments that you have as revenue. But we have plenty of time to adjust all of those account lines individually and take them a little more in depth. This is one of the most complicated budgets in all of our Districts. So obviously, it will take some time to go through it.

Mr. Dale: Right.

Mr. Showe: We have given you handouts tonight, so if you want to take it home and go through it line by line, at your next workshop, we will focus on the General Fund and Debt Service. We focus on those two first and then we spend a couple weeks working through the golf course side.

Mr. Dale: Right.

Mr. Macheras: For lack of better words, the assessment that we're having done for the next five years out...

Mr. Dale: The Reserve Study.

Mr. Macheras: Yeah. There's nothing coming up next year that's going to pop up that's going to alter this, correct? I don't think we have any major things coming up.

Mr. Showe: Yeah, I don't believe so.

Mr. Macheras: Okay. You guys have done major infrastructure improvements over the last several years.

Mr. Macheras: Right.

Mr. Showe: From the parking lot to the irrigation system to the building.

Mr. Dale: Not in the next year. The only thing that I could think of, on some of the fairway stuff, we might be leaning to seven years.

Mr. Moller: We'll look at fairway bunkers.

Mr. Dale: Not just that, but potential seeding, re-dressing or whatever we want to call it. I'm not saying we're going to do it.

Mr. Moller: Right.

Mr. Dale: It's just that may be when the window starts opening for some of those reserve things that we had in the last Reserve Study.

Mr. Macheras: That's why, between what we have in reserves and what's not really planned, the assessment is staying the same.

Mr. Showe: Yeah.

Mr. Macheras: Okay. Good.

Mr. Dale: Right.

Mr. Showe: So, if the Board is amenable, we would just need a motion to approve that resolution. Obviously, we'll start your budget workshop at your next workshop.

Mr. Dale: Ladies, did you have any additional questions about the budget?

Ms. Yelvington: I don't have anything additional at this time.

Mr. Dale: Okay. Jen?

Ms. DeVries: Nothing additional for me. That's a good starting point.

Mr. Dale: Okay.

Mr. Showe: I would encourage all of the Board Members, go through the budget over the next week or two and if you have questions, shoot those over to us, so that we'll be fully ready by the next meeting.

Mr. Dale: Right.

Mr. Showe: As always, you know, we're projecting this based off of about six months. So, by the time we finish all of your workshops, we'll have seven or eight months' worth of financials. So, some of these numbers might change, just based on how actuals flow out, but for now, we're pretty comfortable.

Mr. Dale: Right.

Mr. Rysztogi: I don't know if this is the appropriate time to bring this up, but on the Long-Term Debt Report, I'm totally confused on one line item on Page 146.

Mr. Showe: Okay. I got you.

Mr. Rysztogi: In the second block, it says, "*Maturity Date - 1938.*" I didn't understand why it's 1938.

Mr. Showe: It's probably 2038. That's my guess. We'll get that changed.

Mr. Dale: That's probably the most recent bond.

Mr. Showe: Yeah. That's the Series 2020 bond.

Mr. Rysztogi: Yes.

Mr. Showe: It's definitely not 1938. Its 2038. I'll get that changed.

Mr. Rysztogi: That makes more sense.

Mr. Showe: Hannah's going out on maternity leave soon, but we have a couple of folks filling in for her.

Mr. Dale: Okay. You just answered my next question. Alright. We are ready to entertain a motion to approve the draft budget.

Mr. Macheras MOVED to adopt Resolution 2024-05 Approving the Proposed Fiscal Year 2025 Budget and Setting a Public Hearing for August 22, 2024 at 7:00 p.m. at this location and Mr. Rysztogi seconded the motion.

Mr. Dale: Do we have any discussion? Hearing none,

On VOICE VOTE with all in favor Resolution 2024-05 Approving the Proposed Fiscal Year 2025 Budget and Setting a Public Hearing for August 22, 2024 at 7:00 p.m. at this location was adopted.

B. Discussion of Meeting Start Time

Mr. Showe: The next item is a request from a Board Member, to discuss the start time of the meeting. So, I'll let Bill explain.

Mr. Macheras: I think we had talked about it before and I completely agree with the Board four years ago, when meetings used to be at 2:30 p.m., which pretty much negates anybody being able to attend. Now that we've been through that the past four years, I'm just throwing it out there, if we can meet at 6:00 p.m. or even 6:30 p.m. I just wanted to know what everybody else's thoughts are, if we need to stay that late. So, I'm all for changing our meetings

to 6:00 p.m. or even 6:30 p.m., but again, if it's a hindrance, I don't think it is. In my opinion, since the Viera East Community Association (VECA) meets at 5:30 p.m. and I've been on that Board 10 plus years, I've never heard of one person saying that that was too early. So even if it was at 6:00 p.m. or even 6:30 p.m., I don't think it would inhibit the public from coming, because as we see tonight, we have no one from the public here. So again, I'm just throwing it out there for discussion to see if anybody else has any comments.

Ms. DeVries: Bill, that wouldn't really allow me to eat if it was at 5:50 p.m. The meetings go very long, so I would be starving.

Mr. Macheras: Yeah, I think my earliest proposal would be 6:00 p.m. or even 6:30 p.m. But again, I'm just throwing it out there for anybody else's opinion.

Ms. DeVries: I guess we can talk about time, but I'd actually like to talk about the day of the week as well.

Mr. Dale: Okay.

Ms. DeVries: Let's stay on the start time for now.

Mr. Dale: All I was going to share is I know that we have a number of residents that work as far as way as Orlando or the Space Center. So, I would be in favor of meeting at 6:30 p.m. If it was much earlier, I think we would run into the food issue, as Jen mentioned. Then we have people that pick their kids up and have to do something with the kids. We just want to allow everyone to make it.

Ms. DeVries: Yeah.

Mr. Dale: I wouldn't have a problem meeting at 6:30 p.m., if the Board is amenable.

Mr. Macheras: Yeah. Even that little half hour, in my opinion...

Mr. Dale: Would make a difference.

Mr. Rysztogi: That half hour would actually help me right now with my employment, but that's subject to change.

Mr. Dale: Right.

Mr. Rysztogi: But with my schedule, with starting my work at 10:00 a.m., if we start at 6:30 p.m., that will give me an extra half hour of flexible time. So actually, 6:30 p.m. would be better for me than 7:00 p.m.

Mr. Dale: Denise, you're a small business owner. What are your thoughts on this?

Ms. Yelvington: I can be flexible. Either 6:00 p.m. or 6:30 p.m., is fine with me.

Mr. Dale: Jen, I didn't mean to slight you. You're a small business owner also.

Ms. DeVries: I guess I would prefer 6:30 p.m. The thing that I also wanted to talk about was, you know, because we have Burger Night on Thursday night, restaurant management generally is not able to attend this meeting. As long as we're going to discuss it and I know, Ron, this might be an issue for you, but should we move it to Tuesday?

Mr. Macheras: Going back to what Rob said, I think if somebody can't be here at 6:30 p.m., we offer an opportunity at the end of the meeting for comments. Correct?

Mr. Dale: No, actually, we don't.

Mr. Showe: You could.

Mr. Dale: We did at one time, but we had a resident or two that took extreme advantage of that.

Mr. Macheras: Okay. The second thing is going back to Ms. DeVries question, would it be a benefit if just the workshop got changed to another day? I guess my feeling and you know better than I, as you've been on the Board certainly a lot longer than any of us, but could we entertain moving the workshop?

Mr. Dale: When are your VECA meetings?

Mr. Macheras: Well, they were Tuesdays, but we moved up to Mondays because of this. But they're either one of those two days. That's only once every two months, but they're mainly on Mondays.

Mr. Dale: What other potential roadblocks would we run into on Tuesdays?

Mr. Showe: I think GMS is scheduled.

Mr. Dale: Yeah, that's a problem, because we want GMS. GMS keeps us out of a lot of trouble.

Mr. Showe: We do have other meetings that fall, different weeks between. So, there could be some conflicts on Tuesday, but there are many options. Certainly, we can look at other times that we could make it work. We'll work around the Board's schedule.

Mr. Dale: I know when we did that one workshop recently at the restaurant, that worked out pretty well.

Mr. Macheras: Well, that's an idea. Maybe meet every other month or something like that.

Mr. Dale: We can have a workshop.

Mr. Showe: Hold a meeting once a quarter.

Mr. Macheras: Yeah.

Mr. Dale: Well, it sounds like we have consensus to change the meeting time to 6:30 p.m.

Mr. Showe: If you want to continue meeting at 7:00 p.m., until the end of the fiscal year...

Mr. Dale: Yes.

Mr. Showe: We have to do another schedule anyway.

Mr. Dale: Right.

Mr. Showe: In August or so, we'll set the schedule.

Mr. Dale: My recommendation would be that we continue with our existing schedule for the rest of the year, namely because it costs several hundred dollars to re-advertise.

Mr. Showe: Correct.

Mr. Dale: I think it would be confusing for people. But if we were to start this in the new fiscal year and in the interim between now and the next meeting, it sounds like we have a general consensus on the 6:30 p.m. meeting time, so Board Members could email back and forth with Jason and throw in some preferences for days of the week.

Mr. Showe: What we can do is, we'll target a workshop in August and we can just have a discussion and figure out what schedule you guys want to go with. Then at your August meeting, you will approve that schedule for this year based on that.

Mr. Dale: Right. We can hash that out online over the coming month, instead of getting too much into it tonight. Is that acceptable, ladies?

Ms. DeVries: Yeah. It's perfectly reasonable.

Ms. Yelvington: Yes.

Mr. Dale: Okay, let's do that.

Mr. Showe: So, I'll schedule that discussion for your August workshop, but in the meantime, just let me know what you guys prefer and we'll try to figure it out. We'll try to come up with a schedule that accommodates everything.

Mr. Dale: Yes, but at minimum, it does sound like we're looking at the 6:30 p.m. meeting time. I was actually entertaining that.

Mr. Macheras: A little bit helps. Again, it isn't like it has to happen tomorrow. I think it makes perfect sense just to wait until this schedule gets renewed. I think we're pretty accommodating that if somebody ran in here at 7:00 p.m., we could work something out.

Mr. Dale: Right.

Mr. Macheras: Okay.

SIXTH ORDER OF BUSINESS

Old Business

A. Action Items List

Mr. Showe: I can run through the Action Items List. Obviously, our Emergency Plan is complete and we have a map. We sent the newsletter out, which should be in process or getting mailed out as we speak.

Mr. Dale: Actually, I was absolutely stunned to see that the newsletter was mailed out and literally the next day it was in mailboxes.

Mr. Showe: Wow.

Mr. Dale: Which, for bulk mail, I've never heard of happening. I was very surprised. From what I can tell, it's been received by all of the homeowners, and a digital copy of it has been posted on several social media sites.

Mr. Showe: Perfect.

Mr. Dale: I believe, Jason, you also posted it or are in the process of posting it.

Mr. Showe: It's in process.

Mr. Dale: It's going on VieraEastCDD.com.

Mr. Macheras: I would just like to thank Michelle and her staff for putting it together, as I think it's awesome. The two other comments that I have, is not only does it look great, but I also think it's just nice that we've communicated some stuff out, because my neighbors and a lot of people have made comments. As a member of the VECA Board, I appreciate that we're sharing the chart on the inside back cover, because the more that VECA and the CDD can do to have the same language, I think helps. That chart on the back, just answers a lot of questions as far as who you call. I think Jen put that together.

Mr. Dale: The chart?

Mr. Macheras: Yeah.

Mr. Dale: That chart was all Jen.

Mr. Macheras: That's amazing. So, I just think it's a good piece that helps out.

Mr. Showe: We're specifically posting that to the website. It will just say who to contact. So, people won't have to fish through the newsletter. It will be right there.

Mr. Dale: Right. Although there was a certain degree of irony, that over the weekend, we probably received about three different emails, from people asking us for things that were specifically put into the newsletter.

Mr. Showe: It tends to happen that way.

Ms. DeVries: It was a little ironic, that there were a couple of things like that, that were specifically addressed in the newsletter.

Mr. Dale: Right. It was entertaining.

Mr. Showe: So, the next item is the driving range parking. We are currently waiting for the City of Rockledge, because of the access point. I followed up with the City of Rockledge several times. In the interim for Board discussion, I want to just make sure that we are all on the same page before we continue pushing forward. So, I asked that our engineer provide an estimate of the potential cost of the project, as it is now, in order to get a county permit, which is roughly \$40,000. I just wanted to have that discussion with the Board before we continue to push forward with it, to see if it's even worth it at that cost.

Mr. Dale: Jason, could you also define part of the reason why the cost is \$40,000, when essentially all we are doing is pouring a concrete apron and putting down some coquina. Maybe we don't even need the coquina, but where did that cost come from?

Mr. Showe: Part of the challenge is there is Viera East Golf District Association property on top of ours and we can't access through there. So, in order to make this work, we had to go to the north of the project and come down through, which makes the drive longer, requires a lot more materials and has to go through a lot more permitting in the order to make that happen.

Mr. Dale: Would you say that more than doubled or tripled the cost?

Mr. Showe: I don't have a cost, but I'm assuming it's a lot more, because it's not a straight shot.

Mr. Dale: Yes, because of what the HOA has put us through. I understand that the HOA sent an email or a letter or whatever communication, regarding the maintenance area.

Mr. Showe: Yes.

Mr. Dale: Can you elaborate?

Mr. Showe: Well, they sent an email to Jim regarding that property.

Mr. Moller: Yeah. Basically, they will be taking over maintenance of those areas against the driving range and behind the 17th green, there's a small 10-foot strip.

Mr. Dale: What is also part of the problem with that strip?

Mr. Moller: Our new irrigation system runs through there.

Mr. Dale: Right. So, the way I'm taking this and maybe I'm a little too sensitive on the topic, but it feels very much like the HOA just gave the CDD the finger. All we're trying to do, is it's an amenity that the Board has stated in the past, which should be accessible to all taxpayers in the District. Right now, essentially, it's a private driving range for residents that are in close proximity or have a golf cart that can access the area. Other people can't access that. People will say, "*Well, the golf course can give a cart.*" Three quarters of the year, we're full, especially on weekends and all of our carts are gone. So, people can't access this area. Then the other complicating factor is, Jim, have you received any comments or complaints from golf cart maintenance personnel or pickers with regard to people hitting off of that tee box or doing it in wet conditions and balls getting stuck in the mud?

Mr. Moller: Yeah, we run into it all the time. You know, we'll pick the range clean in preparation for the maintenance crew to basically mow the driving range floor the next morning. Then we'll come out there and there's a bunch of personal white and yellow balls, that they had to take home in a bag or whatever. It just hampers maintenance at times. Then, there are times when the dry range is too wet and we're closed because of weather and there's still a bunch of golf balls out there.

Mr. Dale: Right. Can you also define what has been happening with our golf balls? I'm getting ahead of myself, but in the Check Register, there were invoices for \$1,100 and \$1,200 for golf balls. What's going on with that?

Mr. Moller: Honestly, range balls get hit in the woods, they get hit in the trees, hit into the ground and sink.

Mr. Dale: But do we have a problem with them disappearing from the golf course?

Mr. Moller: It's a tough question to answer, just because it's common for most golf courses to replenish their golf balls a couple of times a year.

Mr. Dale: Right.

Mr. Moller: Whether they're cut by a mower, they're broken or we throw them away. Yes, people do take them and put them in their bag as water balls, so they don't have to hit their brand-new white balls over water hazards.

Mr. Dale: So, in summary, we're talking about a swath of about 5 feet, that really shouldn't even have belonged to the HOA to begin with, if the Viera Company had done things the way they should have, I think. It should have belonged to the CDD. We are looking at as much as five figures, to move our irrigation system now, because it's on their property. Jason, as I recall, about two or three months ago, we sent a letter to the HOA, to get a use agreement with the HOA and the HOA basically has thumbed their nose at us now.

Mr. Showe: Correct. We could not come to terms.

Mr. Dale: So, we are now looking at a bill to utilize that area of many tens of thousands of dollars higher than it should have been, had the HOA worked with us. We are potentially looking at a five-figure number to move our irrigation system, as a result. So, this is costing us many thousands of dollars. Jim, do you have a recommendation of where we go with this?

Mr. Moller: Most golf courses at the back end of their driving range is through a teaching center. So, we can basically close it off and make it available just for our teaching pros, David and Mike.

Mr. Dale: When you say close it off, what does that entail?

Mr. Moller: We can either fence it off with fence or plant material.

Mr. Macheras: Just for those that might be hearing this for the first time, the initial premise for this, is people are driving back there, taking range balls and putting them in their car.

Mr. Dale: There is no automobile parking back there.

Mr. Macheras: So, that was the premise of doing that?

Mr. Dale: Yes. To have a room for two or three cars.

Mr. Macheras: Right.

Mr. Moller: That's if you're going to use the driving range.

Mr. Macheras: Right.

Mr. Moller: A lot of people go back there, take their own balls with them and use the putting green. They practice bunker and chipping play.

Mr. Macheras: What's the pushback from the HOA? Was it, at first they thought it was going to be this Megatron parking lot or did they just think it's going to turn into an eyesore?

Mr. Dale: A combination, I believe. My perception, from what I've heard, is a combination of both. But, Jim, I would be glad to hear your view.

Mr. Moller: Yeah, I mean, there were a lot of misinterpretations out there. Some people thought that we were going to put lights up and have ball dispensers and a snack bar.

Mr. Dale: Right.

Mr. Moller: I mean, at the birth of this idea with Tim and the Board, it was just a couple of parking spots, so someone could just pull their car in there.

Mr. Dale: Right.

Mr. Moller: I know some people had issues with safety issues, with people flying around Golf Vista Boulevard, as a lot of people do not abide by the speed limit. They were worried with that turn, it would be a hazard.

Mr. Dale: Well, and I'll be blunt, we have a former Board Member, that was the impetus for starting this process. But I do agree with the premise behind it. If we have an amenity, everybody should be able to use it or nobody gets to use it.

Mr. Macheras: So, right now, do we have individuals that, as I'm picturing it, can't use it, or do we have individuals using it, but they're parking on the street and it's become a little bit of a hazard.

Mr. Dale: They're not allowed to park on the street, so they're not using it.

Mr. Macheras: Okay.

Mr. Dale: I've had multiple people tell me they would like to be able to use that area, but they can never get a cart. It's not just one person that I've heard that from.

Mr. Macheras: So, if the HOA were to agree to save us that money, what would we like for them to do, so that would not have to incur?

Mr. Showe: Well, I think the original concept was that we would access their property and in exchange, the CDD would just maintain it. That was our exchange, we would use their access and just continue to maintain it, so they would have no additional costs. I think that was the original intent of what we proposed to them.

Mr. Dale: Yes. We sent a Use Agreement to them. This is why this has been going on for a year and a half and they keep playing around with it. I'm not going to say some things right now that I want to say, but I don't see a way around this. We've been messing around with it for a year and a half. Now we're staring at many tens of thousands of dollars and that's assuming we get everything through. I'm sure we will ultimately get it through Rockledge and Brevard County and all of that, but it will cost us tens of thousands of dollars to do it. I'm at the point where it

doesn't seem like a fiscally responsible thing to do. I am in the camp of, we just close it off and only the pros get to use it, for training and we put up No Trespassing signs and fence the area as Jim recommended, to save ourselves many tens of thousands of dollars. I'm going to be blunt; I am upset that this was the mindset of a portion of the community for many years where they were willing to build themselves a private little area there and it cost the District. We all paid for that.

Ms. DeVries: We continue to pay for that on the maintenance side.

Mr. Dale: Exactly.

Ms. DeVries: Right.

Mr. Dale: Dave is doing a phenomenal job building his lessons program up. That gives us a perfect area for him to be able to conduct business and do lessons and build on things. Heck, maybe we move all the lessons back there, I don't know. That's up to Jim and the staff, but it gives them that flexibility in that option.

Mr. Macheras: Right. So, basically, it's either accessible for everybody or nobody gets to use it.

Mr. Dale: Well. Unfortunately, the HOA has put us in the position where it's almost cost prohibitive for us to put in a smaller parking area. So, we'll fence it off.

Mr. Macheras: Yeah, no, I get it.

Ms. DeVries: I mean, the other option that we talked about years ago, was that we would just stop maintaining it, like, you know, so just let it be whatever natural area it is. I'd like to understand the options. Jim presented the option of fencing it and making it available to pros. I know that one of the selling points of the Viera East community, when you drive down that drive, is the view. That's one of the things that they're objecting to, I believe, as well. So, as a Board, I think we should all look at that area, understand the options and understand the short- and long-term costs, of those options.

Mr. Dale: Right. Well, one of the things for me that would be a concern and I think would continue to happen, is you would still have people out there, whether we maintain it or not, would still be using the tee box and firing into the driving range.

Ms. DeVries: There is no tee box.

Mr. Dale: As long as there's a piece of blade of grass for them to hit off of, they will be out there.

Ms. DeVries: They will be out there, hitting into driving range.

Mr. Dale: Yeah. That has created a problem. I've had multiple cart barn employees give me the complaint that they get so tired and it's usually about three or four people that they see out there all the time, doing the same thing.

Mr. Macheras: Just to sum anything up and I've already made a note that I'm going to go back there and look at it, too, because I think that's a great idea, the best-case scenario, is that we could hope the HOA would make this work by entering into a Use Agreement?

Ms. DeVries: An easement agreement. One of the things that I hope we presented to them, they could help us design what it looked like.

Mr. Dale: Right.

Ms. DeVries: We don't want it to be ugly. Help us make it look like it's like a nice area.

Mr. Dale: Yeah, we've explained that to him and I'm fine with that, Jennifer. I am fine putting up bushes or whatever, to hide any coquina area. Perhaps what I'm hearing then from everyone, is we could send one more letter to their HOA and it would effectively explain, if we do not get the Use Agreement, our intent is to block and fence that area off and make it a no trespassing area.

Ms. DeVries: Right. To close it off to the public. It would be a private area.

Mr. Showe: It would not be closed off to the public, but it would just be an area that they wouldn't be allowed to access.

Mr. Macheras: Right.

Mr. Dale: Well, it would only be for staff use only, is essentially what it is.

Mr. Showe: Correct.

Ms. DeVries: Okay, there you go.

Mr. Dale: If we do this, because we've been messing around with this thing for so long, I'd like to put a time limit on it.

Ms. DeVries: Yeah.

Mr. Dale: Is a month sufficient? I don't know how often their HOA meets.

Ms. DeVries: They meet once a month.

Mr. Showe: Yeah, I will go ahead and draft a letter and send it out for the Board for comment, to make sure it reflects everything you guys are looking for.

Mr. Dale: Okay.

Mr. Showe: Send me back comments. We'll send it and just ask that they provide us a reply within 30 days. If that reply is, "*We meet in two weeks,*" then we'll at least have an answer of a deadline.

Mr. Dale: Right.

Mr. Macheras: That way they can choose which option that they want.

Mr. Dale: Exactly. In the event they say that they still want to maintain their area, it also gives me concern then, because this is not the only area that we maintain for them on the golf course. I believe there are other areas on the map.

Mr. Moller: Yeah. I think there's an area over by the 6th green, but there are probably others.

Mr. Dale: Well, the reason why I'm bringing that up, is then we have a liability issue, if somebody gets hurt on property that we're maintaining. I'm of the mind that any property that they own, they should maintain.

Mr. Macheras: I'm good with that.

Ms. DeVries: Rob, I hear you. I would like to see a map to understand what that would mean, as far as, the beauty of the golf course. I know that we have a very high standard for maintaining those grounds. How does that affect the course itself, if we stop maintaining those and have just the regular landscaping firm do it?

Mr. Macheras: Yeah. The CDD and VECA run into the same thing. We hold other people accountable, but then we depend, like she just said, if they don't keep it up to our standards, then the bigger entity looks bad.

Mr. Dale: Right. So, in other words, if it makes us look bad...

Mr. Macheras: We shouldn't be doing it, but then somebody else could just say, "*Well, we're not going to do it.*"

Mr. Dale: Jason, when you draft the letter, could you also look up the areas that are jointly owned, so we can figure out, in the event the HOA says no?

Mr. Showe: Yes.

Ms. DeVries: The public doesn't really distinguish. Even the people who live there don't distinguish between what's CDD and HOA property.

Mr. Dale: Right.

Ms. DeVries: I just don't want it to end up having us make the golf course look bad.

Mr. Dale: Yeah, I hear you.

Mr. Showe: Listen, I'll put something together and circulate it to the Board before we send it out, to make sure it covers everything that you guys are looking for.

Mr. Dale: Okay. Thank you. I'm sorry for the long-winded explanation. That's a year and a half's worth of drama in 15 minutes or less.

Ms. Yelvington: So, this is the first that I'm hearing about it, but to me, it sounds like personal squabbles are potentially costing our community, our residents, not only an amenity, but dollars. Because this is CDD money that we're talking about.

Mr. Dale: Right.

Ms. Yelvington: There's no place for these personal squabbles.

Mr. Dale: Well, one of the concerns that I have, Denise, is that we have people on that Board that used to work for the CDD, that no longer works for the CDD and I'm just going to leave it at that.

Ms. Yelvington: Yeah, I hear that, but it's a shame.

Mr. Dale: It is.

Ms. DeVries: It is a shame. I would have thought that our HOA would have been more reasonable.

Mr. Dale: Yes.

Ms. DeVries: And would have worked with us.

Mr. Dale: Yes. I thought Jason's proposal was very reasonable and went well above and beyond.

Mr. Showe: I think just the fact that you guys are willing to continue maintaining property that you don't own, just in exchange for that access, I think is more than fair.

Mr. Dale: Yes.

Mr. Macheras: Agreed.

Mr. Showe: Alright. So, the next item that I have is the Water Management District. I've been following up with them, every time we have a meeting. In fact, I followed up with them again today and they still are figuring out what their answer is. So, at this stage, the District's official policy is that they've been given no permission to withdraw from any of our lakes. So, until we have some discussions that are different than that, they have no permission to withdraw from our lakes.

Mr. Dale: Jennifer, do you feel comfortable sharing why the HOA did not meet this past month?

Ms. DeVries: I think everybody in the community received the email, which basically said that they were meeting with the attorneys. So, it was not a public meeting.

Mr. Dale: Interesting. So, what I will add to that, is I think we've had long discussions on the impact that draining the lakes for irrigation would have on the wildlife, on potential fish kills, on creating mosquito bogs, that would be created if there weren't enough water in the lakes. The lakes are half full right now. I remember last year it was even worse.

Mr. Macheras: Right.

Mr. Dale: So, all I am saying, is this is an issue that I feel very strongly on.

Mr. Macheras: Right.

Mr. Dale: It's not something that I'm willing to let an HOA or in this case, the St. John's Water Management District (SJWMD), take over or usurp our authority, regarding the waterways. I would have no problem if we had to get legal involved over this one.

Mr. Macheras: Yeah, I'm always amused when an entity gives permission for something that they have no control over.

Mr. Dale: Right.

Mr. Macheras: It seems easy to do. Let's just face it, we all know, we all live in an area, where some people can't even follow the rules of when they are supposed to water. So, they're abusing that. I guess my question would be, before anybody could get to that point, they would have to build something, like a pump or something. There's nothing in place now that would allow them to do that.

Mr. Moller: I think they can just alter the existing pumps that are pulling water from wells and basically just do a horizontal pump into the closest body of water next to the pump house.

Mr. Showe: They would still have to do some work.

Mr. Dale: They would have to run pipes.

Mr. Showe: Even the permit that they were issued when this started, was clear in that it does not give the ability to utilize anybody else's property. My guess is that St. John's looked at the property and saw that it was owned by the Viera East Golf District Association and Viera East CDD and thought we were the same entity and that there were no issues.

Mr. Macheras: Right.

Mr. Showe: That's when I had to explain to them that we're two different bodies with two different authorities.

Mr. Macheras: I'm going to be honest with you. We have, what, 16 HOAs? Someone is dipping in and you're going to have 15 other letters coming to you.

Mr. Dale: Yes.

Mr. Macheras: If I were in an HOA, I would say, "*Hey.*"

Mr. Showe: In the past, there was precedent, that we enter into agreements with certain HOAs. We have several of them. There's a commercial property that has a pump in one of our lakes. There's another HOA that has a pump in one of our lakes, but we have agreements that say, "*If it goes below this level, you have to stop pumping.*"

Mr. Macheras: Right.

Mr. Showe: You can only pump so much. If it's advisable to all parties and we have a comfort level with the information that we get, it's appropriate, we could do that. It's an option that the Board would have, but at this point, we have given them no permission. So, there's no legal authority for them to withdraw.

Mr. Dale: I assume there are entities that would be able to do Environmental Impact Studies for us, because some of these lakes are how deep, Jim?

Mr. Moller: The lakes that they're pulling from, I don't know the actual depth of those lakes. Is there enough holding capacity there? Will that affect the entire water system and the way the water flows to exit the property? If we're drawing the lakes down lower, will it create more erosion around our lakes? We've also seen when the lake level drops, we decrease the dissolved oxygen in the water and have fish kills.

Mr. Dale: We just had the one fish kill in Bayhill. How much did that cost us? That was a small one.

Mr. Showe: A couple thousand dollars.

Mr. Dale: Try to imagine that on a large scale all across the District.

Mr. Showe: Well, that's also where all of the water flows out. So, if that is low, you can imagine that everything else that feeds to it, is going to be lower.

Mr. Dale: Yeah. So, this is an issue. I don't know that there is any vote to take, but this is a very sensitive issue.

Mr. Showe: I have been following up. Today was actually the first day that they actually responded to me in the last two months. So, that's somewhat positive. But again, I'm going to take the same stance that I've said to you guys. They have no permission at this stage to do anything.

Mr. Dale: I guess I was bothered when I heard of the HOA having to meet with their attorneys. For those who don't know me, I really don't like hiring attorneys.

Mr. Macheras: Listen, it's on them, as far as I am concerned.

Ms. DeVries: No one wins attorneys.

Mr. Dale: Yes.

Ms. DeVries: We don't really know why they met with the attorneys. We are only guessing.

Mr. Dale: You're right. We do not know.

Mr. Showe: I will note for those Board Members that haven't been through this process, the CDD has their own attorneys and they enjoy litigation to some degree.

Mr. Dale: Yes. We have a very good law firm.

Mr. Showe: You do.

Ms. DeVries: Yeah.

Mr. Showe: They're good to have on your side.

Mr. Dale: I wanted that in the minutes, because I know people over at that HOA read these minutes and I hope we are being crystal clear.

Mr. Showe: Absolutely. The last item I have is just the park improvements. Jim and Michelle are working on that. That's all I have for action items.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. General Manager's Report

Mr. Showe: We can go to the General Manager's Report.

Mr. Moller: Alright. Since we talked about the newsletter already, I received an email from a homeowner about the littoral shelf planting. The newsletter basically said to reach out to me, if the community wants to aid in expanding these plants. I don't know of any protocol we have in place, if one homeowner is requesting littoral shelf plantings. Can we do it? I know that we have the Lake Bank Restoration Fund that is being used for the geotubes or socks. Could we just use maybe a portion of that? We have budget for \$164,000 next year. Maybe we save

\$10,000 for littoral shelf plantings, if a homeowner says, “*Hey, I'd like to have some pickerel weed behind my house.*”

Mr. Dale: How much do you think it costs for one home? Is it under \$100 to do one home?

Mr. Moller: I would say less than \$500.

Ms. DeVries: What happened to the Focus Group that was doing this work? I thought volunteers were doing the littoral shelf planting.

Mr. Dale: They're not doing the plantings. They are more of an educational advocacy type situation. They did a sample of a 100-foot planting area, to try to build awareness for the community, which it did. We now have one homeowner that says they would like a few plants. Because that's a little different than we had talked about. I thought we were talking under \$10 for plantings.

Mr. Moller: It could be.

Mr. Dale: We're just kind of ballparking it, but it didn't sound like the cost was extravagant. I guess what I weigh that against, is if we do plantings, how much less is that than geotubing, which we are about to spend many hundreds of thousands of dollars doing however many lakes across the District.

Mr. Moller: In my opinion, there are two different things. The geotubing is basically restructuring our lake banks.

Mr. Dale: Right. But why do we have to geotube? Because there was erosion of that area, whereas the plantings help with that erosion in the future.

Mr. Moller: Correct.

Mr. Dale: I think we also derive some benefit, if we have one homeowner asking for it and the neighbors are like, “*Oh, that doesn't look so bad. I would kind of like that, too.*” That is what I'm hoping for.

Mr. Macheras: It's been a while since we talked about it, because the CDD worked with VECA as far as that spot by Suseda Park. In my opinion, the unfortunate thing was, other than that area, there were either one or two private homes, which, unfortunately, is based on education. So, about a year ago, VECA was blessed with a group that used to work out in an area at the end of the Viera wetlands.

Mr. Dale: Right.

Mr. Macheras: They were redoing everything out there and these people had a grant to do some of that restoration and they said, *“Well, you can't, because we're getting ready to redo this.”* So, they approached us and said, *“Hey, we have grant money. Do you want to do it for free?”* I'm like, *“Yeah.”* So, they did an area over by the tennis courts at Clubhouse Park, between the tennis courts and the volleyball courts, where there is a small lake. They did a phenomenal job. It didn't cost VECA a dime. They did plantings on the shore and in the water. I was just there the other day. They look great and they put up a huge sign on both sides. Because, again, like you said earlier, the whole premise in my mind was education. So, I just want to remind the residents, if you want to see a nice area, because what was done at Suseda Park, was a little sparse and when they finished, it looked like it had been there for a year, the place to go is to that small lake behind the pavilion, between the volleyball and the tennis courts. It's been there for a year and there's a huge sign with a lot of information on both sides. So, as far as education, if our residents are interested, take a look at that area.

Mr. Dale: Right, but I guess the question of the Board is, what do we want to do, if we have homeowners that would like to do that and there is a cost not for the labor, for the actual plants?

Mr. Macheras: We would have to almost say, *“We have grant money and we're going to put “x” amount. This is what we have and its first come, first serve and when we reach that, we're done for the year.”* Because we need to have some control over it, some type of protection.

Mr. Dale: Right.

Mr. Macheras: Maybe we limit everyone to a certain amount. That way, we have enough for 50 homes. I'm just throwing a number out there. Then next year, we'll take a little bit more and do that. If we were going to do it, which I don't think is a bad idea, I think we just need to have those parameters and then whoever wants it and if somebody does it and their neighbor sees it, we tell them that we're done and come back next October.

Mr. Dale: Right. I agree with everything you just said, Bill. We do have a situation now where we have just one homeowner and we're still in this fiscal year. I wouldn't have a problem if we gave Jim the authority to spend up to \$100. The reason for that, is it's kind of a public relations (PR) story, to set our marketer loose on. Then what we do over the course of the next month or two, is we coordinate with the group that you're talking about. We coordinate with

Ron's group. We make sure we have the labor to be able to do stuff like that for individual homeowners.

Mr. Macheras: Right.

Mr. Dale: I like the idea of setting a certain amount in the budget for the next fiscal year.

Mr. Macheras: So, does that mean that you would buy the plants and they would come and get them? Is that how that would work?

Mr. Dale: That's the way I see it.

Mr. Moller: There are two options. We can either buy the plants and find the staff to plant them or hire a company to come in and plant them.

Mr. Macheras: Okay.

Mr. Dale: Maybe make that a part of the story. We had our first homeowner ask for help on the littoral shelf, we set aside "x" amount of money for next year for littoral shelf plantings and it's on a first come per served basis. Get in touch with Jim.

Ms. DeVries: Alright. If we gave them the plants, I would want to make sure they got planted.

Mr. Dale: Right.

Ms. DeVries: We would give them the educational material about how to plant them.

Mr. Dale: Right.

Ms. DeVries: Then, basically check back in a period of time to make sure they were planted.

Mr. Dale: Right. Yeah, for me, it would have to be planted by one of our groups, either one of the volunteer groups or our employees.

Ms. DeVries: Yeah. I was thinking that the volunteer groups would help with that.

Mr. Dale: Right. We would give them a list of addresses and they would have a Volunteer Saturday, where they would go out and do 30 or 40 homes.

Ms. DeVries: Yeah. That is a great community project.

Mr. Dale: Denise, how are you feeling about this?

Ms. Yelvington: It sounds like a good plan to me.

Mr. Dale: Alright. Then what I would recommend and I don't believe there needs to be any motion is as we're going through our budgeting process, we figure out what the Board would like to set aside for such a program, whether \$5,000 or \$10,000 a year. Jim, I know you're going

on vacation and I don't expect you to do it in the next two weeks, but, in the interim, if you could have some coordination between the groups that we're talking about.

Mr. Moller: Yeah.

Mr. Dale: I would like to be able to have Jim use his discretion. If we're talking about \$100 or in that ballpark for plants, allow him to do this home and for Michelle to turn that into a story.

Mr. Macheras: Right. It would almost be as if we created our own grant.

Mr. Dale: Right.

Mr. Showe: That's essentially what you're doing.

Mr. Macheras: Yeah, we have grant money of "x" amount, but so much per homeowner.

Mr. Dale: Right.

Mr. Macheras: Then it's up to where we promote it and come back next year or whatever.

Mr. Dale: The hope would be that individual homeowners are going to say, "*Well, I'm not going to wait another year for \$50 worth of plants*" and will take it upon themselves to just put some in on their own.

Mr. Macheras: Right.

Mr. Dale: But this is our first raindrop, which is the way that I'm looking at it. So again, I don't believe there needs to be a motion, but does any Board Member have a problem with Jim going out and spending, at his discretion, \$100 on plants for this resident.

Mr. Macheras: No.

Ms. DeVries: No.

Mr. Moller: Then I have direction.

Mr. Dale: Yeah. There you go. Alright. Next issue.

Mr. Moller: The next item is, discussion of the fountain at Fawn Ridge, which was discussed at the last couple of Board meetings. I went ahead and got the initial quote for tying into the homeowner's electricity, according to the fountain company, which is not a good move, for many different reasons. Power surges can happen, determination of fault, whether it was the fountains or the homeowners, the homeowner sells the house and now the issues have changed. There are so many parameters. So, it was basically just as cost effective to use a transformer in the general vicinity. We could just come off of the transformer with a one phase line, put in our own meter and we have total power to it. There was one update since the handouts I gave you

guys. The initial quote he sent me had white LED lights. I had him change it to color changing licenses that were programmable, which we can change it to red, white and blue for holidays.

Mr. Dale: Fourth of July and Halloween.

Mr. Moller: Exactly. So, that took the price from \$29,800 to \$33,003.

Mr. Dale: For the record, what is one of the primary benefits of having the fountains in the lakes?

Mr. Moller: Actually, having water moving in a lake is great. Basically, it oxygenates the lake and keeps stagnant water moving. It just creates a better, diverse biological food chain, which stock these lakes with catfish or whatnot. They can keep the catfish populations rolling over, keeping the midge population down.

Mr. Dale: There would be less chance of a fish kill.

Mr. Moller: Exactly. It keeps the lake stirred up.

Mr. Dale: Right

Mr. Macheras: Does this map show where the transformer is?

Mr. Moller: Yeah, that's where the transformer would be off of that street.

Mr. Macheras: Okay.

Mr. Moller: Off of Raccoon Court. Then we would just run a power line down the easement and have our meter right there by the lake.

Ms. DeVries: I know that Mary Ann Ferrara spoke to Ben. Is she here?

Mr. Dale: No, she's not.

Ms. DeVries: I know that Bayhill has also wanted this, so the concern that I have is, opening pandora's box. We do it for one neighborhood. Do we have to do it for another?

Mr. Dale: The short answer would be yes, if we could do it. The problem is Bayhill physically can't do it, because they have no way to connect.

Ms. DeVries: We have no transformer?

Mr. Dale: Actually, if we could do Bayhill, my recommendation would be to get it done immediately, because we probably dropped, over the past few years, probably \$15,000 on the cleanup of fish kills.

Mr. Showe: But I would note that that flow way there is a different.

Mr. Dale: It is a different body of water.

Mr. Showe: It's not like a lake that's designed to perform a different function.

Mr. Dale: Right.

Mr. Showe: It's not really appropriate for a fountain.

Mr. Dale: Right.

Mr. Moller: Well, I think the Bayhill lake is a rectangular lake.

Mr. Dale: We were talking about the aerating.

Mr. Moller: Yeah. There are smaller aerators, that cost \$80,000, two years ago.

Mr. Dale: This Board has been promising fountains, especially in that area of Fawn Ridge. Keep in mind, the southern end of our District, does not get anywhere near the amount of benefits that our northern end gets. We put a little bit of money into the park and fixed the park. Most of the energy into the southern end of the District was volunteer hours. So, we have been promising fountains as soon as they could find a feasible way to get electric for three years.

Ms. DeVries: I thought we said the same thing to Bayhill. So, that's why I'm asking, because we told Bayhill, if somebody could connect the electric, we would install a fountain, but no one volunteered.

Mr. Dale: We did, but Bayhill has no foreseeable way to connect.

Ms. DeVries: So, they have no transformer.

Mr. Dale: Correct.

Ms. DeVries: I just had to ask.

Mr. Dale: Right. If they did, my recommendation would be to find a way, in the next fiscal year, to pay for one for them also. But it's cost prohibitive at the solar level, at \$80,000 to \$90,000, to be able to do that in Bayhill. But it is feasible for Fawn Ridge and then the communities of Hammock Lakes and Hammock Trace that are across the street from the same lake, as well as Woodside park. So, my recommendation, in looking at the numbers, I asked Jason where we stand with our bond money. Currently we have \$64,000 of bond money. Now, we have stated rather adamantly that we want a chunk of that to go to Woodside Park. Where we wanted it to go, based on past discussions, was to musical instruments, a digital sign and electric for the digital sign. I roughly estimate that we're talking about \$50,000 to accomplish those tasks, which would leave us with \$14,000 of bond money, that we would be able to utilize for the fountain. If we used that money, that would mean we would have roughly another \$16,000 to \$17,000 that we would have to come up with for the fountain. Had this discovery been made three years ago, we would have taken that out of bond money and would have made that

available to those homeowners there, but I wouldn't have a problem pulling that out of reserves, as we're talking about \$16,000 to \$17,000 for something that we've been promising for a while.

Mr. Macheras: Are you talking about the one by the church.?

Mr. Dale: The one that we have the proposal for in front of us.

Mr. Macheras: Right. I guess the only thing that I would say is, if we get into residents wanting one, too, as a Board member, if I was moved in that direction, the two things that would move me, would be either a need, like we talked about, maybe there's an area or a strategic placement, like at the north end of our community. You know, we have a fountain at the south end and one coming in from US 1.

Mr. Dale: We don't have one at the south end.

Mr. Macheras: VECA has one at Wickham Road. So, if I'm going to be moved to install additional fountains, I would have to either look at a need, like we talked about with the fish kill, or strategically, how would it enhance the community versus a resident saying, "*Hey, I want one, too?*"

Mr. Dale: I think this meets both of those criteria.

Mr. Macheras: Well, this one does, but I mean, as far as any others...

Mr. Dale: A future one.

Mr. Macheras: Right.

Mr. Showe: I think it's also on the main road, but it's not just for that community, it's for everyone.

Mr. Dale: Exactly.

Mr. Macheras: It's a good place. I agree.

Mr. Showe: I think that meets the qualifications.

Mr. Dale: There is no other community that we made this promise to, other than Bayhill, which would serve a very practical purpose, because we keep spending money on fish kills.

Ms. Yelvington: Can I ask a question?

Mr. Dale: Please do.

Ms. Yelvington: Is there an upkeep for this fountain and if so, what does that cost? I think we need to have some established criteria for future requests for fountains, because I am worried, especially given some of these other personal squabbles we have going on, that it could just be another area where we have people causing trouble. So, I would say we need some kind of

established decision-making criteria for how we approve these and how often we could approve such a thing, because it's a pretty big cost for the number of lakes that we have in our District. Right?

Mr. Dale: I understand where you're coming from. The main purpose for these, is for a practical function, for aerating, especially the larger lakes that we have. Then, as Bill mentioned, you know, you get the aesthetic value. There are really only probably three lakes in the District that would meet that criteria and this is one of them. The other one would be at the north end of the community and the third one would be at Woodside Park. But I don't know that we really need one there, if we're doing this.

Mr. Macheras: Yeah. I agree with those parameters that you talked about. I agree with what she said. It puts something in motion, so that we don't have to second guess ourselves. Well, it doesn't fit with what we came up with, just like you and I discussed. So, yeah, I agree with you.

Mr. Dale: Well, for me, I think Bill said it very well. There would be two criteria for putting in a fountain. It would either be a combination of strategic and practical value or there would have to be an extreme need, in other words, one of our lakes that we constantly have with fish kills.

Mr. Macheras: Right. There's also a financial plus, hopefully, by doing that, which would negate that. So, yeah, I think that's a good parameter to set, if we get to that point.

Mr. Dale: Right. Denise, do you have different criteria in mind?

Ms. Yelvington: No, I think that's fine. I think we're going to want something to refer to, if future requests come up.

Mr. Dale: Right. Is it something that you want to vote on or something you're comfortable just with Board consensus, that that would be the criteria?

Mr. Macheras: Yeah. I mean, we don't want to get the horse too far ahead of the buggy. Let me ask you, Jim, as far as programmable Wi-Fi, is it sitting in your office or going out to the box?

Mr. Moller: I don't have those, but I think it is Bluetooth. So, you don't actually have to go to it. You just have to be near it.

Mr. Macheras: I was just curious.

Mr. Rysztogi: Yeah. The one at Fawn Ridge, is visible for aesthetic reasons. I think besides being a functional reason, the aesthetic reason, is great because it is a large pond lake and right from the road, you can see the effect. So, I think in this particular case, I'm definitely in favor of putting a fountain in there. But on the smaller ponds in smaller areas, unless it's a body of water this size or larger, I don't see us doing that. Every community has these small ponds and we are not going to go around putting aeration in every single one of them. So, it's basically size in my mind.

Mr. Dale: Yeah. For me, there's really only one other lake in the District that maybe could, which would be the Bayhill one, because we keep spending so much money on fish kills there. So, it would be a practical issue, but it's a moot issue, because there's no way to get in there. We tried for three years.

Mr. Macheras: So, for this one, do we have a firm number that this is something we can vote on tonight?

Mr. Moller: Yeah, I mean, there might be a little extra, with Florida, Power & Light (FPL) and the meter costs, but as most of the hard stuff is there, the connection and everything, I don't know if they have a connection charge or something like that.

Mr. Dale: Right.

Mr. Macheras: You said it was \$30,033. Okay.

Mr. Dale: I just threw out some numbers there regarding the remaining bond money. We could actually take all of it from the bond money, but then we don't have as much there for the park, but we could take a portion, like I suggested, such as \$14,000 and leaving the other \$50,000 for the park and then we don't have to take a huge chunk out of reserves.

Ms. DeVries: So, are we just going with this one quote? I'm looking to see if there are competitive quotes. Are there any?

Mr. Moller: I have not obtained other quotes, as this was just an exploratory, to see it can be done. The company that I talked to, did a lot of legwork on researching FPL and finding transformers.

Mr. Dale: Yeah, they were the ones that brought us to the dance, because we've been inquiring about this for that community for years. I guess I kind of feel like they earned their salt just on that.

Mr. Moller: Yeah.

Mr. Showe: I will say, based on other fountain quotes that we received for other Districts, this is in line. It doesn't seem out of whack.

Ms. DeVries: That's good to know, Jason

Mr. Showe: That's what they run.

Mr. Dale: Yeah.

Mr. Showe: Also, to answer Denise's question, there are going to be some ongoing costs. Obviously, the power to run it, is an ongoing cost, as well as a quarterly service where they pull the fountain out and clean it all and then float it back out. It's not real expensive, a couple hundred dollars. It will suck up turtles and all kinds of things and if those things get in the pump, it's gone, which isn't covered by your warranty based on my experience.

Mr. Dale: Right.

Mr. Showe: We can help, Jim. We've got some contracts for our vendors that do quarterly services. Again, it's not too much, but it does definitely help prolong the life of your fountain.

Mr. Dale: I certainly would want that.

Mr. Showe: Because those motors aren't cheap when they go.

Mr. Moller: It's an ounce of prevention.

Mr. Dale: So, with that said, we've had a long discussion. Is there a motion on the table?

Mr. Macheras: If we pass it, did he give you a timeframe?

Mr. Moller: Again, I just wanted to get numbers, because we've been talking about it for so long.

Mr. Macheras: Gotcha.

Mr. Dale: My recommendation is, if there is a motion, we do it like we've done several of our other motions, which is approving a not-to-exceed amount.

Mr. Showe: Right. What would you feel comfortable with, Jim? Maybe \$40,000 total, with all of the FPL costs?

Mr. Moller: Yeah, that would be easier.

Mr. Showe: Okay, let's do that.

Mr. Dale: The expectation is we're looking at around \$32,000 to \$33,000.

Mr. Showe: Correct.

Mr. Moller: I'm thinking it's probably going to come in around \$34,000 to \$35,000.

Mr. Dale: Alright. Because of FPL?

Mr. Moller: Yes.

Mr. Rysztogi: Are you are limiting it to this one?

Mr. Moller: Yes.

Mr. Rysztogi MOVED to approve the proposal with Environmental Restoration Services to install a fountain at the Fawn Ridge Lake in a not-to-exceed amount of \$35,000.

Mr. Showe: Could you approve \$40,000? Just in case there are extra FPL costs and some connection fees.

Mr. Dale: Yeah, we don't know what the FPL costs are.

Mr. Rysztogi MOVED to approve the proposal with Environmental Restoration Services to install a fountain at the Fawn Ridge Lake in a not-to-exceed amount of \$35,000 and Mr. Macheras seconded the motion.

Mr. Macheras: Do we need to include a caveat with an understanding that so much is going to come from the bond or is that something that we don't have to actually vote on?

Mr. Showe: We'll take care of that on our end.

Mr. Macheras: Okay.

Mr. Showe: We will allocate however much we can a from the bonds.

Mr. Dale: Leaving \$50,000 for the park.

Mr. Showe: Typically, what we'll do, is we'll just charge it to your capital projects and then we reimburse that capital project from whatever bond funds we decide to pull the funds out of.

Mr. Macheras: I see. Okay.

Mr. Dale: We have a motion and a second. Do we have any discussion? Are there any other caveats anyone would like to throw in there? Hearing none,

On VOICE VOTE with all in favor the proposal with Environmental Restoration Services to install a fountain at the Fawn Ridge Lake in a not-to-exceed amount of \$35,000 was approved.

Mr. Moller: Regarding the financials, as of yesterday, golf round revenue was sitting at \$136,000. Last year's total for May, was at \$144,000. Again, as of yesterday, we were ahead of last May 2023 by \$25,000.

Mr. Dale: And the month is not done yet.

Mr. Rysztogi: Holiday weekend is coming up.

Mr. Moller: Food and Beverage (F&B) revenue as of yesterday, is sitting at \$56,000. They're like leapfrogging week to week, depending on how the weekends fell last year and how the weekends fall this year. F&B is on pace for \$80,000 month, so, we'll land somewhere between \$78,000 and \$80,000. Actually, last night with the Better than Radio, it was a great day and night for the restaurant.

Mr. Macheras: Very cool.

Mr. Dale: It was \$4,300 a day for the restaurant.

Mr. Moller: Wow.

Ms. DeVries: Great.

Mr. Macheras: Good.

Mr. Moller: For golf operations, tomorrow we have the Florida State Golf Association (FSGA) amateur event. We have 94 players in the field, from all over Florida paying \$50 per player. That's basically just for golf. So, for a Friday in May, we're not going to lose any money.

Mr. Macheras: Is this a preamble to qualify for something?

Mr. Moller: No, this is basically just amateurs throughout the State of Florida that are pretty decent golfers.

Mr. Macheras: Like a tournament?

Mr. Moller: Yeah. Then we will resume our normal Friday play at 1:30 p.m. I do know with other FSGA tournaments, there will probably be a lot of merchandise sales in the pro shop. When they get done, they will hit the restaurant and probably eat and drink and have a good time.

Mr. Macheras: Very cool. They can stay late and sing if they want to.

Mr. Dale: They can.

Mr. Moller: They will be there a long time if they do that, because they will be done about 1:00 p.m.

Mr. Macheras: Right.

Mr. Moller: I had my first field trip with Ralph Williams Elementary, second grade class. We started by talking about what they're doing in school. They were working on force of motion. So, we're like, "*That's perfect. That fits in with golf.*" So, we split it up where David and Phil had half of the class on the driving range tee, talking about aerodynamics of a golf ball and Newton's First and Third Laws. Chuck, one of the guys from the cart barn and I had the kids on the putting green talking about friction, how Superintendents can change the height of cut on the grass to change the amount of friction that interacts with the golf ball and rises and falls on the green. The undulations in the green uses gravity to pull the ball one way or the other. The kids had a great time.

Mr. Macheras: Cool.

Mr. Moller: Then when they were done, Chef Jamie whipped up some grilled cheese sandwiches, and I think that was probably pretty much the highlight.

Mr. Dale: What else did they go home with?

Mr. Moller: Oh, yeah. So, at the very beginning, I handed them all a little spider ring, and said, when we get done, "*I'm going to tell you what these are all about.*" So, as they were eating, I told them, "*All of these rings that I gave you guys, are golf bugs. They're not spiders and if you got bit by the golf bug, that means you want to come back and play golf.*" One kid signed up for the kid's camp from that field trip.

Mr. Dale: Yeah.

Mr. Macheras: Well, I've seen on social media, if I remember correctly, the School District did something or *The Viera Voice* might have.

Mr. Dale: *The Viera Voice* did.

Mr. Macheras: I've seen it on multiple platforms, which is cool. That's great. As a past educator, who worked with those little ones, every field trip has to have an educational component, but it can be fun, too. I think that was awesome that you did that.

Mr. Moller: It turned out good. I know there's been some interest for some other field trips next year, maybe some different classes. So, if we have some older kids, maybe we can go a little bit more scientific with how the turf grass filters pollutants. We can open it up and expand it, depending on how they want to do it.

Mr. Macheras: I don't even know if Viera High School does it. Maybe the academies or Rockledge might be speared towards environmental or something like that. But that opens up the door for a lot of stuff.

Mr. Dale: Yeah. There were several hundred likes on social media over this issue.

Ms. Yelvington: Kudos to you for rolling that out. I loved seeing that on social media.

Mr. Moller: Thank you.

Ms. DeVries: It was great.

Mr. Moller: Thank you. Regarding the kids camps and kids clubs, the first Kids Club is on June 7th. Six signed up for that. Then the Kids Camp starts on June 10th, I think eight kids signed up for. Another handout that I gave everybody, is for a possible future event next May with the American Junior Golf Association. This is pretty much one of the most distinguished Junior Golf Associations in the country. Pretty much every player on the PGA Tour went through this Junior Golf Program. There's a famous golfer that lives in Jupiter. His son plays in this.

Mr. Macheras: I think he goes to Benjamin High School.

Mr. Moller: Something like that. It's a four-day tournament. I think the days that they're looking for are Tuesday, Wednesday, Thursday and Friday. It will draw kids from California. I think they roughly estimate about \$150,000 economic impact to the area between hotels and restaurants and things like that. That should help us with any kind of future tourism grants or anything like that.

Mr. Macheras: Do you have it already or do you have to bid for it?

Mr. Moller: They came to us.

Mr. Macheras: Oh, sweet.

Mr. Moller: I'm pretty much going to roll with it. I just wanted to get the information out to you guys.

Mr. Dale: So, if I understand you correctly, a major national golf association came to the Viera East Golf Course, asking for use of our facility next year.

Mr. Moller: Yes.

Mr. Dale: For one of the most premier Junior Golf Programs. Is it one of or the premier junior event?

Mr. Moller: So, I don't misspeak, I'm going to say one of one of them.

Mr. Dale: Okay.

Mr. Moller: It's a big event. All of the results will be in *Golf Week Magazine* and things like that. So, Viera East will get national recognition for hosting. It's a pretty big deal with social media posts.

Mr. Dale: You're talking about doing this on what days of the week?

Mr. Moller: Tuesday, Wednesday, Thursday and Friday at the very end of May in 2025.

Mr. Dale: It's basically pretty much in summer.

Mr. Moller: Summer, correct.

Mr. Dale: On weekdays, not on the weekend, which are our big money producers.

Mr. Moller: Right.

Mr. Dale: What do you estimate the impact to income would be?

Mr. Moller: As far as profit? I think we'll be break even. We're not going to lose anything on it. I think we'll see an increase in merchandise sales. We'll definitely see an increase in F&B sales. As far as rounds, I don't think we're going to lose anything, because they will shotgun off in the morning. We might get a couple kids show up on Monday that will pay for a practice round. They will pay our rack rates for the practice round. There's no pre-program.

Mr. Macheras: They're on their own.

Mr. Moller: Exactly. Because basically the first day, Tuesday, would be their qualifier and practice round. Then the actual tournament starts on Wednesday.

Mr. Dale: This obviously would be an all-hands-on deck operation.

Mr. Moller: Yes.

Mr. Dale: I even would go as far as to say, we would want to be cautious about giving people vacation time during that timeframe, because this is a big deal.

Mr. Moller: This will be a big one.

Mr. Dale: The PR benefit that we would gain from this, would be phenomenal.

Mr. Macheras: You know we've talked about that before. If I'm looking at a major tournament like this and you could tell me that I could break even, I'm doing cartwheels. Because again, getting our name out there, if you're looking solely as a financial benefit, that's the benefit.

Mr. Dale: Right.

Mr. Macheras: Because they're going to say, "*Hey, wait a second.*"

Mr. Dale: It would cost us tens of thousands of dollars of advertising money.

Mr. Macheras: We may never know what that might be.

Mr. Dale: Right.

Mr. Macheras: But to get that, is just amazing.

Mr. Dale: Well, Jim, why did we get this? Why did they come to us?

Mr. Moller: Honestly, I don't have an answer for that.

Mr. Dale: I suspect it's a combination of lot of things to include the *Space Coast Living* designations and David over at Lake Nona and his connections and what you have done in terms of getting the course to where it's at. I like the fact that we'll be working on the bunkers.

Mr. Moller: We'll have brand new greenside bunkers to play in.

Mr. Macheras: Right.

Mr. Moller: We'll have another year of having the new irrigation system help us grow grass in areas that we've never had grass before. That's just one of the biggest things that we've seen with this new system, the areas that we are deeming bad. Last year, the grass looked horrible or didn't have any grass.

Mr. Dale: Right. I went out on #2 and #5.

Mr. Moller: Yeah, there's grass on the backsides of bunkers that were never there before.

Mr. Macheras: Not to interrupt, but I'm guessing we have a year to do this, but kind of like the USSSA. I would imagine something like this, whether there's an organization that our Marketing Department could inform the hotel, "*Hey, we got something coming up.*" I don't think they have such thing as goodie bags, but, with the volleyball, usually there's something.

Mr. Dale: Well, that would be one of the things that we would be able to develop partnerships for, such as going to certain hotels.

Mr. Macheras: We could provide them some rooms and put their name out there. We have time.

Mr. Moller: Honestly, I think that's something they actually take care of as well.

Mr. Macheras: Oh, okay. So, it's already set.

Mr. Moller: With all of the tournaments that we play in, it's run by XYZ and they take care of everything. All we are, is the host facility.

Mr. Macheras: Good.

Mr. Moller: We get all of the name recognition.

Mr. Dale: We kind of got snubbed last year by the Tourism Development Council (TDC), with the tax money for tourism. We approached them about a grant and they kind of blew us off, but if we were able, my intent would be also to take this to our County Commissioner and other people and say, *“Hey, look, this is what we're bringing to you. Maybe next time there's a TDC grant, you guys will think a little more favorably of us.”*

Mr. Moller: Yeah, I mean, with tomorrow's tournament, three are coming from Tallahassee to play in the tournament. I know there are some from South Florida, west of the Orlando area. With the junior tour, they will come with a Tournament Director. They have a media official that we can get connected with Michelle for promotions and things like that. Then they will have 10 to 12 staff members to help us with the tournament itself.

Mr. Macheras: Sweet.

Mr. Dale: Yeah, this is a big deal.

Mr. Macheras: That's cool.

Mr. Dale: Let me just ask really quick, now that you have the meat and potatoes outline of what this is supposed to look like, is there anybody that has any large reservation about giving the golf course up for a week at the end of May for this event?

Mr. Macheras: Well, is it an all-day every day or would be at 1:00 p.m.?

Mr. Moller: It's pretty much all day.

Mr. Macheras: You know, I think the main thing we talked about before, is communication. We have plenty of time to get that out and at the end of the day, if us or any other golf course wants to be a player of any stature in this, that's going to happen. I would hope as a community, that would be a welcome thing, because again, it's going to help the entire community, whether it's the grocery store, Winn Dixie, right down the street or whether they're staying in a new hotel. So, for this, I don't, because I'd like to think that's part of what good golf course communities do and that happens. So, I think it's going to benefit us. To me, the return on investment, to give up four days for what might occur, I think is going to be amazing.

Mr. Moller: Now, would we be even hosting this idea in season?

Mr. Macheras: Correct, at the end of May.

Mr. Dale: The reason why I asked that question is, there's going to be a few season pass holders that are going to be a little upset that they can't get out there with the Viera East Mens Association (VEMA) or the Viera East Ladies Golf Association (VELGA) League.

Mr. Moller: Or they can get out and watch really good juniors play golf.

Mr. Dale: I was very pleased the last time we held the junior collegiate championship and we didn't run into that resistance. Everybody was great. We had a lot of people sitting up on the fairways or where it was appropriate, watching the event. They loved the fact that Viera East was on the map.

Mr. Macheras: You know what? Some of these families may come back to Brevard, whether it's because of the beach or whatever, but they may say, "*Hey, you know what? They have a pretty good golf course.*" So again, if we want to get into that realm of being serious, then that's part of how that works. You know that better than I do.

Mr. Dale: Yeah.

Ms. Yelvington: I would say that we're fortunate to live in a state that does not have state income tax, which is largely due to the wonderful tourism taxes that we collect. So, I think we need to be tourist friendly, which sounds like a good plan. Today, people have choices in which golf course they select when they visit Florida, and we want them selecting ours. So, I think it's great PR.

Mr. Dale: Very well said, Denise. Thank you.

Mr. Macheras: The biggest feather is they came to us for whatever reason. I don't care if it was because someone's kid goes to FIT, but whatever that reason is, to me that shines brighter than anything that they called us.

Mr. Dale: Right, because it's kind of a big deal. I don't know that a consensus is necessary.

Mr. Moller: I guess this is more informational.

Mr. Dale: Okay. So, you don't need any kind of vote to lock down those dates?

Mr. Showe: I think it's fully within Jim's authority. It's not costing us anything.

Mr. Dale: Alright. Well, it appears that you have a strong consensus from all Board Members. So, if we don't need to take any vote on the dates, then go forth, young man. Thou art blessed.

Mr. Macheras: Very cool.

B. District Manager's Report

This item was discussed under the Treasurer's Report.

C. Lifestyle/Marketing Report

D. Restaurant Report

Mr. Moller: Regarding the restaurant, after I return from my sabbatical, we're going to start on some of the improvements we talked about at the workshop, such as the cooler and things like that.

Mr. Dale: I will add that I was very pleased to see our Restaurant Manager and Head Chef implement the recommendations with moving the tables around, putting numbers on the tables, the jukebox accessibility, all sorts of smaller things, immediately. I was very impressed with how enthusiastic our restaurant staff was, by taking the ball and running with it.

Mr. Macheras: I agree. That's what I was surprised at and I'm glad that we had that workshop. It shows to me, that we are willing to sit back and say, *"Alright, we're doing great. We got great numbers, great business, let's pump the brakes a little bit and look at this from an operational point."* Those ideas that they had, are going to make a huge difference. So, I'm like, you. I think the ideas that they came up with, sounds good to me, it's not going to be that big and it's going to make a big difference. Like you, I just thought it was a great meeting and the input was phenomenal.

Mr. Moller: Good.

Mr. Dale: I very much appreciate the Board Members. Bill, Denise, your comments regarding the importance of making it accessible to the entire community, as it is a community restaurant, not singularly a golf restaurant.

Mr. Macheras: Right. We want to remember all of the groups that participate.

Mr. Dale: Yep. Jim, you jumped on the adjusted times right away with staff and I appreciate that. We got that word out and it seemed to be very favorably received.

Mr. Moller: It was received well. I just don't think we have a large enough data pool.

Mr. Macheras: Right.

Mr. Macheras: It's been a week and a half.

Mr. Dale: Right. But what I will point out, though, is we were ahead of our gross last month. We are ahead of our gross this month and we had some headwinds when we started the year with our former manager's salary still in the mix, that we had to eat and everything and that impacted us. But the numbers that that restaurant is pumping out now, is on a consistent basis.

Mr. Moller: The one thing that I like with the restaurant numbers, we're not making a lot on it, but there's more consistency this year. Like, if you look at the 2023 numbers, one month we made money and the next month we lost. Everything was up and down. We're more consistent, so I think we can better gauge our future right now.

Mr. Dale: This is where I'm going to give you an attaboy again. I have no doubt. Denise, I think between you and Jim, you were some of the impetus behind this, but it's because of the inventory control that you are now doing. You've got a better handle on it. You've got the staff doing regular checks on liquor and food. That wasn't happening the way it should have been.

Mr. Moller: Once this new storage closet is built, it's going to get even easier for them. It's just because of the way our storage system works. There are items here, there and items over there. So, it's just hard to keep a good count when it's scattered all over the facility.

Mr. Dale: Right.

Mr. Moller: The next thing that I have is janitorial services. I've been kicking around a couple of different ideas. We haven't really been getting what we're paying for with our current service. Originally, I thought maybe we can bring two people in on maintenance, under the janitorial service line, items and maintenance. But that's really not helping Wes out, because most of the work on a golf course is done in the morning and those people will be working janitorial, so he's not really getting any benefit from doing it that way. So, then I started thinking about taking a couple cart barn guys and giving them a couple extra dollars an hour when they're doing his janitorial. I talked to Jamie about it today and I think we really need to start holding the F&B staff more accountable for cleanliness. I want him to start scheduling monthly deep cleaning, to where people come in after they close. Yes, it will cost us a little bit more in our labor, but the restaurant can be tidier in areas. We are looking at commercial floor cleaners, something small enough that we can do the breezeway, so he's not having to pressure wash and it will make that job easier. We can do the restaurant floors for \$1,600, every other week. Right now, we have one mop for the kitchen and one mop for the dining room, if the dishwashers or the bussers or the service, whoever, however, Jen wants to assign her closing duties, opening and closing, can knock that out. Then we can figure out if the cart barn guys can do the restrooms, because it's \$33,000 a year that we're paying Jani-King.

Mr. Dale: Would Jani-King keep doing the bathrooms?

Mr. Moller: No, I think we can have the cart barn guys do it. David, Phil, the cart barn guys and I can check them throughout the day.

Mr. Dale: It gets nasty sometimes.

Mr. Moller: But if someone would clean it in the morning, we just pay a cart barn guy a couple extra dollars an hour to clean the bathrooms for an hour. We have a plethora of part-time employees in there, so we don't have to worry about missing days.

Mr. Dale: I don't want to get graphic, but there have been times where it was really nasty.

Mr. Moller: We had an issue just the other day.

Mr. Dale: I heard about that one.

Mr. Moller: Actually. I want to give Phil kudos, because that boy has an iron stomach.

Mr. Dale: Yeah.

Mr. Macheras: Some of the stuff you talk about, is just because Publix, Winn Dixie and Office Depot close at 9:00 p.m., they're not done. I've been a part of that and we would do our nightly stuff and then once a month, I'd have the pros come in early with me on Saturday and do the once-a-month thing. Then we do the wet mop.

Mr. Dale: Is that kind of what you're advocating, the once a month we still farm out?

Mr. Moller: No, I think if we purchase that little machine, Jani-King can use it at 7:00 a.m. before the restaurant opens. If they do that every other week, that gives the floor a good scrubbing, then the staff can just maintain it.

Mr. Dale: Then my other two concerns would revolve around, which happened with the last Restaurant Manager, where I actually took it to the point where I was recommending we color code and I got completely blown off on that issue.

Mr. Moller: That's basically what I discussed with Jamie. We have two buckets and we have two mops.

Mr. Dale: Two buckets, two mops. One of them is for the dining room and one is for the back kitchen. The reason why that's so important, is if you mop with the kitchen one in the dining room, it turns the floor into an ice-skating rink. I don't care what material you have, unless it's carpet it's going to be slick.

Mr. Moller: But we're still kicking around ideas and options on how to make this the easiest transition.

Mr. Dale: Well, here's my other concern and today is a perfect example, where we have our Chef and Restaurant Manager, work a 11-to-12-hour shift and we're operating on a skeletal crew. On top of that, they're working Burger Night, where we had a \$4,300 a day yesterday. They get three days in a row sometimes where they work and then they get karaoke the next day and they work themselves raw. Then we're asking them to close when they're exhausted.

Mr. Moller: Right, but usually the job of janitorial, would be the dishwashers. As soon as the last patron was out of the restaurant, they can mop the restaurant floor.

Mr. Dale: Right.

Mr. Moller: I don't expect my F&B Managers and my Chefs to be mopping floors.

Mr. Dale: I'm not saying that. I'm just trying to tell you how to do it and from the perspective of, looking at how it impacts our people. It's your job to implement, but let's make sure we are not abusing our people. I don't want to work them like rented mules.

Mr. Moller: I don't either, but I just know, it's been 30 years since I've worked in restaurants and stuff like that, but that was part of your closing duties.

Mr. Dale: Right.

Mr. Moller: If you had a station, you had to make sure that station was clean before you're done.

Mr. Dale: Right.

Mr. Moller: I just don't think we're better at it or where we need to be.

Mr. Dale: Right.

Mr. Macheras: I worked for our favorite home building supply company.

Mr. Dale: Yes.

Mr. Macheras: They came in one time and told all of the managers, "*We're cutting out...*," so we were tasked with doing all tasks. I used to tell people when I had trainees, "*What is the secret of being a good leader?*" That was telling somebody that they have to clean the bathrooms. But the key for me, was that we rotated it and did it throughout the day. So, I've been through that, but if you rotate it and you do it on a consistent basis, poor old Bill doesn't have to do it when he's been working for 12 hours. I had to do it.

Mr. Moller: That's the thing. If it's upkept, with the deep cleaner and you have a busy Thursday night, you might not need to mop it. You could just go through with a broom and give

it a quick sweep and then get out of there. If you miss one night, it's not going to be the end of the world, if it's maintained.

Mr. Dale: Right. Well, and it also offers the opportunity, like we are talking about having a server coming in. I believe the way we set it up was at 9:00 a.m., the server comes in. Well, there isn't a lot going on from 9:00 a.m. to 11:00 a.m. Yeah, you might sell a six pack or two, but heck, maybe during that timeframe, that's part of the additional duty.

Mr. Moller: There are options right now that we're just kicking around, but something has to change. We are tired of having the meetings with Jani-King. We're tired of having the meetings with the subcontractor that they have.

Mr. Dale: Right. Well, it's your job to implement it and set it up however you want to make it happen. My only concern is, I just don't want a bunch of people coming to the Board Members and saying my rented mule comment. So, let's be sensitive to that. That would be my guidance. I don't know if any other Board Members have comments.

Mr. Macheras: Yeah, like I said, I think he has a good plan in rotating it out. Everybody does their fair share, maintaining it every couple hours, versus someone at the end of the day, tasked with the same thing and you just have to deal with it. But again, it's not a restaurant like McDonald's.

Mr. Dale: Right.

Mr. Macheras: It is sort of for higher end users.

Mr. Dale: Right.

Mr. Macheras: But I think, like your suggestion and like Jim said, if we handle it that way, it is what it is and this is how we're going to make it work for everybody and we move forward.

Mr. Dale: Yeah, but I do want to emphasize, though, not just the bathrooms, it's that floor in the dining room.

Mr. Macheras: Right.

Mr. Dale: I don't want that thing to become an ice-skating rink. That is where you will hear from me. It's been great.

Ms. Yelvington: Did I hear right that we're going to have cart barn employees cleaning the men's bathroom?

Mr. Dale: We would have cart barn employees cleaning the men's bathroom.

Mr. Moller: That's one option I'm kind of thinking of.

Mr. Dale: Taking those duties on in-house and perhaps it would be a combination of that and/or hiring a person, that would be part of their duty, also.

Mr. Moller: The only problem is just hiring one person.

Mr. Dale: The gist of it, though, Denise, is that it would be taking those duties on in-house. That would be the main crux of it.

Mr. Moller: Yeah.

Ms. Yelvington: Okay. I just don't want us to have disgusting bathrooms and then we have this nice fancy event coming next year and we have 30 bathrooms.

Mr. Dale: Right. Your concern is you don't want the standard to slide backwards, if I'm hearing you correctly.

Ms. Yelvington: Yeah. I guess we can certainly try it and see how it goes.

Mr. Dale: Yeah. Also, what I'm trying to communicate, is that nothing gets icky.

Mr. Moller: Yeah.

Mr. Dale: So, whatever we have to do to maintain the standard, whether that's hiring somebody.

Mr. Moller: I think the standard could be higher than what it is right now, though. That's the issue.

Mr. Dale: I'm good with that. So again, I don't believe it's anything that requires Board action. I think it's informational.

Mr. Moller: Yeah. This is just stuff that I'm trying to figure out, just keeping everyone in the loop. The last thing is just a vacation reminder. I will be on vacation for two weeks. So, there will be two check signers for the May 30th and June 6th check runs.

Mr. Dale: Bill and Ron can do it.

Mr. Macheras: Okay.

Mr. Moller: So, Lacy will text you when the checks are ready, usually Thursday afternoon. We can either sign them on Thursday or Friday, whenever works in your schedule.

Mr. Dale: So, you're giving them at least one day advance notice.

Mr. Moller: Yes.

Mr. Showe: If something happens, I'll try to be available, too.

Mr. Dale: Okay.

Mr. Macheras: So basically, the next two weeks.

Mr. Moller: Yes. Other than that, I'm just going to put the vacation messages on the phone and email. I spoke to Lacy about re-directing anything on my voicemail, anyone calling me to call Lacy at the Admin desk. Then she can divert that call. If it has to do with the lakes or whatnot, she can pass it along to Mr. Ed Grasser and if it had something with golf, she could give it to David. If it had something to do with the restaurants, she can give it to Ms. Jennifer Worchel.

Mr. Dale: What if somebody wants to speak to a Manager?

Mr. Moller: She will ask what this is concerning. If it has to do with an alligator or tree, she can give it to Ed and if there's anything that is a dire situation, I think between her and David, they can handle it for two weeks.

Mr. Dale: Of course, I have no authority as Board Chair, but I do have institutional knowledge, if they run into a situation.

Mr. Showe: Let them know that they can always reach out to me.

Mr. Moller: Yes. That's all I have.

Mr. Dale: Alright. I've got a couple more for you that didn't quite fit into your area of things that we did.

Mr. Moller: Okay.

Mr. Dale: The Culvert Study is complete. We were in the process of doing a physical check of culverts throughout the CDD.

Mr. Moller: Yeah. With lake levels being down, Ed and his guys have been going out, just checking. I know a couple had a little sediment in it. They cleaned those out. You know, if there are some branches laying around, we'll get those out of those dry retention areas.

Mr. Dale: Right.

Mr. Moller: That have a culvert.

Mr. Dale: But is he doing a physical inspection? Roughly, how many culverts have been identified in the study? I don't need an exact count, but under 100.

Mr. Moller: Well, I know they've been doing that. That's how we noticed that one in Bayhill, where we had a separation there.

Mr. Dale: Because of that study.

Mr. Moller: They caught that and are doing the checkups.

Mr. Dale: Alright. Will they be able to complete the estimate before hurricane season?

Mr. Moller: Yes.

Mr. Dale: Okay. They are in the process of doing that over the next month or so.

Mr. Moller: Correct.

Mr. Dale: Okay. Then as the situation and conditions dictate, I know we had a lot of back and forth about those two communities; Auburn Lakes and Herons Landing, that still need to have their fire break completed.

Mr. Moller: The day after the Scrub Jay nesting season is over.

Mr. Dale: As long as we can access it.

Mr. Moller: As long as we can access it, it will be done.

Mr. Dale: Okay.

Mr. Moller: Again, with, doing it every year, there should not be enough fuel to really cause an issue.

Mr. Dale: Right. Even though there may be stuff growing up, it's minuscule in size and everything.

Mr. Moller: Correct.

Mr. Dale: For the record, we used to do it every three years and now it just makes more sense doing it on an annual basis. What is the status of the Reserve Study?

Mr. Moller: I haven't heard anything from them.

Mr. Showe: I don't know where they are at. We contacted them and they were going to set up some time with Jim. So, it will have to be after he gets back. I'll follow up.

Mr. Dale: Okay. All I'm looking for is just follow up. It's been a while since we've had a pruning of the trees at Woodside Park.

Mr. Moller: Okay.

Mr. Dale: I think we're probably due. There's going to be some low hanging stuff and we want to keep up with that. But that's usually a fairly large expansion. As I recall, we had \$10,000 or something like that, budgeted for tree trimming. It's a large chunk. I could be off on that, but let's take a look at that and make sure that we're moving forward. We don't want to neglect that park. The only other thing that I had, was an investigation on inflation rates, which surprised me. I'll bring that up later.

EIGHTH ORDER OF BUSINESS

Treasurer's Report

Mr. Dale: Treasurer's Report. Jason?

Mr. Showe: The only update I have is a reminder to all of the Board Members that wanted to register to be a candidate, to go down to the Supervisor of Elections, but you guys have already done that, so that's positive.

A. Approval of Check Register

Mr. Showe: On your Check Register we have General Fund Checks #5040 through #5068, Capital Reserve Check #194 and Golf Course Checks #31612 through #31688, for a grand total of \$170,710.00. We can take any questions or comments or a motion to approve those invoices.

Ms. DeVries: Jason, I had some questions on some checks, but I'm not sure if they're part of this group.

Mr. Showe: Okay. If you want to get those over to me or Jim, we'll take a look at them.

Ms. DeVries: Okay. I can email them to you.

Mr. Dale: Perfect.

On MOTION by Mr. Macheras seconded by Mr. Rysztogi with all in favor the Check Register for April 19, 2024 through May 16, 2024 in the amount of \$170,710.00 was approved.

B. Balance Sheet and Income Statements

Mr. Showe: You have your Balance Sheet and Income Statement. No action from the Board is required. I think we 96% on our assessments, so we're in good shape there. That's all we have.

NINTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Showe: We can take any Supervisor's Requests.

Mr. Macheras: I've got a couple of things, but Ron might have some input on. Ron, do you have anything?

Mr. Rysztogi: Yeah. When you give the discounts for Viera East residents at the golf course, I think we need to update the chart that they use, because there are areas that aren't on our chart to give discounts.

Mr. Macheras: As far as the communities.

Mr. Rysztogi: Yeah. I was discussing about the communities that get discounts and communities that do not give discounts for golf and updating the chart, because it's not accurate. For example, half of IRCC is entitled to a discount, but I don't see it on the chart.

Mr. Dale: Well, I believe our database is as much as 10% out of whack. What I mean by that, is we have people that used to live in Viera East and now they live in Melbourne or Rockledge or Viera West and are still receiving the CDD discount.

Mr. Rysztogi: Well, that shouldn't be.

Mr. Dale: The hard part is, how do we update that? How do we compare it? Because you're talking about thousands of people.

Mr. Macheras: So, what you're saying is, if I come in and say, "*Hey, I'm part of the CDD,*" they don't know that I now live in Suntree.

Mr. Dale: Right. Because he used to receive the CDD discount.

Mr. Macheras: I have been here for years.

Mr. Macheras: And they still get the discount.

Mr. Macheras: Short of showing an ID, I don't know what they can do.

Mr. Moller: We don't know that you sold your house.

Mr. Macheras: Exactly.

Mr. Showe: If you go to the Tax Collector's website, you can put in their name and verify their address.

Mr. Moller: Right, but the Pro Shop Attendant is not going to do that every time he checks in.

Mr. Showe: We could certainly update the database, based on the Tax Roll, but that is only updated once a year. So, if somebody moves two months after that's produced, it won't reflect that.

Mr. Rysztogi: But when they come in to play golf, don't you ask them for their address?

Mr. Moller: Usually, we just ask their name and if they are in the system, it will pull them up either as a CDD resident or annual passholder.

Mr. Rysztogi: It doesn't pull up their address?

Mr. Moller: It could, but if I live at 1234 Fawn Ridge Avenue, is the pro shop going to know every street in the District? It doesn't have a subdivision area in the address.

Mr. Rysztogi: Oh, I see what you're saying.

Mr. Dale: Right, but Jason's suggestion is probably the best that I've heard so far. Yes, it's only an annual update, but it's much better than what we have right now.

Mr. Moller: Yeah. I do know when they first sign up for being a CDD golfer, we have the form, they check the address, the whole nine yards at signup.

Mr. Dale: Right.

Mr. Moller: I guess there needs to be a way to put an expiration date of one year for a non-member, such as May 1, 2024.

Mr. Showe: That might be the way to do it. If you put an expiration date of one year, then they have to provide their ID.

Mr. Moller: If it's capable of doing it on a non-membership basis.

Mr. Dale: Right. Well, this is part of the limitation of this wondrous system that someone was such a big advocate of, that really hasn't turned out to be...

Mr. Rysztogi: It sounds like we're losing a lot of money.

Mr. Dale: Well, no, I don't think it's a lot, based on anecdotes, but it is something. It's a chunk and it boils down to a fundamental fairness issue and people getting discounts that they shouldn't be getting.

Mr. Macheras: At Patrick Air Force Base, you receive a one-year pass, as long as your picture is not at the post office. So, I wonder if it could be simple, because I think you're onto something. There's only going to be two ways to track it, in my opinion. People need to show an ID every time they come out or an annual date. As a resident, I don't care if you check my ID every year, because I want it to be fair. So, I'm just wondering if somewhere where that name is, you could just put a little something on that line that has a date.

Mr. Dale: Yeah, because the first issue that you said with the address, who knows where Curlew court is.

Mr. Macheras: Right.

Mr. Dale: Well, there you go. Nobody knows if that's even in the District.

Mr. Macheras: Right.

Mr. Dale: So, even if you're showing an ID, it doesn't necessarily mean anything.

Mr. Macheras: We may have to maybe chew on this, but short of Dave or anybody else there for that time being, it could be as simple as, there's a spreadsheet that lists every street in our area. It's like when you register at a school, they have to make sure you're in the District.

Mr. Dale: It's like, *"Okay, if the system doesn't say it, now you have to prove to me that you're in the District."* That's where you have to provide your ID and the Pro Shop Attendant making sure that they live in the District.

Mr. Moller: Yeah, I'll tell Dave tomorrow to look into Club Caddy and see what he can do with it.

Mr. Macheras: Right.

Mr. Moller: We can change the CDD resident registration sheet, to add a disclaimer that it is good for one year and they have to renew their residency.

Mr. Dale: If you vote every year, you have to show your ID every time.

Ms. Yelvington: When you go to the doctor for the first time in a calendar year, they ask you to update all of your forms. So, something like that could work too, where just the first time they golf in the calendar year, they must update everything or show proof.

Mr. Dale: Right.

Ms. Yelvington: It's just another suggestion.

Mr. Dale: But I think Jason's idea, is a good one, because we do have the District mailer. Jason obtains the addresses from the Tax Rolls, which was included on an Excel spreadsheet that was sent to the printer.

Mr. Showe: We could certainly filter that, so they only get the name and site address, so they can at least verify the owner of the property and the address.

Mr. Dale: Right.

Mr. Showe: Relatively quickly.

Ms. Yelvington: That's a good idea.

Mr. Showe: It is a 4,000-tab spreadsheet.

Mr. Dale: Right.

Mr. Showe: But you can print it out in 10 or 15 pages and just scroll through it or we can do it alphabetically and that way it's a little easier to find things.

Mr. Moller: It's actually not that bad, because I know we just had one the other week, where someone came from a subdivision outside of the District and it's just a quick Google map search to see where it's at. But I think you started with just the actual communities that are eligible for it

Mr. Rysztogi: Right. Has there ever been a problem where somebody says, "*Hey, I live in such and such development*" and the guy looks at this list and says, "*Well it's not on the list?*" For example, if someone lived in IRCC in the CDD area and they come into the pro shop and say their address and the staff member says, "*Well you're not on my list, so you have to pay the regular rate?*" Does that happen?

Mr. Moller: In some communities, yes. I don't know anyone from IRCC doing it.

Mr. Rysztogi: Well, I'm just using that as an example.

Mr. Moller: Yeah, but I know there's one by the park that's not on the list.

Mr. Dale: Six Mile Creek.

Mr. Macheras: Yeah, but they're not supposed to be.

Mr. Moller: Right.

Mr. Macheras: But what he is saying is, half of IRCC, is supposed to be and they're not on that list. So. if those people that are in that part of IRCC, which are allowed to get the CDD rate, come in and somebody looks at that list and says, "*No, you don't get the discount, because you live in IRCC,*" I think that's what you're getting at. They should be able to play golf.

Mr. Dale: But that's where Jason's Excel spreadsheet that comes from the Tax Rolls.

Mr. Rysztogi: Right. Okay. That's what they use. I just didn't know what you use.

Mr. Moller: That's the thing. The one that I found in the system, might be outdated, because I don't remember seeing IRCC on our list at all.

Mr. Macheras: And that's what he's saying.

Mr. Dale: Half of IRCC is in the District.

Mr. Showe: Correct.

Mr. Dale: That's where Pete lived when he was on the Board.

Mr. Macheras: True.

Mr. Rysztogi: That's just one that comes to mind, but I thought there was probably more than just that one that was not on this list.

Mr. Dale: Essentially the north half of IRCC is in the District.

Mr. Rysztogi: When they added on the newer area of IRCC, that was all.

Mr. Macheras: Do you have that list now?

Mr. Showe: I don't have that list now.

Mr. Macheras: Where did you get that list from?

Mr. Rysztogi: It was sent to me, as part of this group of the 100 something pages. I think it was part of that.

Mr. Dale: Is that a tee sheet?

Mr. Rysztogi: I'm not sure where I got it from.

Mr. Showe: It looks like a tee sheet.

Mr. Moller: That's not a tee sheet.

Mr. Dale: Definitely not.

Mr. Macheras: So, his concern would be if somebody's at the desk and has that list.

Mr. Rysztogi: That's what I thought they were going by.

Mr. Moller: That's the list we have.

Mr. Dale: Yeah. Well, let's do this. The best idea is to use some derivation of the Tax Roll. But what we want to make sure, is that the people that are getting the discount, actually still live in the District. You're looking at a slightly different situation, but the same end goal that I'm looking for, I think.

Mr. Rysztogi: I mean, if it hasn't been a problem for the residents and there are no complaints, like people saying, "*Hey, you're not giving me my discount, I deserve it,*" it's not going that way.

Mr. Dale: No. It's people biting their tongue that are getting the discount and appreciating that they are still getting it.

Mr. Rysztogi: Alright. That's all.

Mr. Macheras: So, I have just one thing. Rob, you may have to correct me if I come across wrong and I hate to bring it up, but I've had people reach out. I even had a business reach out. So, to give a little background, Mr. Steve Colasinski, who was on the Board, did a great job, but abruptly quit a few months ago. Rob, if I understand, because you've addressed it before, you and him, and maybe Pete started the Facebook page, East Viera Community.

Mr. Dale: Actually, it was a joint idea. He started the page, but we had multiple people on as admins. He was one and Michelle was one.

Mr. Macheras: Okay. The only reason I'm bringing this up, it has nothing to do with Steve, but I get screenshots from people that see things and they have two questions. One is, why isn't there anything on this East Viera Community Facebook Page, that has to do with Hook and Eagle or the golf course or Woodland Park? The other question, is why don't we address it? So, that's what I want to address. First of all, I want to give hats off to Jim and Rob. You have seen some things on there and you've actually reached out to people. The reason that's a big thing, is I want the residents in the community to understand, and I'm just going to throw it out there, that once Steve quit the Board, he has now, I'm assuming, changed the rights to where he's in charge of that Facebook page. Because of that, every Board Member and every management person that works at the golf course, is blocked from joining that group. So, I tell the residents, the reason we don't address those issues, is we can't see them. To me personally, if it's going to be a community site and Steve has every right to do with whatever he wants to, I just want to make sure that the community understands that we can't do anything, because for whatever reason, we're not included in the East Viera Community Facebook page. So, a couple nights ago, I told my wife, "*Join the community,*" because I want to see it and if I see something that needs addressing, as Jim and Rob have done, I can address it. So, she joined and within 24 hours, she was blocked. My 89-year-old mom has a Facebook profile. I told her last night, "*Mom, I would like for you to just join this Facebook group,*" because again, I don't want people to think that we don't care, that we're not answering. She joined, but before I came to the meeting, she was blocked, strictly because her last name is Macheras. So, Steve can do whatever he wants, but I want to make sure residents understand that we can't be a part of the East Viera Community Facebook Page, for whatever reason. Management at the golf course and at the restaurant, cannot be a part of it. So, if you see some things on there and keep sending us screenshots, because I get screenshots from residents and neighbors that are curious, we'll address it through that venue. If you want to go to sites that you want to post something, a concern, kudos, an attaboy, then those sites would be the Viera East CDD Facebook Page, the Viera East Golf Course Facebook Page, the Hook and Eagle Tavern Viera East Facebook Page. We also have a new one, the Viera East Community Discussion Page. Those are Facebook Pages that are open to everybody, unless somebody gets carried away, that the Board members are part of. I'm not going to get into it because it's not about Steve. It's just making sure residents know, that if you post on that, we can't help you. Even something simple as there was a comment about labor costs, almost to make it sound like it

was getting carried away. I could be wrong. I think Steve was on the Board when the Board made a decision for those raises. Also, we have to remember, every year the minimum wage goes up a dollar. So, those are not under our control. Just something simple like that, that I wish I could explain to people that post. I can't because I'm blocked. So, I just want residents to know, that continue to reach out to me, go to some of those other Facebook Pages. You get the great newsletter; you can call Jim and you have all of our email addresses. We want to answer those questions, but we just don't have that opportunity. For whatever reason, you have to ask Steve. But feel free to reach out to us on these other Facebook Pages, because we do want to help. That's just an area that we can't help you on, unfortunately. So, I wanted to make sure residents understand, that we are not blowing you off or negating you. That's all I have.

Mr. Dale: Well said. I will actually take it just a tad further, not that I want to spend any time on this as there was a lot of drama. It's all in the minutes. It's all documented. If people want to see the drama, read the minutes from the February meeting and it's all in there. You can see the things that were said and the things that were refuted. But what I do want to point out again, you are correct, Bill, everybody on the staff of the golf course, District staff, all of the Board Members, pretty much, it seems all of our neighbors, in fact, half of East Viera, has been banned from that site. So, it's really kind of comical, in that it is the East Viera or whatever site on Facebook, but nobody from East Viera is allowed to be on it. So, I do find that a little amusing. What does bother me though, is anybody can have their own website and you're certainly entitled to your opinion and everything, but what you are not entitled to are your own facts. What I've seen generated from there, I'm just going to echo what Bill said, there's a lot of omission. I see people from the community that are upset that the CDD is increasing their fees and doesn't take care of their lawn and all sorts of stuff like that. Steve knows that that is not our responsibility, but he does nothing to correct that. He allows that to go on, because he thinks it embarrasses the Board. It's just a bad reflection on him. But in terms of our own facts, if anyone ever has a question on the numbers, on things that we voted for, you can contact Jason or Jim or individual Board Members or come to a meeting, if you would like clarification.

Mr. Showe: For the most part, you don't even have to contact me, because all of the minutes are on the website. So, if you have any questions about anything, it's there. But I'm certainly always able to help.

Mr. Dale: Sometimes it's voluminous.

Mr. Showe: Absolutely.

Mr. Dale: You and I know that a certain thing is from 2022, so it's a little easier.

Mr. Showe: If Board Members forward me anything, we try to get back to residents. We had an issue with an HOA person that was really angry at his HOA this week. So, we tried to respond to him and try to find them a contact. Even if it's not our issue.

Mr. Dale: Right.

Mr. Macheras: I just want to interject, too. Don't get me wrong. If there are things that we need to be held accountable for, if something is out there, we can't address it. That's what I want to do. With that new Viera East Community Discussion Facebook Page, we want to know those issues, but you can't have a collaborative community forum, if the people that are in charge can't answer. I don't think it's fair to the residents and I want to make sure that they know that we don't have a choice.

Mr. Dale: Well, it's cheap shots, which is fine. He's entitled to be able to do that. What I also do want to address, though, is that does serve as a morale buster for our staff. One of the specific examples I can think of, is with regard to the pro shop and how horrible things are now. Jim, the pro shop numbers from last year to this year, is like night and day. Do you have any of those numbers available, in terms of what was going on and what you have turned around and improved. I kind of would like the Board to hear this.

Mr. Moller: Well, I mean, just on our overall lessons, I know our new pros have vastly quadrupled the amount of lessons that were going on before. Merchandise sales, merchandise cost of goods, we're actually now starting to see good margins in profits on the merchandise, instead of being a break even or a loss situation, even after catching up with over \$8,000 of invoices that we had to pay from previous years.

Mr. Dale: Well, as an example, we had that happen a couple months ago. This is not a small issue that I want to gloss over. We're still finding receipts from last year and we brought that up two meetings ago, where there was an \$8,000 receipt, leftover from last year, that wound up in this year's budget, which impacts us. That's one of the things that's been impacting our numbers for this year. We were still filtering through. Some of the stuff is from a while back.

Mr. Moller: The range of the invoices was from September of 2022 through March of 2023.

Mr. Dale: Right. So, I guess where I'm going with this, is there are some things that we're cleaning up from past years that happened for whatever reason. There is nothing criminal or anything, but when somebody doesn't have a real command on what they are ordering, that has an impact on us. This is what I'm talking about. When people put out things that are half true and people say, "Oh, well, that's just an excuse," well, no. Giving reasons why you quit, are excuses. These are reasons why things happened. So, I just wanted to emphasize that fact, because I appreciate the fact that Jim is cleaning up a lot of those things that were in the mix.

Mr. Macheras: Agreed.

Mr. Dale: So, I appreciate that. Jim. Jen, did you have any issues that you would like to share for Supervisor's Requests?

Ms. DeVries: No request for me today.

Mr. Dale: Okay. Denise?

Ms. Yelvington: No request for me today. It was a great meeting.

Mr. Dale: Well, we very much appreciate you guys joining us on the phone and being part of this, even though you have a lot of other things going on. So, with that being said, when is our next meeting?

Mr. Showe: Your next workshop is June 13th.

Mr. Dale: I will entertain a motion to adjourn.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Macheras seconded by Mr. Rysztogi with all in favor the meeting was adjourned at 9:23 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

SECTION A

Viera East
Community Development District

Proposed Budget
FY 2025
Meeting Date: June 27, 2024



**Viera East
Community Development District**

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**Viera East
Community Development District
General Fund
Proposed Operating Budget
Fiscal Year 2025**

	Actuals FY 2023	Adopted Budget FY 2024	Actuals As of 4/30/24	Projected Next 5 Months	Total Projected @ 9/30/24	Proposed Budget FY 2025
<i>Revenues</i>						
Maintenance Assessments	\$1,378,973	\$1,378,973	\$1,328,395	\$50,578	\$1,378,973	\$ 1,373,473
Golf Course Administrative Services	\$56,280	\$56,280	\$32,830	\$23,450	\$56,280	\$56,280
Donations for Park Materials	\$0	\$5,000	\$0	\$500	\$500	\$5,000
Miscellaneous Income- Farmers Market	\$25,351	\$20,000	\$3,866	\$2,000	\$5,866	\$20,000
Interest Income	\$2	\$100	\$1	\$1	\$1	\$100
Total Revenues	\$ 1,460,606	\$ 1,460,353	\$ 1,365,092	\$ 76,529	\$ 1,441,621	\$ 1,454,853

Administrative Expenditures

Supervisors Fees	\$26,389	\$30,519	\$13,037	\$9,312	\$22,350	\$30,519
Engineering Fees	\$1,288	\$5,000	\$15,000	\$5,000	\$20,000	\$5,000
Attorney's Fees	\$17,488	\$20,000	\$4,694	\$3,353	\$8,046	\$20,000
Dissemination	\$1,000	\$1,000	\$583	\$417	\$1,000	\$1,050
Trustee Fees	\$4,041	\$5,600	\$3,267	\$2,333	\$5,600	\$5,600
Annual Audit	\$14,000	\$14,000	\$8,167	\$5,833	\$14,000	\$14,000
Collection Agent	\$2,500	\$2,500	\$0	\$2,500	\$2,500	\$2,500
Management Fees	\$106,557	\$109,754	\$64,023	\$45,731	\$109,754	\$115,242
Postage	\$1,195	\$2,000	\$745	\$532	\$1,277	\$2,000
Printing & Binding	\$980	\$2,500	\$73	\$52	\$124	\$2,500
Insurance- Liability	\$8,813	\$10,368	\$5,320	\$0	\$5,320	\$15,229
Legal Advertising	\$3,050	\$2,500	\$0	\$500	\$500	\$2,500
Other Current Charges	\$1,263	\$750	\$876	\$625	\$1,501	\$1,200
Office Supplies	\$524	\$1,500	\$1,060	\$757	\$1,818	\$2,000
Dues & Licenses	\$175	\$175	\$175	\$0	\$175	\$175
Information Technology	\$4,378	\$4,509	\$2,727	\$1,948	\$4,674	\$4,735
Total Administrative	\$ 193,641	\$ 212,675	\$ 119,746	\$ 78,893	\$ 198,639	\$ 224,250

Operating Expenditures

Salaries	\$152,655	\$168,699	\$96,391	\$68,851	\$165,241	\$178,500
Administration Fee	\$1,017	\$1,228	\$527	\$376	\$904	\$1,436
FICA Expense	\$12,047	\$12,905	\$7,848	\$5,606	\$13,454	\$14,155
Health Insurance	\$14,275	\$10,000	\$5,672	\$4,051	\$9,723	\$5,000
Workers Compensation	\$2,274	\$3,348	\$1,621	\$1,158	\$2,779	\$3,790
Unemployment	\$581	\$1,078	\$615	\$439	\$1,054	\$1,119
Retirement Contribution	\$0	\$5,061	\$0	\$1,000	\$1,000	\$5,061
Other Contractual	\$8,574	\$12,000	\$4,422	\$3,158	\$7,580	\$10,000
Marketing- Lifestyle/Amenities	\$38,092	\$75,000	\$42,625	\$30,446	\$73,071	\$75,000
Training	\$807	\$0	\$168	\$0	\$168	\$500
Uniforms	\$263	\$500	\$0	\$0	\$0	\$0
Total Operating	\$ 230,583	\$ 289,819	\$ 159,888	\$ 115,086	\$ 274,973	\$ 294,561

Maintenance Expenditures

Canal Maintenance	\$9,990	\$14,000	\$0	\$5,000	\$5,000	\$14,000
Lake Bank Restoration	\$0	\$164,000	\$257,160	\$0	\$257,160	\$164,000
Lake Bank Education Project	\$0	\$8,000	\$0	\$3,000	\$0	\$3,000
Environmental Services	\$3,117	\$20,000	\$1,028	\$5,000	\$6,028	\$10,000
Water Management System	\$122,719	\$132,000	\$78,247	\$55,891	\$134,138	\$132,000
Midge Control	\$0	\$10,000	\$0	\$5,000	\$5,000	\$8,000
Contingencies	\$6,650	\$2,000	\$7,377	\$0	\$7,377	\$10,000
Fire Line Management	\$0	\$3,500	\$0	\$1,500	\$1,500	\$3,500
Basin Repair	\$57	\$3,000	\$0	\$1,500	\$1,500	\$3,000
Total Maintenance	\$ 142,532	\$ 356,500	\$ 343,811	\$ 76,891	\$ 417,702	\$ 347,500

**Viera East
Community Development District
General Fund
Proposed Operating Budget
Fiscal Year 2025**

	Actuals FY 2023	Adopted Budget FY 2024	Actuals As of 4/30/24	Projected Next 5 Months	Total Projected @ 9/30/24	Proposed Budget FY 2025
<i>Grounds Maintenance Expenditures</i>						
Salaries	\$159,063	\$222,718	\$113,604	\$81,146	\$194,750	\$232,730
Bonus Program	\$40,166	\$0	\$41,823	\$0	\$41,823	\$0
Administrative Fees	\$1,973	\$2,320	\$1,121	\$801	\$1,923	\$2,840
FICA	\$12,599	\$18,958	\$9,268	\$6,620	\$15,888	\$19,787
Health Insurance	\$20,758	\$17,975	\$15,564	\$11,117	\$26,682	\$32,893
Workers Compensation	\$2,438	\$4,420	\$1,899	\$1,357	\$3,256	\$4,942
Unemployment	\$1,260	\$2,484	\$1,255	\$897	\$2,152	\$2,608
Retirement Contribution	\$0	\$6,682	\$0	\$1,000	\$0	\$6,682
Telephone	\$12,263	\$13,000	\$8,952	\$6,394	\$15,347	\$15,660
Utilities	\$9,448	\$15,000	\$5,057	\$3,612	\$8,669	\$15,000
Property Appraiser	\$2,202	\$1,990	\$1,989	\$0	\$1,989	\$1,990
Insurance- Property	\$2,886	\$3,411	\$2,095	\$1,497	\$3,592	\$3,344
Repairs	\$23,633	\$25,000	\$8,125	\$5,804	\$13,929	\$25,000
Fuel	\$19,957	\$21,000	\$8,827	\$6,305	\$15,131	\$21,000
Park Maintenance	\$31,761	\$45,000	\$14,086	\$10,062	\$24,148	\$45,000
Sidewalk Repair	\$6,057	\$10,000	\$13,712	\$0	\$13,712	\$15,000
Chemicals	\$2,377	\$4,000	\$749	\$535	\$1,284	\$4,000
Contingencies	\$2,201	\$5,000	\$6,763	\$0	\$6,763	\$10,000
Refuse	\$10,050	\$12,000	\$6,350	\$4,536	\$10,886	\$12,000
Office Supplies	\$60	\$500	\$0	\$0	\$0	\$0
Uniforms	\$3,535	\$3,000	\$2,017	\$1,441	\$3,459	\$4,000
Fire Alarm System	\$5,780	\$7,500	\$3,658	\$2,613	\$6,270	\$7,500
Rain Bird Pump System	\$28,041	\$27,585	\$16,549	\$11,490	\$28,039	\$28,041
Park Materials	\$0	\$10,000	\$0	\$2,500	\$2,500	\$10,000
Bay Hill Flow Way Maintenance	\$0	\$25,000	\$0	\$5,000	\$5,000	\$20,000
Maintenance Reserve- Transfer Out	\$420,817	\$96,816	\$96,816	\$0	\$96,816	\$48,525
Maintenance Reserve- Transfer Out (Excess)	\$0	\$0	\$0	\$6,300	\$6,300	\$0
Total Grounds Expenditures	\$ 819,325	\$ 601,359	\$ 380,281	\$ 171,025	\$ 550,306	\$ 588,542
Total Expenses	\$ 1,386,082	\$ 1,460,353	\$ 1,003,726	\$ 441,894	\$ 1,441,621	\$ 1,454,853
Excess Revenue/(Expenditures)	\$ 74,525	\$ -	\$ 361,366	\$ (365,366)	\$ -	\$ (0)

	FY 2024	FY 2025
Net Assessment- General	\$ 1,350,028	\$ 1,344,528
Net Assessment- Recreation	\$ 28,945	\$ 28,945
Total Net Assessments	\$ 1,378,973	\$ 1,373,473
Discounts @ 6%	\$ 88,020	\$ 87,669
Gross Assessment	\$ 1,466,993	\$ 1,461,142
Assessable Units - Residential	4,204	4,204
Assessable Units - Non-Residential	1,869	1,869
Total Units	6,073	6,073
Gross Assessment per Unit - General Fund	\$ 236	\$ 236
Gross Assessment per Unit - Recreation	\$ 129	\$ 129
Gross Assessment per Unit - Debt Service	\$ 139	\$ 139
	\$ 504	\$ 503

Viera East

Community Development District

General Fund Budget

Revenues:

Maintenance Assessments

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

Golf Course Administrative Services

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

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

Interest Income

The District will earn interest on balances invested during the year

Administrative Expenditures:

Supervisors Fees

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

Engineering Fees

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

Attorney Fees

Legal Counsel:

Shutts and Bowen LLP

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

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

Viera East

Community Development District

General Fund Budget

Dissemination

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

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

Trustee Fees

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

Annual Audit

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

Collection Agent

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

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

Management Fees

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

Postage

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

Printing & Binding

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

Insurance- Liability

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

Description	Admin Amount	Field Amount	Annual Amount
General Liability	\$ 11,098	\$ -	\$ 11,098
POL/EPLI	\$ 4,131	\$ -	\$ 4,131
Property	\$ -	\$ 3,344	\$ 3,344
Total	\$ 15,229	\$ 3,344	\$ 18,573

Viera East

Community Development District

General Fund Budget

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Dues & Licenses

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

Information Technology

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

Operating Expenditures:

Salaries & Wages

The District currently has a General Manager and 1 full time employee to handle the operations of the District. The proposed amount includes a 5% cost of living increase for qualifying full-time employees.

Administration Fee

Represents fee to Applied Business Solutions for administration of pay and benefits. Applied Business Solutions charges an administration fee of \$18 per employee.

FICA

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

Health Insurance

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

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

Viera East

Community Development District

General Fund Budget

Workers Compensation

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

Unemployment

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

Other Contractual

Miscellaneous fees and contracts incurred for the District.

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

Marketing- Lifestyle/Amenities

The District is in contract with Unique Webb Consulting to provide Lifestyle and Marketing services which include, but are not limited to social media publications, strategy planning, blogging, videography, photography, event planning, and marketing. This also includes all ads in the Viera Voice for the CDD golf course.

Training

Expense involved in providing training for staff.

Uniforms

Expense involved in providing uniforms for the administration staff.

Maintenance Expenditures:

Canal Maintenance

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

Lake Bank Restoration

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

Viera East

Community Development District

General Fund Budget

Environmental Services

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

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

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

Water Management System

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

Description	Monthly Amount	Annual Amount
Natural Areas Management	\$ 4,371	\$ 52,448
Wingate & Auburn Lake Aquatic Weed Control	\$ 895	\$ 10,743
Bayhill Wetland Maintenance	\$ 420	\$ 5,040
Natural Vegetation Management (Bi-Monthly)	\$ 220	\$ 1,320
Aquatic Weed Control	\$ 4,518	\$ 54,212
Header Canal Maintenance (Quarterly)	\$ 1,700	\$ 6,800
Unanticipated Repairs/Improvements		\$ 1,437
Total	\$ 12,124	\$ 132,000

Midge Control

Lake spraying for midge control throughout the CDD.

Contingencies

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

Fire Line Maintenance

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

Viera East

Community Development District

General Fund Budget

Basin Repair

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

Grounds Maintenance Expenditures:

Salaries & Wages

The District currently has a 5 full time and 1 part time employee's to handle the grounds maintenance of the District. The proposed amount includes a 7% cost of living increase for qualifying full-time employees.

Administration Fee

Represents fee to Applied Business Solutions for administration of pay and benefits. Applied Business Solutions charges an administration fee of \$18 per employee.

FICA

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

Health Insurance

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

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

Workers Compensation

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

Unemployment

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

Telephone

Expenses incurred for the telephone and fax machine.

Vendor	Monthly Amount	Annual Amount
Fusion	\$ 1,229	\$ 14,748
Contingency		\$ 252
Total		\$ 15,000

Viera East

Community Development District

General Fund Budget

Utilities

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

Vendor	Account	Monthly Amount	Annual Amount
FPL	83490-45156	\$ 680	\$ 8,160
Contingency			\$ 6,840
Total			\$ 15,000

Property Appraiser

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

Insurance- Property

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

Description	Admin Amount	Field Amount	Annual Amount
General Liability	\$ 11,098	\$ -	\$ 11,098
POL/EPLI	\$ 4,131	\$ -	\$ 4,131
Property	\$ -	\$ 3,344	\$ 3,344
Total	\$ 15,229	\$ 3,344	\$ 18,573

Repairs

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

Fuel

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

Park Maintenance

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

Sidewalk Repair

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

Chemicals

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

Viera East

Community Development District

General Fund Budget

Contingencies

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

Refuse

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

Contractor	Services	Monthly	Annual
Danny's Recycling & HAU	Empty Dumpster	\$ 750	\$ 9,000
	Contingency		\$ 3,000
Total			\$ 12,000

Office Supplies

Costs for items used in office.

Uniforms

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

Vendor	Monthly Amount	Annual Amount
Unifirst	\$ 219	\$ 2,624
	Contingency	\$ 1,376
Total		\$ 4,000

Fire and Burglary Alarm System

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

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

Viera East

Community Development District

General Fund Budget

Rain Bird Pump System

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

Vendor	Monthly Amount	Annual Amount
Rain Bird	\$ 2,298	\$ 27,581
Additional Fees		\$ 460
Total Annual Budget		<u>\$ 28,041</u>

Maintenance Reserves – Transfer Out

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

Maintenance Reserves – Transfer Out (PY Excess)

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

Viera East
Community Development District
Golf Course
Proposed Operating Budget
Fiscal Year 2025

	Actual FY 2023	Adopted Budget FY 2024	Actual Thru 4/30/24	Projected Next 5 Months	Total Projected @ 9/30/24	Proposed Budget FY 2025
<i>Revenues</i>						
Greens Fees	\$1,860,246	\$1,863,778	\$1,280,678	\$568,987	\$1,849,666	\$1,994,243
Gift Cards- Sales	\$24,009	\$25,750	\$11,033	\$3,052	\$14,085	\$26,523
Gift Cards- Usage	(\$17,611)	(\$25,750)	(\$8,794)	(\$5,842)	(\$14,635)	(\$26,523)
Season Advance/Trail Fees	\$133,929	\$150,000	\$76,965	\$46,338	\$123,303	\$125,000
Loyalty Program	\$24,474	\$42,000	\$16,959	\$6,146	\$23,105	\$25,000
Driving Range	\$98,941	\$82,400	\$57,476	\$35,863	\$93,339	\$84,872
Golf Lessons	\$4,040	\$2,163	\$5,120	\$1,655	\$6,775	\$7,000
Merchandise Sales	\$127,097	\$118,450	\$85,271	\$47,106	\$132,377	\$122,004
Assessments -Recreation Operating	\$18,232	\$18,239	\$10,639	\$7,597	\$18,236	\$18,239
Miscellaneous Income	\$45,693	\$15,000	\$1,180	\$287	\$1,467	\$15,000
Total Revenues	\$ 2,319,050	\$ 2,292,030	\$ 1,536,528	\$ 711,190	\$ 2,247,718	\$ 2,391,358

General Expenditures

Other Contractual Services	\$19,356	\$20,000	\$6,186	\$4,419	\$10,605	\$20,000
Telephone	\$2,567	\$2,500	\$2,763	\$1,691	\$4,454	\$4,058
Utilities	\$4,321	\$5,400	\$2,375	\$1,696	\$4,071	\$5,400
Repairs & Maintenance	\$15,960	\$15,000	\$3,306	\$2,362	\$5,668	\$15,000
Marketing- Golf Marketing	\$18,140	\$0	\$0	\$0	\$0	\$0
Bank Charges	\$51,138	\$45,000	\$38,241	\$27,315	\$65,556	\$55,000
Office Supplies	\$4,248	\$4,500	\$1,087	\$777	\$1,864	\$4,500
Operating Supplies	\$2,223	\$4,000	\$5,066	\$2,500	\$7,566	\$5,000
Dues, Licenses & Subscriptions	\$3,187	\$9,500	\$7,058	\$5,041	\$12,099	\$12,000
Drug Testing- All departments	\$0	\$500	\$0	\$0	\$0	\$500
Training, Education & Employee Relations	\$3,429	\$9,000	\$600	\$429	\$1,029	\$9,000
Contractual Security	\$8,757	\$4,000	\$2,094	\$1,496	\$3,590	\$4,000
IT Services	\$6,072	\$3,000	\$1,332	\$951	\$2,283	\$3,000
Total Golf Course Expenditures	\$ 139,397	\$ 122,400	\$ 70,109	\$ 48,676	\$ 118,785	\$ 137,458

Golf Operations:

Salaries	\$272,961	\$306,020	\$177,253	\$126,609	\$303,862	\$314,250
Administrative Fee	\$13,161	\$12,876	\$7,976	\$5,697	\$13,673	\$16,848
FICA Expense	\$21,380	\$22,509	\$14,226	\$10,161	\$24,387	\$26,671
Health Insurance	\$13,899	\$12,632	\$4,373	\$3,123	\$7,496	\$10,500
Workers Compensation	\$4,280	\$5,890	\$2,493	\$1,781	\$4,274	\$7,077
Unemployment	\$7,008	\$10,828	\$4,742	\$3,387	\$8,128	\$10,935
Golf Printing	\$0	\$2,500	\$902	\$645	\$1,547	\$2,500
Utilities	\$21,146	\$22,500	\$11,330	\$8,093	\$19,422	\$22,500
Repairs	\$4,089	\$1,000	\$523	\$373	\$896	\$1,000
Pest Control	\$1,062	\$1,300	\$666	\$476	\$1,141	\$1,300
Supplies	\$13,950	\$12,000	\$12,225	\$5,000	\$17,225	\$15,000
Uniforms	\$0	\$1,500	\$0	\$0	\$0	\$1,500
Training, Education & Employee Relations	\$0	\$9,000	\$0	\$0	\$0	\$9,000
Cart Lease	\$85,823	\$87,000	\$61,902	\$56,332	\$118,233	\$135,196
Cart Maintenance	\$726	\$5,000	\$3,484	\$1,500	\$4,984	\$5,000
Driving Range	\$3,772	\$10,000	\$5,227	\$3,733	\$8,960	\$10,000
Total Golf Operation Expenditures	\$ 463,257	\$ 522,555	\$ 307,321	\$ 226,910	\$ 534,231	\$ 589,277

Viera East
Community Development District
Golf Course
Proposed Operating Budget
Fiscal Year 2025

	Actual FY 2023	Adopted Budget FY 2024	Actual Thru 4/30/24	Projected Next 5 Months	Total Projected @ 9/30/24	Proposed Budget FY 2025
<i>Merchandise Sales:</i>						
Cost of Goods Sold	\$117,168	\$90,000	\$65,140	\$46,529	\$111,669	\$90,000
Total Merchandise Sales	\$ 117,168	\$ 90,000	\$ 65,140	\$ 46,529	\$ 111,669	\$ 90,000
<i>Golf Course Maintenance:</i>						
Salaries	\$438,213	\$466,847	\$ 249,203	\$178,002	\$427,204	\$474,149
Administrative Fees	\$5,906	\$5,368	\$ 3,048	\$2,177	\$5,224	\$6,616
FICA Expense	\$34,631	\$37,693	\$ 20,006	\$14,290	\$34,296	\$43,881
Employee Insurance	\$28,064	\$38,695	\$ 22,205	\$15,860	\$38,065	\$38,513
Workers Compensation	\$7,165	\$9,328	\$ 4,108	\$2,934	\$7,042	\$10,462
Unemployment	\$4,180	\$7,160	\$ 3,329	\$2,378	\$5,707	\$6,418
Utilities/Water	\$30,176	\$30,000	\$ 16,963	\$12,116	\$29,079	\$30,000
Repairs	\$60,488	\$48,000	\$ 26,520	\$18,943	\$45,464	\$48,000
Restaurant Repairs	\$10,378	\$7,500	\$ 6,475	\$3,500	\$9,975	\$10,000
Fuel & Oil	\$41,399	\$40,000	\$ 17,419	\$12,442	\$29,862	\$40,000
Pest Control	\$1,985	\$1,800	\$ 1,140	\$814	\$1,955	\$2,000
Irrigation/Drainage	\$11,504	\$20,000	\$ 6,888	\$4,920	\$11,808	\$20,000
Sand and Topsoil	\$13,157	\$26,500	\$ 7,030	\$5,021	\$12,051	\$26,500
Flower/Mulch	\$7,676	\$7,000	\$ 1,592	\$1,137	\$2,729	\$7,000
Fertilizer	\$148,876	\$175,000	\$ 94,785	\$67,704	\$162,489	\$175,000
Seed/Sod	\$3,868	\$10,000	\$ -	\$2,500	\$2,500	\$10,000
Trash Removal	\$2,556	\$3,000	\$ 1,316	\$940	\$2,257	\$3,000
Contingency	\$16,325	\$7,500	\$ 6,376	\$0	\$6,376	\$7,500
First Aid	\$500	\$800	\$ 63	\$45	\$107	\$800
Operating Supplies	\$16,537	\$20,000	\$ 5,403	\$3,859	\$9,262	\$20,000
Training	\$6,358	\$9,000	\$ 1,432	\$1,023	\$2,454	\$9,000
Janitorial Supplies	\$353	\$1,000	\$ 161	\$115	\$275	\$1,000
Janitorial Services	\$19,671	\$20,000	\$ 18,775	\$13,411	\$32,186	\$13,956
Soil & Water Testing	\$0	\$1,000	\$ -	\$500	\$500	\$1,000
Uniforms	\$10,692	\$10,000	\$ 5,357	\$3,826	\$9,183	\$10,000
Equipment Rental	\$4,635	\$2,000	\$ 237	\$170	\$407	\$2,000
Equipment Lease	\$176,668	\$187,550	\$ 124,617	\$89,012	\$213,629	\$216,000
Total Golf Course Maintenance	\$ 1,101,960	\$ 1,192,741	\$ 644,448	\$ 457,640	\$ 1,102,088	\$ 1,232,795
<i>Administrative Expenditures:</i>						
Legal Fees	\$2,266	\$1,500	\$0	\$750	\$750	\$1,500
Engineering	\$500	\$0	\$0	\$0	\$0	\$0
Arbitrage	\$1,000	\$600	\$350	\$250	\$600	\$600
Dissemination	\$4,089	\$1,000	\$583	\$417	\$1,000	\$1,050
Trustee Fees	\$1,500	\$4,100	\$2,390	\$1,707	\$4,097	\$4,100
Annual Audit	\$56,280	\$5,000	\$2,917	\$2,083	\$5,000	\$5,000
Golf Course Administrative Services	\$101,385	\$56,280	\$32,830	\$23,450	\$56,280	\$56,280
Insurance	\$12,497	\$133,663	\$86,002	\$61,430	\$147,432	\$161,889
Property Taxes	\$0	\$15,000	\$5,138	\$3,670	\$8,808	\$15,000
Total Administrative Expenditures	\$ 179,516	\$ 217,143	\$ 130,210	\$ 93,757	\$ 223,967	\$ 245,419
<i>Reserves:</i>						
Renewal & Replacement	\$252,806	\$140,691	\$140,691	\$0	\$140,691	\$71,329
Total Reserves	\$ 252,806	\$ 140,691	\$ 140,691	\$ -	\$ 140,691	\$ 71,329
Total Revenues	\$ 2,319,050	\$ 2,292,030	\$ 1,536,528	\$ 711,190	\$ 2,247,718	\$ 2,391,358
Total Expenditures	\$ 2,254,105	\$ 2,285,530	\$ 1,357,919	\$ 873,512	\$ 2,231,431	\$ 2,366,278
Operating Income (Loss)	\$ 64,945	\$ 6,500	\$ 178,609	\$ (162,322)	\$ 16,287	\$ 25,080

Viera East
Community Development District
Golf Course
Proposed Operating Budget
Fiscal Year 2025

	Actual FY 2023	Adopted Budget FY 2024	Actual Thru 4/30/24	Projected Next 5 Months	Total Projected @ 9/30/24	Proposed Budget FY 2025
<u>Non Operating Revenues/(Expenditures):</u>						
Assessments -Recreation Debt Service	\$579,178	\$560,250	\$343,697	\$343,697	\$687,394	\$560,250
Interest Income	\$9,374	\$1,000	\$9,022	\$5,000	\$14,022	\$1,000
Reserve Funding- Transfer Out (PY Excess)	\$0	\$0	\$0	\$0	\$0	\$0
Interfund Transfer In- Restaurant	\$0	\$0	\$0	\$0	\$0	\$0
Recreation Fees	\$82,530	\$0	\$0	\$0	\$0	\$0
Interest Expense	(\$101,250)	(\$77,750)	(\$45,354)	(\$45,354)	(\$90,708)	(\$53,250)
Principal Expense	(\$470,000)	(\$490,000)	(\$285,833)	(\$285,833)	(\$571,667)	(\$520,000)
Total Non Operating Revenues/(Expenditures)	\$ 99,831	\$ (6,500)	\$ 21,531	\$ 17,510	\$ 39,041	\$ (12,000)
Net Non Operating Income / (Loss)	\$ 164,777	\$ -	\$ 200,140	\$ (144,813)	\$ 55,327	\$ 13,080

Viera East

Community Development District

Recreational Operating Budget

Revenues:

Greens Fees

Estimated revenue for public paid rounds of golf.

Gift Card- Sales

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

Gift Card- Usage

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

Season Advance/Trail Fees

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

Associate Memberships

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

Driving Range

Estimated revenue from the District's driving range.

Golf Lessons

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

Merchandise Sales

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

Assessments- Recreation Operations

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

Miscellaneous Income

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

Viera East
Community Development District
Recreational Operating Budget

General Expenditures:

Other Contractual Services

Contractual Services include the following contracts:

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

Telephone

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

Vendor	Monthly Amount	Annual Amount
Cricket	\$ 300	\$ 3,600
Contengency		\$ 458
Total		<u>\$ 4,058</u>

Utilities

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

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

Viera East

Community Development District

Recreational Operating Budget

Repairs & Maintenance

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

Bank Charges

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

Office Supplies

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

Operating Supplies

Represents various operating supplies purchased

Dues, Licenses & Subscriptions

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

Vendor	Description	Annual Amount
City of Rockledge	Business License	\$ 200
Florida State Golf Association	Membership	\$ 150
Florida State Golf Association	Handicap fees	\$ 5,000
Brevard County	Business Tax License	\$ 82
Club Caddie	Membership	\$ 6,180
Contingency		\$ 388
Total		\$ 12,000

Training, Education & Employee Relations

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

Contractual Security

Security system costs for the maintenance and clubhouse alarm systems.

Viera East

Community Development District

Recreational Operating Budget

IT Services

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

Golf Operations Expenditures:

Salaries & Wages

The District currently has a 1 full time and 30 part time employees to handle the Golf operations of the District. The proposed amount includes a 5% cost of living increase for qualifying full time employees.

Administration Fee

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

FICA

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

Health Insurance

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

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

Workers Compensation

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

Unemployment

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

Golf Printing

Printing for materials needed for the course.

Viera East

Community Development District

Recreational Operating Budget

Utilities

Estimated cost of basic utilities for Golf operations:

Vendor	Account	Monthly Amount	Annual Amount
FPL	03449-33189	\$ 800	\$ 9,600
FPL	07938-52104	\$ 620	\$ 7,440
City of Cocoa	150351-112664	\$ 130	\$ 1,560
Contingency			\$ 3,900
Total			\$ 22,500

Repairs

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

Pest Control

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

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

Supplies

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

Uniforms

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

Training, Education & Employee Relations

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

Fuel

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

Viera East
Community Development District
Recreational Operating Budget

Cart Lease

The expense related to leasing of carts for golf course.

Vendor	Monthly Amount	Annual Amount
The Huntington National	\$ 355	\$ 4,260
Yamaha	\$ 127	\$ 1,524
Golf Cart	\$ 10,784	\$ 129,412
Total		\$ 135,196

Cart Maintenance

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

Driving Range Supplies

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

Merchandise Sales

Cost of Goods Sold

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

Golf Course Maintenance:

Salaries & Wages

The District currently has 10 full-time and 4 part-time employee's to handle the golf course maintenance. The proposed amount includes a 5% cost of living increase for qualifying full time employees.

Administration Fee

Represents fee to Applied Business Solutions for administration of pay and benefits. Applied Business Solutions charges an administration fee of \$18 per employee.

FICA

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

Viera East

Community Development District

Recreational Operating Budget

Health Insurance

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

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

Workers Compensation

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

Unemployment

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

Utilities/Water

Estimated costs of basic utilities for the maintenance staff:

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

Fuel & Oil

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

Pest Control

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

Vendor	Monthly Amount	Annual Amount
Ecolab Pest Elimination	\$ 160	\$ 1,920
Contingency		\$ 80
Total		\$ 2,000

Irrigation/Drainage

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

Viera East

Community Development District

Recreational Operating Budget

Sand/Topsoil

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

Flowers/Mulch

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

Turf Nutrition Program

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

Seed/Sod

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

Trash Removal

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

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

Contingencies

Funding of unanticipated costs.

First Aid

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

Office Supplies

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

Operating Supplies

Represents various operating supplies purchased

Training

Training seminars for golf course maintenance staff.

Janitorial Supplies

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

Viera East
Community Development District
Recreational Operating Budget

Soil & Water Testing

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

Uniforms

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

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

Equipment Rental

Rental of larger capital items required for Course Maintenance.

Equipment Lease

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

Small Tools

Represents small tools purchased for golf course maintenance.

Administrative Expenditures:

Legal Fees

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

Arbitrage

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

Dissemination

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

Trustee Fees

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

Annual Audit

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

Viera East

Community Development District

Recreational Operating Budget

Golf Course Administrative Services

Cost of Administrative services provided for the CDD.

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

Insurance

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

Description	Annual Amount
General Liability	\$ 27,536
Property	\$ 134,352
Total	\$ 161,888

Property Taxes

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

Reserves

Renewal & Replacement

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

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

Date	Bond Balance	Interest	Principal	Interest	Fiscal Year Total
11/01/19	3,305,000			\$ 78,412.50	\$ 559,231.25
05/01/20	3,305,000	4.375%	\$410,000	\$ 78,412.50	
11/01/20	2,895,000			\$ 70,212.50	\$ 558,625.00
05/01/21	2,895,000	4.625%	\$425,000	\$ 70,212.50	
11/01/21	2,470,000			\$ 60,915.63	\$ 556,128.13
05/01/22	2,470,000	5.000%	\$445,000	\$ 60,915.63	
11/01/22	2,025,000			\$ 50,625.00	\$ 556,540.63
05/01/23	2,025,000	5.000%	\$470,000	\$ 50,625.00	
11/01/23	1,555,000			\$ 38,875.00	\$ 559,500.00
05/01/24	1,555,000	5.000%	\$490,000	\$ 38,875.00	
11/01/24	1,065,000			\$ 26,625.00	\$ 555,500.00
05/01/25	1,065,000	5.000%	\$520,000	\$ 26,625.00	
11/01/25	545,000			\$ 13,625.00	\$ 560,250.00
05/01/26	545,000	5.000%	\$545,000	\$ 13,625.00	\$ 558,625.00
			\$ 3,305,000	\$ 678,581	\$ 4,464,400

SECTION C

**VIERA EAST
COMMUNITY DEVELOPMENT DISTRICT
BREVARD COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2023**

**VIERA EAST COMMUNITY DEVELOPMENT DISTRICT
BREVARD COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Viera East Community Development District
Brevard County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, and each major fund of Viera East Community Development District, Brevard County, Florida ("District") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, and each major fund of the District as of September 30, 2023, and the respective changes in financial position, and, where applicable, cash flows thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c), but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 18, 2024, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 18, 2024

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Viera East Community Development District, Brevard County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2023. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets plus deferred outflows of resources of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$1,717,217.
- The change in the District's total net position in comparison with the prior fiscal year was \$1,497,191, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2023, the District's governmental funds reported combined ending fund balances of \$2,323,975, a decrease of (\$515,331) in comparison with the prior fiscal year. A portion of fund balance is restricted for debt service and capital projects, non-spendable for prepaid items, assigned to capital reserves and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

Both of the government-wide financial statements distinguish functions of the District that are principally supported by assessments (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the District include general government and physical environment functions. The business-type activities of the District include recreational activities which includes a golf course and a restaurant.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the District can be divided into two categories: governmental funds and proprietary funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflow of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Proprietary Fund

The District maintains one type of proprietary fund, an enterprise fund. An enterprise fund is used to report the same function presented as business-type activities in the government-wide financial statements. The District uses an enterprise fund to account for the operations of the golf course and related recreational facilities within the District.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets plus deferred outflows of resources exceeded liabilities at the close of the most recent fiscal year.

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

Key components of the District's net position are reflected in the following table:

	NET POSITION SEPTEMBER 30,					
	Governmental Activities		Business-type Activities		Total	
	2023	2022	2023	2022	2023	2022
Current and other assets	\$ 2,495,108	\$ 3,264,202	\$ 1,264,280	\$ 1,088,137	\$ 3,759,388	\$ 4,352,339
Capital assets, net of depreciation	6,030,790	5,119,377	1,438,329	1,447,321	7,469,119	6,566,698
Total assets	8,525,898	8,383,579	2,702,609	2,535,458	11,228,507	10,919,037
Deferred outflow s of resources	-	-	59,258	83,163	59,258	83,163
Current liabilities	242,431	500,152	829,711	805,982	1,072,142	1,306,134
Long-term liabilities	7,205,764	7,703,040	1,292,642	1,773,000	8,498,406	9,476,040
Total liabilities	7,448,195	8,203,192	2,122,353	2,578,982	9,570,548	10,782,174
Net position						
Net investment in capital assets	(944,117)	(1,094,670)	(50,839)	(485,662)	(994,956)	(1,580,332)
Restricted	261,569	249,909	339,179	242,274	600,748	492,183
Unrestricted	1,760,251	1,025,148	351,174	283,027	2,111,425	1,308,175
Total net position	\$ 1,077,703	\$ 180,387	\$ 639,514	\$ 39,639	\$ 1,717,217	\$ 220,026

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

	CHANGES IN NET POSITION FOR THE FISCAL YEAR END SEPTEMBER 30,					
	Governmental Activities		Business-type Activities		Total	
	2023	2022	2023	2022	2023	2022
Revenues:						
Program revenues						
Charges for services	\$ 2,034,588	\$ 2,814,141	\$ 3,687,891	\$ 3,441,412	\$ 5,722,479	\$ 6,255,553
Operating grants and contributions	7,702	275	-	-	7,702	275
Capital grants and contributions	28,006	2,024	-	-	28,006	2,024
General revenues						
Unrestricted investment earnings	6,063	1,059	9,373	202	15,436	1,261
Miscellaneous	80,974	76,333	-	-	80,974	76,333
Total revenues	2,157,333	2,893,832	3,697,264	3,441,614	5,854,597	6,335,446
Expenses:						
General government	444,041	425,071	-	-	444,041	425,071
Physical environment	886,820	807,942	-	-	886,820	807,942
Recreational	-	-	2,734,767	2,481,707	2,734,767	2,481,707
Interest	181,962	287,478	109,816	126,454	291,778	413,932
Total expenses	1,512,823	1,520,491	2,844,583	2,608,161	4,357,406	4,128,652
Transfers	252,806	456,694	(252,806)	(456,694)	-	-
Change in net position	897,316	1,830,035	599,875	376,759	1,497,191	2,206,794
Net position - beginning	180,387	(1,649,648)	39,639	(337,120)	220,026	(1,986,768)
Net position - ending	\$ 1,077,703	\$ 180,387	\$ 639,514	\$ 39,639	\$ 1,717,217	\$ 220,026

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

Governmental activities

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2023 was \$1,512,823. The costs of the District's activities were primarily funded by program revenues. Program revenues were comprised primarily of assessments for both the current and prior fiscal years. The District also received funds for administrative fees for the golf fund. The decreases in program revenues and total expenses are primarily the result of a decrease in debt assessments and interest expenses related to the Series 2006 Bonds as they were paid off in the prior fiscal year.

Business-type activities

Business-type activities reflect the operations of the golf course and other recreational facilities within the District. The cost of operations is covered primarily by charges to customers. The District also receives revenues from assessments of residents of the District. Revenues increased as a result of increased recreational activities. The increase in total expenses is the result of increased activities at the restaurant.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2023, the District had \$16,805,053 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$10,774,263 has been taken, which resulted in a net book value of \$6,030,790. The District's business-type activities reported net capital assets of \$1,438,329. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2023, the District had \$7,210,000 in Bonds outstanding for its governmental activities. For business-type activities, the District had \$1,555,000 in Bonds outstanding. More detailed information about the District's capital debt is presented in the notes of the financial statements.

At September 30, 2023, the District had \$34,274 in note payable for its governmental activities and \$359,212 for its business-type activities. More detailed information about the District's notes payable is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

Subsequent to year end, it is anticipated that the general operations of the District will remain fairly constant. Golf and recreational activities are expected to increase.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Viera East Community Development District's Finance Department at 219 East Livingston Street, Orlando, Florida 32801.

**VIERA EAST COMMUNITY DEVELOPMENT DISTRICT
BREVARD COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2023**

	Governmental Activities	Business-type Activities	Total
ASSETS			
Cash	\$ 1,633,102	\$ 498,591	\$ 2,131,693
Investments	128,727	-	128,727
Internal balances	-	119,496	119,496
Accounts receivable	-	9,331	9,331
Inventories	-	107,817	107,817
Prepaid items	13,913	142,921	156,834
Restricted assets:			
Investments	719,366	371,575	1,090,941
Capital assets:			
Nondepreciable	4,979,327	872,830	5,852,157
Depreciable, net	1,051,463	565,499	1,616,962
Total assets	<u>8,525,898</u>	<u>2,688,060</u>	<u>11,213,958</u>
DEFERRED OUTFLOWS OF RESOURCES			
Deferred charge on refunding (debit)	-	59,258	59,258
Total deferred outflows of resources	<u>-</u>	<u>59,258</u>	<u>59,258</u>
LIABILITIES			
Accounts payable and accrued expense	30,517	55,497	86,014
Contracts and retainage payable	21,120	-	21,120
Unearned revenue	-	59,869	59,869
Other liabilities	-	52,404	52,404
Internal balances	119,496	-	119,496
Accrued interest payable	71,298	32,396	103,694
Non-current liabilities:			
Due within one year	490,000	614,996	1,104,996
Due in more than one year	6,715,764	1,292,642	8,008,406
Total liabilities	<u>7,448,195</u>	<u>2,107,804</u>	<u>9,555,999</u>
NET POSITION			
Net investment in capital assets	(944,117)	(50,839)	(994,956)
Restricted for debt service	261,569	339,179	600,748
Unrestricted	1,760,251	351,174	2,111,425
Total net position	<u>\$ 1,077,703</u>	<u>\$ 639,514</u>	<u>\$ 1,717,217</u>

See notes to the financial statements

**VIERA EAST COMMUNITY DEVELOPMENT DISTRICT
BREVARD COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

Functions/Programs	Program Revenues				Net (Expense) Revenue and Changes in Net Position		Total
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	
Primary government:							
Governmental activities:							
General government	\$ 444,041	\$ 444,041	\$ -	\$ -	\$ -	\$ -	\$ -
Physical environment	886,820	934,932	-	28,006	76,118	-	76,118
Interest on long-term debt	181,962	655,615	7,702	-	481,355	-	481,355
Total governmental activities	1,512,823	2,034,588	7,702	28,006	557,473	-	557,473
Business-type activities:							
Recreational	2,734,767	3,090,481	-	-	-	355,714	355,714
Interest on long-term debt	109,816	597,410	-	-	-	487,594	487,594
Total business-type activities	2,844,583	3,687,891	-	-	-	843,308	843,308
General revenues:							
Unrestricted investment earnings					6,063	9,373	15,436
Miscellaneous					80,974	-	80,974
Total general revenues					87,037	9,373	96,410
Transfers					252,806	(252,806)	-
Change in net position					897,316	599,875	1,497,191
Net position - beginning					180,387	39,639	220,026
Net position - ending					\$ 1,077,703	\$ 639,514	\$ 1,717,217

See notes to the financial statements

**VIERA EAST COMMUNITY DEVELOPMENT DISTRICT
BREVARD COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2023**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash	\$ 1,633,102	\$ -	\$ -	\$ 1,633,102
Investments	128,727	332,867	386,499	848,093
Due from other funds	148,645	-	-	148,645
Prepaid items	13,913	-	-	13,913
Total assets	<u>\$ 1,924,387</u>	<u>\$ 332,867</u>	<u>\$ 386,499</u>	<u>\$ 2,643,753</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 30,517	\$ -	\$ -	\$ 30,517
Contracts and retainage payable	-	-	21,120	21,120
Due to other funds	133,619	-	134,522	268,141
Total liabilities	<u>164,136</u>	<u>-</u>	<u>155,642</u>	<u>319,778</u>
Fund balances:				
Nonspendable:				
Prepaid items	13,913	-	-	13,913
Restricted for:				
Debt service	-	332,867	-	332,867
Capital projects	-	-	230,857	230,857
Assigned to:				
Capital reserves	1,502,594	-	-	1,502,594
Unassigned	243,744	-	-	243,744
Total fund balances	<u>1,760,251</u>	<u>332,867</u>	<u>230,857</u>	<u>2,323,975</u>
Total liabilities and fund balances	<u>\$ 1,924,387</u>	<u>\$ 332,867</u>	<u>\$ 386,499</u>	<u>\$ 2,643,753</u>

See notes to the financial statements

**VIERA EAST COMMUNITY DEVELOPMENT DISTRICT
BREVARD COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2023**

Total fund balances - governmental funds \$ 2,323,975

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	16,805,053	
Accumulated depreciation	<u>(10,774,263)</u>	6,030,790

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(71,298)	
Bonds and note payable	<u>(7,205,764)</u>	<u>(7,277,062)</u>

Net position of governmental activities		<u>\$ 1,077,703</u>
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See notes to the financial statements

**VIERA EAST COMMUNITY DEVELOPMENT DISTRICT
BREVARD COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 1,378,973	\$ 655,615	\$ -	\$ 2,034,588
Interest income	6,063	7,702	28,006	41,771
Miscellaneous	80,974	-	-	80,974
Total revenues	<u>1,466,010</u>	<u>663,317</u>	<u>28,006</u>	<u>2,157,333</u>
EXPENDITURES				
Current:				
General government	429,044	-	-	429,044
Physical environment	512,091	-	-	512,091
Debt service:				
Principal	24,835	475,000	-	499,835
Interest	2,746	180,615	-	183,361
Capital outlay	14,997	-	1,286,142	1,301,139
Total expenditures	<u>983,713</u>	<u>655,615</u>	<u>1,286,142</u>	<u>2,925,470</u>
Excess (deficiency) of revenues over (under) expenditures	482,297	7,702	(1,258,136)	(768,137)
OTHER FINANCING SOURCES (USES)				
Transfers in/(out)	252,806	-	-	252,806
Total other financing sources (uses)	<u>252,806</u>	<u>-</u>	<u>-</u>	<u>252,806</u>
Net change in fund balances	735,103	7,702	(1,258,136)	(515,331)
Fund balances - beginning	<u>1,025,148</u>	<u>325,165</u>	<u>1,488,993</u>	<u>2,839,306</u>
Fund balances - ending	<u>\$ 1,760,251</u>	<u>\$ 332,867</u>	<u>\$ 230,857</u>	<u>\$ 2,323,975</u>

See notes to the financial statements

**VIERA EAST COMMUNITY DEVELOPMENT DISTRICT
BREVARD COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

Net change in fund balances - total governmental funds	\$	(515,331)
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.		1,286,142
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		499,835
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as		
Depreciation of capital assets		(374,729)
Amortization of original issue discount/premium		(2,559)
Change in accrued interest		<u>3,958</u>
Change in net position of governmental activities	\$	<u>897,316</u>

See notes to the financial statements

**VIERA EAST COMMUNITY DEVELOPMENT DISTRICT
BREVARD COUNTY, FLORIDA
STATEMENT OF NET POSITION - PROPRIETARY FUND
SEPTEMBER 30, 2023**

ASSETS

Current assets:

Cash and equivalents	\$ 498,591
Accounts receivable	9,331
Due from other funds	134,045
Inventories	107,817
Prepaid items and deposits	<u>142,921</u>
Total current assets	<u>892,705</u>

Noncurrent assets:

Restricted assets:

Investments	371,575
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Capital assets:

Land	872,830
Buildings	773,247
Improvements other than buildings	5,187,208
Machinery and equipment	1,580,972
Financed purchase - equipment	479,734
Less accumulated depreciation	<u>(7,455,662)</u>
Total capital assets (net of depreciation)	<u>1,438,329</u>
Total noncurrent assets	<u>1,809,904</u>
Total assets	<u>2,702,609</u>

DEFERRED OUTFLOWS OF RESOURCES

Deferred charge on refunding	<u>59,258</u>
Total deferred outflows of resources	<u>59,258</u>

(Continued)

See notes to the financial statements

**VIERA EAST COMMUNITY DEVELOPMENT DISTRICT
BREVARD COUNTY, FLORIDA
STATEMENT OF NET POSITION - PROPRIETARY FUND
SEPTEMBER 30, 2023
(Continued)**

LIABILITIES

Current liabilities:

Accounts payable	39,697
Accrued wages	15,800
Unearned revenue	59,869
Other liabilities	52,404
Due to other funds	14,549
Payable from restricted assets:	
Accrued bond interest payable	32,396
Bonds payable	490,000
Financed purchase - note payable	90,407
Right-to-use lease payable	34,589
Total current liabilities	829,711

Noncurrent liabilities

Financed purchase - note payable	136,447
Right-to-use lease payable	97,769
Bonds payable	1,058,426
Total noncurrent liabilities	1,292,642
Total liabilities	2,122,353

NET POSITION

Net investment in capital assets	(50,839)
Restricted	339,179
Unrestricted	351,174
Total net position	\$ 639,514

See notes to the financial statements

**VIERA EAST COMMUNITY DEVELOPMENT DISTRICT
BREVARD COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
FUND NET POSITION - PROPRIETARY FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

Operating revenues:	
Charges for services:	
Golf course	\$ 2,117,073
Restaurant	698,361
Pro Shop	140,324
Other	134,723
Total operating revenues	<u>3,090,481</u>
Operating expenses:	
Golf course and pro shop	1,505,202
Restaurant	729,413
Administrative and other	318,707
Depreciation and amortization	181,445
Total operating expenses	<u>2,734,767</u>
Operating income (loss)	<u>355,714</u>
Nonoperating revenues (expenses):	
Assessment revenue	597,410
Interest income	9,373
Interest expense	(109,816)
Total nonoperating revenues (expenses)	<u>496,967</u>
Transfer in (out)	(252,806)
Change in net position	599,875
Total net position - beginning	<u>39,639</u>
Total net position - ending	<u>\$ 639,514</u>

See notes to the financial statements

**VIERA EAST COMMUNITY DEVELOPMENT DISTRICT
BREVARD COUNTY, FLORIDA
STATEMENT OF CASH FLOWS - PROPRIETARY FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

CASH FLOW FROM OPERATING ACTIVITIES	
Receipts from customers and users	\$ 3,075,214
Payments for goods and services	(1,740,121)
Payments to employees	<u>(965,624)</u>
Net cash provided (used) by operating activities	<u>369,469</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Proceeds from assessments	597,410
Transfers in (out)	(252,806)
Principal paid	(633,437)
Interest paid	<u>(119,607)</u>
Net cash provided (used) by capital and related financing activities	<u>(408,440)</u>
CASH FLOWS FROM INVESTING ACTIVITIES	
Purchase of investments	(87,114)
Interest income	<u>9,373</u>
Net cash provided (used) by investing activities	<u>(77,741)</u>
Net increase (decrease) in cash and cash equivalents	(116,712)
Cash and cash equivalents - October 1	<u>615,303</u>
Cash and cash equivalents - September 30	<u>\$ 498,591</u>

(Continued)

See notes to the financial statements

**VIERA EAST COMMUNITY DEVELOPMENT DISTRICT
BREVARD COUNTY, FLORIDA
STATEMENT OF CASH FLOWS - PROPRIETARY FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023
(Continued)**

RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	
Operating income (loss)	\$ 355,714
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:	
Depreciation and amortization	181,445
(Increase)/Decrease in:	
Accounts receivable	(3,002)
Due from other funds	(34,243)
Prepaid items and deposits	(127,737)
Inventory	(40,759)
Increase/(Decrease) in:	
Accounts payable	(5,120)
Accrued wages	2,888
Due to other funds	9,651
Other liabilities	42,897
Unearned revenue	(12,265)
Total adjustments	<u>13,755</u>
Net cash provided (used) by operating activities	<u>\$ 369,469</u>

See notes to the financial statements

**VIERA EAST COMMUNITY DEVELOPMENT DISTRICT
BREVARD COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Viera East Community Development District ("District") was created on April 16, 1991 by the Florida Land and Water Adjudicatory Commission by Chapter 42M-1, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by registered voters, as provided by F. S. Chapter 190.006. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

The District reports the following major proprietary fund:

Recreation Fund

The recreation fund accounts for the operation of a public golf course, restaurant, and pro shop that are financed and supported primarily by user charges.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued)

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the District's enterprise fund are charges to customers for sales and services. Operating expenses of the enterprise fund include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Inventories and Prepaid Items

Inventories are recorded at cost using the first-in first-out method for restaurant related items and the average cost method for items sold at the Pro Shop. In the governmental funds, inventories are recorded as expenditures at the time of purchase.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the governmental activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Furniture and fixtures	5 - 7
Improvements other than buildings	15
Buildings	20
Infrastructure	30
Machinery and equipment	3 - 7

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Refundings of Debt

For current refundings and advance refundings resulting in the defeasance of debt, the difference between the reacquisition price and the net carrying amount of the old debt is reported as a deferred outflow of resources/deferred inflow of resources and recognized ratably as a component of interest expense over the remaining life of the old debt or the life of the new debt, whichever is shorter. In connection with the refundings, \$23,905 were recognized as a component of interest expense in the current fiscal year.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Leases

The District is a lessee for a noncancellable lease of equipment. The District recognizes a lease liability and an intangible right-to-use leased asset (lease asset) in the government-wide financial statements. The District recognizes lease liabilities with an initial, individual value of \$5,000 or more.

At the commencement of a lease, the District initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life.

Key estimates and judgments related to leases include how the District determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments.

- The District uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the District generally uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the District is reasonably certain to exercise.

The District monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Lease assets are reported with other capital assets and lease liabilities are reported with long term debt on the statement of net position.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2023:

	Fair Value	Credit Risk	Maturities
Investment in Local Government Surplus			Weighted average of the
Funds Trust Fund (Florida PRIME)	\$ 128,727	S&P AAAm	fund portfolio: 35 days
US Bank Mmkt 5 - Ct	1,090,941	N/A	Not available
Total Investments	<u>\$ 1,219,668</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

External Investment Pool – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that “The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days.”

With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2023, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant’s daily access to 100% of their account value.

NOTE 5 – INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

Interfund receivables and payables at September 30, 2023 were as follows:

Fund	Receivable	Payable
General	\$ 148,645	\$ 133,619
Capital projects	-	134,522
Enterprise fund	134,045	14,549
Total	<u>\$ 282,690</u>	<u>\$ 282,690</u>

The outstanding balances between funds result primarily from the time lag between the dates that transactions are recorded in the accounting system and payments between funds are made. In the case of the District, the balances between the general fund and the capital project funds relate to renovation costs of the capital projects fund that were paid from the general fund, but not yet reimbursed as of year end. Likewise, the balances between the general fund and the enterprise fund relate to payroll and other expenses of the general fund which were not yet reimbursed as of current year end.

Interfund transfers for the fiscal year ended September 30, 2023 were as follows:

Fund	Transfer in	Transfer out
General	\$ 252,806	\$ -
Enterprise Fund	-	252,806
Total	<u>\$ 252,806</u>	<u>\$ 252,806</u>

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the enterprise fund to the general fund was to fund operations.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2023 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ 3,693,185	\$ 1,286,142	\$ -	\$ 4,979,327
Total capital assets, not being depreciated	3,693,185	1,286,142	-	4,979,327
Capital assets, being depreciated				
Infrastructure	11,465,587	-	-	11,465,587
Improvements other than buildings	12,742	-	-	12,742
Machinery and equipment	347,397	-	-	347,397
Total capital assets, being depreciated	11,825,726	-	-	11,825,726
Less accumulated depreciation for:				
Infrastructure	10,176,833	352,060	-	10,528,893
Improvements other than buildings	12,742	-	-	12,742
Machinery and equipment	209,959	22,669	-	232,628
Total accumulated depreciation	10,399,534	374,729	-	10,774,263
Total capital assets, being depreciated, net	1,426,192	(374,729)	-	1,051,463
Governmental activities capital assets, net	\$ 5,119,377	\$ 911,413	\$ -	\$ 6,030,790
	Beginning Balance	Additions	Reductions	Ending Balance
<u>Business type activities</u>				
Capital assets, not being depreciated				
Land	\$ 872,830	\$ -	\$ -	\$ 872,830
Total capital assets, not being depreciated	872,830	-	-	872,830
Capital assets, being depreciated				
Buildings	773,247	-	-	773,247
Improvements other than buildings	5,187,208	-	-	5,187,208
Machinery and equipment	1,434,704	-	-	1,434,704
Financed purchase - equipment	479,734	-	-	479,734
Right-to-use leased equipment	-	146,268	-	146,268
Total capital assets, being depreciated	7,874,893	146,268	-	8,021,161
Less accumulated depreciation for:				
Buildings	773,247	-	-	773,247
Improvements other than buildings	4,996,437	31,382	-	5,027,819
Machinery and equipment	1,448,724	(22,810)	-	1,425,914
Financed purchase - equipment	81,994	117,434	-	199,428
Right-to-use leased equipment	-	29,254	-	29,254
Total accumulated depreciation	7,300,402	155,260	-	7,455,662
Total capital assets, being depreciated, net	574,491	(8,992)	-	565,499
Business type activities capital assets, net	\$ 1,447,321	\$ (8,992)	\$ -	\$ 1,438,329

In a prior year, the District issued the Series 2020 bonds primarily to fund capital improvements, which include, but are not limited to clubhouse renovations and other recreation facilities including restroom, dog park and playground improvements (collectively, the "Series 2020 Project"). The cost of these improvements is estimated at approximately \$6,022,585, however, the District is not obligated to fund all potential improvements.

Depreciation expense was charged to physical environment function for governmental activities and the recreation function for business-type activities.

NOTE 7 – LONG-TERM LIABILITIES

Series 2012

On March 13, 2012, the District issued \$5,805,000 of Special Assessment Revenue Refunding Bonds Series 2012 due May 1, 2026, with interest rates ranging from 2.5% to 5.0%. The Bonds were issued for the current refunding of the Series 1996 Bonds. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2013 through May 1, 2026. The Series 2012 Bonds are secured by the pledged revenue as defined in the Master Trust Indenture.

The Series 2012 Bonds maturing prior to May 1, 2022 are not subject to optional redemption. The Bonds maturing on or after May 1, 2023 are subject to redemption prior to maturity at the option of the District at any time after May 1, 2022. The Bonds are subject to mandatory redemption requirements in the manner outlined in the Bond Indenture.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirement as defined in the Indenture. In addition, the Bond Indenture has certain restrictions and requirements relating principally to the procedures to be followed in the collection of pledged revenues and the application of the revenues to the various restricted accounts. The District was in compliance with the requirements of the Bond Indenture as if September 30, 2023.

Series 2020

On July 8, 2020, the District issued \$7,685,000 of Special Revenue Assessment Bonds Series 2020 consisting of \$3,820,000 Serial Bonds due on May 1, 2030 with a interests ranging from 2% to 2.125%; \$1,715,000 Term Bonds due on May 1, 2034 with a fixed interest rate of 2.60%; and \$2,150,000 Term Bonds due on May 1, 2038 with a fixed interest rate of 2.75%. The Bonds were issued to acquire and construct certain assessable improvements and pay certain costs associated with the issuance of the Bonds. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2023 through May 1, 2038.

The Series 2020 Bonds maturing on or prior to May 1, 2030 are not subject to redemption at the option of the District prior to their stated dates of maturity. The Series 2020 Bonds maturing on or after May 1, 2031 are subject to redemption prior to maturity at the option of the District in whole or in part at any time on or after May 1, 2030. The Series 2020 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture provides for a surety bond to be obtained in place of funding for the a portion of the Debt Service Reserve Fund (the "Reserve Fund"). The Debt Service Reserve Fund Surety Bond constitutes a Debt Service Reserve Fund Insurance Policy under the Bond Indenture. The District has obtained the required bonding and is in compliance with the reserve requirement. The remaining funding for the reserve requirement has been met.

The Bond Indenture established certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service. The District was in compliance with the requirements at September 30, 2023.

NOTE 7 – LONG-TERM LIABILITIES (Continued)

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2023 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2020	\$ 7,685,000	\$ -	\$ (475,000)	\$ 7,210,000	\$ 490,000
Less: original issue discount	(41,069)	-	2,559	(38,510)	-
Financed purchase - Note Payable	59,109	-	(24,835)	34,274	-
Total	<u>\$ 7,703,040</u>	<u>\$ -</u>	<u>\$ (497,276)</u>	<u>\$ 7,205,764</u>	<u>\$ 490,000</u>
<u>Business-type Activities</u>					
Bonds payable:					
Series 2012	\$ 2,025,000	\$ -	\$ (470,000)	\$ 1,555,000	\$ 490,000
Less: original issue discount	(8,854)	-	2,280	(6,574)	-
Financed purchases - Note Payable	376,381	-	(149,527)	226,854	90,407
Right-to-use lease payable	-	146,268	(13,910)	132,358	34,589
Total	<u>\$ 2,392,527</u>	<u>\$ 146,268</u>	<u>\$ (631,157)</u>	<u>\$ 1,907,638</u>	<u>\$ 614,996</u>

At September 30, 2023, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2023	\$ 490,000	\$ 170,615	\$ 660,615
2024	500,000	160,815	660,815
2025	795,000	150,815	945,815
2026	380,000	134,915	514,915
2027	385,000	127,315	512,315
2028-2032	2,065,000	510,605	2,575,605
2033-2038	2,595,000	230,470	2,825,470
Total	<u>\$ 7,210,000</u>	<u>\$ 1,485,550</u>	<u>\$ 8,695,550</u>
Year ending September 30:	Business-type Activities		
	Principal	Interest	Total
2024	\$ 490,000	\$ 77,750	\$ 567,750
2025	520,000	53,250	573,250
2026	545,000	27,250	572,250
Total	<u>\$ 1,555,000</u>	<u>\$ 158,250</u>	<u>\$ 1,713,250</u>

NOTE 8 – NOTES PAYABLE

Financed Purchase Agreements

At September 30, 2023, the District had the following financed purchase agreements for both its governmental and business-type activities:

Equipment	Monthly Payment	Expiration Date
Golf Carts	\$ 6,553	11/5/2023
Pump Station	2,298	2/12/2025
Golf Course Mowers & Equipment	6,541	4/1/2026
Tractors	652	1/7/2027

NOTE 8 – NOTES PAYABLE (Continued)

The scheduled payments for years ending after September 30, 2023 are as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2024	26,298	1,283	27,581
2025	7,976	88	8,064
Total	<u>\$ 34,274</u>	<u>\$ 1,371</u>	<u>\$ 35,645</u>

Year ending September 30:	Business-type Activities		
	Principal	Interest	Total
2024	\$ 90,407	\$ 9,015	\$ 99,422
2025	81,341	4,975	86,316
2026	52,525	1,087	53,612
2027	2,581	27	2,608
Total	<u>\$ 226,854</u>	<u>\$ 15,104</u>	<u>\$ 241,958</u>

Right-to-use leased assets payable

In the current year, the District entered into a lease as a lessee for the use of certain mowing equipment that will terminate on April 30, 2027. As of September 30, 2023, the value of the lease liability was \$ 132,358. The District is required to make total monthly fixed payments of \$3,368. The value of the right-to-use asset as of September 30, 2022 was \$146,268 with an accumulated amortization of \$29,254. The District has the option to purchase the asset any time before the expiration of the lease.

The scheduled payments for years ending after September 30, 2023 are as follows:

Year ending September 30:	Business-type Activities		
	Principal	Interest	Total
2024	\$ 34,589	\$ 5,832	\$ 40,421
2025	36,359	4,063	40,422
2026	38,219	2,203	40,422
2027	23,191	388	23,579
Total	<u>\$ 132,358</u>	<u>\$ 12,486</u>	<u>\$ 144,844</u>

NOTE 9 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations.

**VIERA EAST COMMUNITY DEVELOPMENT DISTRICT
BREVARD COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

	Budgeted Amounts	Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original & Final		
REVENUES			
Assessments	\$ 1,378,973	\$ 1,378,973	\$ -
Interest income	100	6,063	5,963
Miscellaneous	81,280	80,974	(306)
Total revenues	1,460,353	1,466,010	5,657
EXPENDITURES			
Current:			
General government	201,336	429,044	(227,708)
Physical environment	1,259,017	512,091	746,926
Debt Service:			
Principal	-	24,835	(24,835)
Interest	-	2,746	(2,746)
Capital outlay	-	14,997	(14,997)
Total expenditures	1,460,353	983,713	476,640
Excess (deficiency) of revenues over (under) expenditures	-	482,297	482,297
OTHER FINANCING SOURCES (USES)			
Transfer in (out)	42,948	252,806	209,858
Total other financing sources (uses)	42,948	252,806	209,858
Net change in fund balance	\$ 42,948	735,103	\$ 692,155
Fund balance - beginning		1,025,148	
Fund balance - ending		\$ 1,760,251	

See notes to required supplementary information

**VIERA EAST COMMUNITY DEVELOPMENT DISTRICT
BREVARD COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

**VIERA EAST COMMUNITY DEVELOPMENT DISTRICT
 BREVARD COUNTY, FLORIDA
 OTHER INFORMATION – DATA ELEMENTS
 REQUIRED BY FL STATUTE 218.39(3)(C)
 FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023
 UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	67
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	61
Employee compensation	\$1,265,445.57
Independent contractor compensation	\$3,189,751.18
Construction projects to begin on or after October 1; (\$65K)	
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$222 Recreation - \$121 Debt service - \$131 - \$522
Special assessments collected	\$2,631,998
Outstanding Bonds:	see Note 7 for details



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Viera East Community Development District
Brevard County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities and each major fund of Viera East Community Development District, Brevard County, Florida ("District") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 18, 2024.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 18, 2024



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Viera East Community Development District
Brevard County, Florida

We have examined Viera East Community Development District, Brevard County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2023. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2023.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Viera East Community Development District, Brevard County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 18, 2024



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Viera East Community Development District
Brevard County

Report on the Financial Statements

We have audited the accompanying basic financial statements of Viera East Community Development District, Brevard County, Florida ("District") as of and for the fiscal year ended September 30, 2023, and have issued our report thereon dated June 18, 2024.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 18, 2024, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Viera East Community Development District, Brevard County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Viera East Community Development District, Brevard County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 18, 2024

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2022.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2023.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2023.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 32.

SECTION VI

SECTION A

Viera East CDD Action Items
6/27/2024

Item #	Action Item	Assigned To:	Status	Date Added	Estimated Start	Estimated Completion	Comments/Estimated Completion
1	Driving Range Parking	Moller	Ongoing	3/9/23			Staff met with VEGDA, will discuss results with CDD Board
2	WMD	Showe	Ongoing	2/22/24			They are planning to come to an August CDD Meeting
3	Park Improvements	Moller/Webb	Ongoing	2/22/24			

SECTION VIII

SECTION A

Viera East
Community Development District
Check Register Summary
May 17, 2024 through June 20, 2024

Fund	Date	Check #'s	Amount
<i>General Fund</i>			
	5/23/24	5063 - Voided	\$ (350.00)
	5/23/24	5070-5081	\$ 7,959.96
	5/30/24	5082-5084	\$ 1,050.99
	6/6/24	5085-5097	\$ 12,931.47
	6/6/24	5085, 5092-5095 - Voided	\$ (1,600.00)
	6/13/24	5098-5101	\$ 12,240.13
	6/20/24	5102-5107	\$ 7,736.70
		Sub-Total	\$ 39,969.25
<i>Capital Reserve</i>			
	6/20/24	-	\$ -
		Sub-Total	\$ -
<i>Golf Course</i>			
	5/23/24	31689-31708	\$ 39,334.32
	5/28/24	31709	\$ 1,000.00
	5/30/24	31710-31719	\$ 16,878.77
	6/6/24	31720-31733	\$ 12,424.80
	6/13/24	31734-31751	\$ 12,238.90
	6/13/24	31742 - Voided	\$ (1,587.67)
	6/13/24	31752	\$ 738.00
	6/20/24	31753-31773	\$ 32,352.35
	6/20/24	31774 - Voided	\$ -
	6/20/24	31775	\$ 193.44
		Sub-Total	\$ 113,572.91
Total			\$ 153,542.16

<u>VEND#</u>	<u>VENDOR NAME</u>	<u>CHECK NO.</u>	<u>CHECK DATE</u>	<u>CHECK AMOUNT</u>
00318	AL JAMES	005070	5/23/2024	200.00
00034	CITY OF COCOA	005071	5/23/2024	475.18
00296	EVERBANK, N.A.	005072	5/23/2024	2,298.44
00286	FUSION, LLC	005073	5/23/2024	1,236.35
00269	ROBB & TAYLOR ENGINEERING SOLUTIONS	005074	5/23/2024	1,850.00
00291	ROCKSTAR KARAOKE ENTERTAINMENT LLC	005075	5/23/2024	350.00
00291	ROCKSTAR KARAOKE ENTERTAINMENT LLC	005076	5/23/2024	350.00
00291	ROCKSTAR KARAOKE ENTERTAINMENT LLC	005077	5/23/2024	350.00
00291	ROCKSTAR KARAOKE ENTERTAINMENT LLC	005078	5/23/2024	350.00
00294	SAVVY SYNERGY BY MELISSA HARDY	005079	5/23/2024	100.00
00302	SCOTT ZUROWSKI	005080	5/23/2024	350.00
00188	UNIFIRST CORPORATION	005081	5/23/2024	49.99
				7,959.96

	VIERA EAST-GENERAL FUND			7,959.96

<u>VEND#</u>	<u>VENDOR NAME</u>	<u>CHECK NO.</u>	<u>CHECK DATE</u>	<u>CHECK AMOUNT</u>
00267	BERRY DISPOSAL	005082	5/30/2024	425.00
00626	SHUTTS & BOWEN LLP	005083	5/30/2024	576.00
00188	UNIFIRST CORPORATION	005084	5/30/2024	49.99
				1,050.99
	VIERA EAST-GENERAL FUND			----- 1,050.99

<u>VEND#</u>	<u>VENDOR NAME</u>	<u>CHECK NO.</u>	<u>CHECK DATE</u>	<u>CHECK AMOUNT</u>
00318	AL JAMES	005085	6/06/2024	200.00
00222	ALLEGRA-ROCKLEDGE	005086	6/06/2024	295.88
00311	DENISE TURNER	005087	6/06/2024	285.00
00040	ECOR INDUSTRIES, INC.	005088	6/06/2024	10,203.59
00310	FRED CAVESE	005089	6/06/2024	150.00
00320	GRACE TAPERT	005090	6/06/2024	150.00
00287	MICHELLE WOOD	005091	6/06/2024	150.00
00291	ROCKSTAR KARAOKE ENTERTAINMENT LLC	005092	6/06/2024	350.00
00291	ROCKSTAR KARAOKE ENTERTAINMENT LLC	005093	6/06/2024	350.00
00291	ROCKSTAR KARAOKE ENTERTAINMENT LLC	005094	6/06/2024	350.00
00291	ROCKSTAR KARAOKE ENTERTAINMENT LLC	005095	6/06/2024	350.00
00319	TEXTRON E-Z GO LLC	005096	6/06/2024	39.96
00188	UNIFIRST CORPORATION	005097	6/06/2024	57.04
				12,931.47

	VIERA EAST-GENERAL FUND			12,931.47

<u>VEND#</u>	<u>VENDOR NAME</u>	<u>CHECK NO.</u>	<u>CHECK DATE</u>	<u>CHECK AMOUNT</u>
00285	A NEW LIFE LAWN CARE & MORE	005098	6/13/2024	1,800.00
00126	GOVERNMENTAL MANAGEMENT SERVICES	005099	6/13/2024	9,699.75
00176	SITEONE LANDSCAPE SUPPLY, LLC	005100	6/13/2024	683.34
00188	UNIFIRST CORPORATION	005101	6/13/2024	57.04
				12,240.13

	VIERA EAST-GENERAL FUND			12,240.13

<u>VEND#</u>	<u>VENDOR NAME</u>	<u>CHECK NO.</u>	<u>CHECK DATE</u>	<u>CHECK AMOUNT</u>
00195	ECOLAB PEST ELIMINATION DIV	005102	6/20/2024	454.88
00296	EVERBANK, N.A.	005103	6/20/2024	2,298.44
00169	FLORIDA COAST EQUIPMENT INC	005104	6/20/2024	2,177.50
00210	FPL	005105	6/20/2024	98.85
00259	UNIQUE WEBB CONSULTING	005106	6/20/2024	2,600.00
00188	UNIFIRST CORPORATION	005107	6/20/2024	107.03
				7,736.70

	VIERA EAST-GENERAL FUND			7,736.70

<u>VEND#</u>	<u>VENDOR NAME</u>	<u>CHECK NO.</u>	<u>CHECK DATE</u>	<u>CHECK AMOUNT</u>
01485	ACUSHNET COMPANY	031689	5/23/2024	1,368.97
01654	ALSCO	031690	5/23/2024	154.68
01550	CHUCK INDEPENDENT BREAD DIST, LLC	031691	5/23/2024	345.55
00947	ECOLAB PEST ELIMINATION	031692	5/23/2024	370.96
01394	ECOLAB	031693	5/23/2024	130.00
00076	FLORIDA CITY GAS	031694	5/23/2024	391.34
00587	GLOVER OIL COMPANY INC	031695	5/23/2024	3,568.60
01372	GREAT AMERICA FINANCIAL SVCS	031696	5/23/2024	312.68
00871	KIMBALL MIDWEST	031697	5/23/2024	32.72
00180	NAPA AUTO PARTS	031698	5/23/2024	209.17
00127	PRECISION	031699	5/23/2024	768.71
01641	RAMAGE PLUMBING & SEPTIC	031700	5/23/2024	575.00
01324	REGIONS BANK	031701	5/23/2024	.00
01324	REGIONS BANK	031702	5/23/2024	7,896.45
01210	STAPLES ADVANTAGE	031703	5/23/2024	90.97
00130	SYSCO	031704	5/23/2024	4,406.70
01512	THE HUNTINGTON NATIONAL BANK	031705	5/23/2024	15,798.81
00807	UNIFIRST CORPORATION	031706	5/23/2024	111.79
01502	UNIQUE WEBB CONSULTING	031707	5/23/2024	2,600.00
00117	WESCOTURF INC.	031708	5/23/2024	201.22
				39,334.32

	VIERA EAST- GOLF COURSE			39,334.32

<u>VEND#</u>	<u>VENDOR NAME</u>	<u>CHECK NO.</u>	<u>CHECK DATE</u>	<u>CHECK AMOUNT</u>
01409	CASH	031709	5/28/2024	1,000.00
				1,000.00
	VIERA EAST- GOLF COURSE			----- 1,000.00

<u>VEND#</u>	<u>VENDOR NAME</u>	<u>CHECK NO.</u>	<u>CHECK DATE</u>	<u>CHECK AMOUNT</u>
01485	ACUSHNET COMPANY	031710	5/30/2024	503.96
01654	ALSCO	031711	5/30/2024	154.68
01550	CHUCK INDEPENDENT BREAD DIST, LLC	031712	5/30/2024	456.00
00024	CITY OF COCOA UTILITIES	031713	5/30/2024	800.13
01629	CLUB CADDIE	031714	5/30/2024	649.00
01369	SRIXON/CLEVELAND GOLF/XXIO	031715	5/30/2024	534.00
00130	SYSCO	031716	5/30/2024	1,090.10
01656	THE HUNTINGTON NATIONAL BANK	031717	5/30/2024	12,345.93
00807	UNIFIRST CORPORATION	031718	5/30/2024	223.58
00117	WESCOTURF INC.	031719	5/30/2024	121.39
				16,878.77
	VIERA EAST- GOLF COURSE			----- 16,878.77

<u>VEND#</u>	<u>VENDOR NAME</u>	<u>CHECK NO.</u>	<u>CHECK DATE</u>	<u>CHECK AMOUNT</u>
01485	ACUSHNET COMPANY	031720	6/06/2024	284.90
01654	ALSCO	031721	6/06/2024	154.68
00987	BLUEWATER CREATIVE GROUP INC	031722	6/06/2024	763.50
01472	BREVARD COUNTY FIRE RESCUE	031723	6/06/2024	135.00
01550	CHUCK INDEPENDENT BREAD DIST, LLC	031724	6/06/2024	223.80
01320	EPOCH EYEWEAR	031725	6/06/2024	362.16
00156	FLORIDA DEPARTMENT OF REVENUE	031726	6/06/2024	44.07
00587	GLOVER OIL COMPANY INC	031727	6/06/2024	4,053.70
01532	JANI-KING OF ORLANDO	031728	6/06/2024	2,749.00
00483	LOWE'S	031729	6/06/2024	407.39
01369	SRIXON/CLEVELAND GOLF/XXIO	031730	6/06/2024	417.00
00130	SYSCO	031731	6/06/2024	1,635.80
00243	TAYLOR MADE GOLF COMPANY, INC	031732	6/06/2024	252.42
00068	WASTE MANAGEMENT	031733	6/06/2024	941.38
				12,424.80

	VIERA EAST- GOLF COURSE			12,424.80

<u>VEND#</u>	<u>VENDOR NAME</u>	<u>CHECK NO.</u>	<u>CHECK DATE</u>	<u>CHECK AMOUNT</u>
01550	CHUCK INDEPENDENT BREAD DIST, LLC	031734	6/13/2024	190.85
00393	CITY ELECTRIC SUPPLY CO.	031735	6/13/2024	12.99
00033	FLORIDA DEPT OF REVENUE	031736	6/13/2024	74.84
00587	GLOVER OIL COMPANY INC	031737	6/13/2024	1,560.00
01111	GOVERNMENTAL MANAGEMENT SERVICES	031738	6/13/2024	83.33
01664	JACK TRAYLOR	031739	6/13/2024	199.69
01581	MADDEN AERATION	031740	6/13/2024	2,500.00
01358	NEXAIR, LLC	031741	6/13/2024	40.19
00808	PETTY CASH	031742	6/13/2024	1,587.67
01324	REGIONS BANK	031743	6/13/2024	.00
01324	REGIONS BANK	031744	6/13/2024	391.03
00603	ROCKLEDGE MOWER & SERVICE	031745	6/13/2024	11.99
01334	SITEONE LANDSCAPE SUPPLY, LLC	031746	6/13/2024	1,839.00
01494	SPECTRUM BUSINESS	031747	6/13/2024	404.38
01512	THE HUNTINGTON NATIONAL BANK	031748	6/13/2024	90.72
01588	TURF SOLUTIONS OF FLORIDA INC	031749	6/13/2024	2,682.00
00807	UNIFIRST CORPORATION	031750	6/13/2024	227.22
00117	WESCOTURF INC.	031751	6/13/2024	343.00
				12,238.90

	VIERA EAST- GOLF COURSE			12,238.90

<u>VEND#</u>	<u>VENDOR NAME</u>	<u>CHECK NO.</u>	<u>CHECK DATE</u>	<u>CHECK AMOUNT</u>
00808	PETTY CASH	031752	6/13/2024	738.00
				738.00
	VIERA EAST- GOLF COURSE			----- 738.00

<u>VEND#</u>	<u>VENDOR NAME</u>	<u>CHECK NO.</u>	<u>CHECK DATE</u>	<u>CHECK AMOUNT</u>
01485	ACUSHNET COMPANY	031753	6/20/2024	132.30
00091	AHEAD LLC	031754	6/20/2024	285.06
01654	ALSCO	031755	6/20/2024	154.68
01550	CHUCK INDEPENDENT BREAD DIST, LLC	031756	6/20/2024	532.70
01241	CRYSTAL HI RISE, INC.	031757	6/20/2024	275.00
01388	DEX IMAGING	031758	6/20/2024	107.31
01196	E-Z-GO A TEXTRON COMPANY	031759	6/20/2024	2,622.32
00076	FLORIDA CITY GAS	031760	6/20/2024	432.70
01503	FLORIDA GCSAA	031761	6/20/2024	185.00
01614	FLORIDA COAST EQUIPMENT	031762	6/20/2024	133.61
00035	FPL	031763	6/20/2024	5,755.83
00564	GOLF SPECIALTIES, INC.	031764	6/20/2024	1,088.82
01372	GREAT AMERICA FINANCIAL SVCS	031765	6/20/2024	312.68
00127	PRECISION	031766	6/20/2024	686.05
00603	ROCKLEDGE MOWER & SERVICE	031767	6/20/2024	69.97
01210	STAPLES ADVANTAGE	031768	6/20/2024	62.98
00130	SYSCO	031769	6/20/2024	1,784.13
01512	THE HUNTINGTON NATIONAL BANK	031770	6/20/2024	15,708.09
00807	UNIFIRST CORPORATION	031771	6/20/2024	619.02
01558	WELLS FARGO FINANCIAL LEASING, INC.	031772	6/20/2024	1,304.92
00529	WESCO TURF, INC.	031773	6/20/2024	99.18
				32,352.35

	VIERA EAST- GOLF COURSE			32,352.35

<u>VEND#</u>	<u>VENDOR NAME</u>	<u>CHECK NO.</u>	<u>CHECK DATE</u>	<u>CHECK AMOUNT</u>
00243	TAYLOR MADE GOLF COMPANY, INC	031774	6/20/2024	193.44
				193.44
	VIERA EAST- GOLF COURSE			----- 193.44

<u>VEND#</u>	<u>VENDOR NAME</u>	<u>CHECK NO.</u>	<u>CHECK DATE</u>	<u>CHECK AMOUNT</u>
00243	TAYLOR MADE GOLF COMPANY, INC	031775	6/20/2024	193.44
				193.44
	VIERA EAST- GOLF COURSE			----- 193.44

SECTION B

Viera East
Community Development District

Unaudited Financial Reporting
May 31, 2024



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Viera East
Community Development District
Combined Balance Sheet
May 31, 2024

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Golf Course/ Recreation Fund	Totals Governmental Fund
Assets:						
<u>Cash:</u>						
Operating Account	\$ 788,563	\$ -	\$ -	\$ -	\$ 642,339	\$ 1,430,902
Capital Reserve Account	\$ -	\$ 1,469,011	\$ -	\$ -	\$ -	\$ 1,469,011
Accounts Receivable	\$ -	\$ -	\$ -	\$ -	\$ 179	\$ 179
Due from Capital Projects	\$ -	\$ 79,752	\$ -	\$ -	\$ -	\$ 79,752
Due from Capital Reserve	\$ 1,232	\$ -	\$ -	\$ -	\$ -	\$ 1,232
Due from Golf Course	\$ 14,830	\$ 426	\$ -	\$ -	\$ -	\$ 15,255
Due from General Fund	\$ -	\$ 5,846	\$ 78,990	\$ -	\$ 166,562	\$ 251,398
Due from Other	\$ -	\$ -	\$ -	\$ -	\$ 12,263	\$ 12,263
Prepaid Expenses	\$ 11,713	\$ -	\$ -	\$ -	\$ 134,521	\$ 146,234
Inventory- Pro Shop	\$ -	\$ -	\$ -	\$ -	\$ 58,467	\$ 58,467
Inventory- Hook & Eagle	\$ -	\$ -	\$ -	\$ -	\$ 26,634	\$ 26,634
<u>Investments:</u>						
State Board of Administration Series 2012	\$ -	\$ 132,991	\$ -	\$ -	\$ -	\$ 132,991
Reserve	\$ -	\$ -	\$ -	\$ -	\$ 282,647	\$ 282,647
Benefit Assessment	\$ -	\$ -	\$ -	\$ -	\$ 976	\$ 976
Bond Service	\$ -	\$ -	\$ -	\$ -	\$ 7,552	\$ 7,552
Recreation Fees	\$ -	\$ -	\$ -	\$ -	\$ 82,533	\$ 82,533
Prepaid Expenses - Debt	\$ -	\$ -	\$ -	\$ -	\$ 163,333	\$ 163,333
<u>Series 2020</u>						
Reserve	\$ -	\$ -	\$ 236,704	\$ -	\$ -	\$ 236,704
Temporary Interest	\$ -	\$ -	\$ 15	\$ -	\$ -	\$ 15
Bond Service	\$ -	\$ -	\$ 9,105	\$ -	\$ -	\$ 9,105
Project	\$ -	\$ -	\$ -	\$ 144,815	\$ -	\$ 144,815
Improvements (Net of Depreciation)	\$ -	\$ -	\$ -	\$ -	\$ 1,438,328	\$ 1,438,328
Total Assets	\$ 816,338	\$ 1,688,026	\$ 324,813	\$ 144,815	\$ 3,016,335	\$ 5,990,327
Liabilities:						
Accounts Payable	\$ 10,110	\$ -	\$ -	\$ -	\$ 10,545	\$ 20,655
Accrued Expenses	\$ 6,977	\$ -	\$ -	\$ -	\$ 2,823	\$ 9,800
Deferred Revenue- Season Advance	\$ -	\$ -	\$ -	\$ -	\$ 45,765	\$ 45,765
Deferred Revenue- Special Assessm	\$ -	\$ -	\$ -	\$ -	\$ 6,080	\$ 6,080
Deferred Revenue- Special Assessm	\$ -	\$ -	\$ -	\$ -	\$ 148,402	\$ 148,402
Due to General Fund	\$ -	\$ 1,232	\$ -	\$ -	\$ 14,830	\$ 16,062
Due to Golf Course	\$ 166,562	\$ -	\$ -	\$ -	\$ -	\$ 166,562
Due to Debt Service	\$ 78,990	\$ -	\$ -	\$ -	\$ -	\$ 78,990
Due to Capital Reserve	\$ 5,846	\$ -	\$ -	\$ 79,752	\$ 426	\$ 86,024
Accrued Interest Payable	\$ -	\$ -	\$ -	\$ -	\$ 6,480	\$ 6,480
Accrued Principal Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accrued Payroll Payable	\$ 14,606	\$ -	\$ -	\$ -	\$ 40,029	\$ 54,635
Notes Payable	\$ -	\$ -	\$ -	\$ -	\$ 359,212	\$ 359,212
Sales Tax Payable	\$ -	\$ -	\$ -	\$ -	\$ 51,637	\$ 51,637
Event Deposits	\$ -	\$ -	\$ -	\$ -	\$ (4,185)	\$ (4,185)
Bonds Payable- Series 2012	\$ -	\$ -	\$ -	\$ -	\$ 1,555,000	\$ 1,555,000
Bond Discount	\$ -	\$ -	\$ -	\$ -	\$ (6,574)	\$ (6,574)
Deferred Loss	\$ -	\$ -	\$ -	\$ -	\$ (59,258)	\$ (59,258)
Total Liabilities	\$ 283,090	\$ 1,232	\$ -	\$ 79,752	\$ 2,171,213	\$ 2,535,287
Fund Balance:						
Nonspendable:						
Prepaid Items	\$ 11,713	\$ -	\$ -	\$ -	\$ -	\$ 11,713
Restricted for:						
Debt Service - Series 2020	\$ -	\$ -	\$ 324,813	\$ -	\$ -	\$ 324,813
Capital Projects - Series 2020	\$ -	\$ -	\$ -	\$ 65,064	\$ -	\$ 65,064
Assigned for:						
Capital Reserves	\$ -	\$ 1,686,794	\$ -	\$ -	\$ -	\$ 1,686,794
Unassigned	\$ 521,534	\$ -	\$ -	\$ -	\$ 845,122	\$ 1,366,656
Total Fund Balances	\$ 533,247	\$ 1,686,794	\$ 324,813	\$ 65,064	\$ 845,122	\$ 3,455,040
Total Liabilities & Fund Balance	\$ 816,338	\$ 1,688,026	\$ 324,813	\$ 144,815	\$ 3,016,335	\$ 5,990,327

Viera East

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2024

	Adopted Budget	Prorated Budget Thru 05/31/24	Actual Thru 05/31/24	Variance
Revenues:				
Maintenance Assessments	\$ 1,378,973	\$ 1,378,973	\$ 1,333,560	\$ (45,413)
Golf Course Administrative Services	\$ 56,280	\$ 37,520	\$ 37,520	\$ 0
Donations for Park Materials	\$ 5,000	\$ 3,333	\$ -	\$ (3,333)
Miscellaneous Income- Farmers Market	\$ 20,000	\$ 13,333	\$ 4,166	\$ (9,167)
Interest Income	\$ 100	\$ 67	\$ 1	\$ (66)
Total Revenues	\$1,460,353	\$1,433,226	\$1,375,247	\$ (57,979)
Expenditures:				
General & Administrative:				
Supervisors Fees	\$ 30,519	\$ 20,346	\$ 15,459	\$ 4,887
Engineering Fees	\$ 5,000	\$ 3,333	\$ 16,850	\$ (13,517)
Attorney's Fees	\$ 20,000	\$ 13,333	\$ 5,270	\$ 8,064
Dissemination	\$ 1,000	\$ 667	\$ 667	\$ 0
Trustee Fees	\$ 5,600	\$ 3,733	\$ 3,733	\$ (0)
Annual Audit	\$ 14,000	\$ 9,333	\$ 9,333	\$ (0)
Collection Agent	\$ 2,500	\$ 1,667	\$ -	\$ 1,667
Management Fees	\$ 109,754	\$ 73,169	\$ 73,169	\$ (0)
Postage	\$ 2,000	\$ 1,333	\$ 745	\$ 589
Printing & Binding	\$ 2,500	\$ 1,667	\$ 83	\$ 1,584
Insurance- Liability	\$ 10,368	\$ 6,912	\$ 6,081	\$ 831
Legal Advertising	\$ 2,500	\$ 1,667	\$ -	\$ 1,667
Other Current Charges	\$ 750	\$ 500	\$ 899	\$ (399)
Office Supplies	\$ 1,500	\$ 1,000	\$ 1,148	\$ (148)
Dues & Licenses	\$ 175	\$ 117	\$ 175	\$ (58)
Information Technology	\$ 4,509	\$ 3,006	\$ 3,102	\$ (97)
Total General & Administrative	\$ 212,675	\$ 141,783	\$ 136,714	\$ 5,069

Viera East

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2024

	Adopted Budget	Prorated Budget Thru 05/31/24	Actual Thru 05/31/24	Variance
<i>Operations & Maintenance</i>				
Operating Expenditures				
Salaries	\$ 168,699	\$ 112,466	\$ 113,465	\$ (999)
Administration Fee	\$ 1,228	\$ 819	\$ 637	\$ 181
FICA Expense	\$ 12,905	\$ 8,603	\$ 9,154	\$ (551)
Health Insurance	\$ 10,000	\$ 6,667	\$ 6,620	\$ 47
Workers Compensation	\$ 3,348	\$ 2,232	\$ 1,891	\$ 341
Unemployment	\$ 1,078	\$ 719	\$ 745	\$ (27)
Retirement Contribution	\$ 5,061	\$ 3,374	\$ -	\$ 3,374
Other Contractual	\$ 12,000	\$ 8,000	\$ 4,096	\$ 3,904
Marketing- Lifestyle/Amenities	\$ 75,000	\$ 50,000	\$ 54,776	\$ (4,776)
Uniforms	\$ 500	\$ 333	\$ 168	\$ 166
Subtotal Field Expenditures	\$ 289,819	\$ 193,213	\$ 191,552	\$ 1,661
Maintenance Expenditures				
Canal Maintenance	\$ 14,000	\$ 9,333	\$ -	\$ 9,333
Lake Bank Restoration	\$ 164,000	\$ 109,333	\$ 257,160	\$ (147,827)
Lake Bank Education Project	\$ 8,000	\$ 5,333	\$ -	\$ 5,333
Environmental Services	\$ 20,000	\$ 13,333	\$ 1,364	\$ 11,970
Water Management System	\$ 132,000	\$ 88,000	\$ 88,451	\$ (451)
Midge Control	\$ 10,000	\$ 6,667	\$ -	\$ 6,667
Contingencies	\$ 2,000	\$ 1,333	\$ 7,377	\$ (6,043)
Fire Line Management	\$ 3,500	\$ 2,333	\$ -	\$ 2,333
Basin Repair	\$ 3,000	\$ 2,000	\$ -	\$ 2,000
Subtotal Maintenance Expenditures	\$ 356,500	\$ 237,667	\$ 354,351	\$ (116,684)

Viera East
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2024

	Adopted Budget	Prorated Budget Thru 05/31/24	Actual Thru 05/31/24	Variance
Grounds Maintenance Expenditures				
Salaries	\$ 222,718	\$ 148,479	\$ 130,415	\$ 18,064
Bonus Program	\$ -	\$ -	\$ 41,823	\$ (41,823)
Administrative Fees	\$ 2,320	\$ 1,547	\$ 1,306	\$ 241
FICA	\$ 18,958	\$ 12,639	\$ 10,554	\$ 2,085
Health Insurance	\$ 17,975	\$ 11,983	\$ 17,918	\$ (5,935)
Workers Compensation	\$ 4,420	\$ 2,947	\$ 2,164	\$ 783
Unemployment	\$ 2,484	\$ 1,656	\$ 1,297	\$ 359
Retirement Contribution	\$ 6,682	\$ 4,454	\$ -	\$ 4,454
Telephone	\$ 13,000	\$ 8,667	\$ 10,189	\$ (1,522)
Utilities	\$ 15,000	\$ 10,000	\$ 5,779	\$ 4,221
Property Appraiser	\$ 1,990	\$ 1,327	\$ 1,989	\$ (662)
Insurance- Property	\$ 3,411	\$ 2,274	\$ 2,395	\$ (121)
Repairs	\$ 25,000	\$ 16,667	\$ 12,476	\$ 4,190
Fuel	\$ 21,000	\$ 14,000	\$ 11,342	\$ 2,658
Park Maintenance	\$ 45,000	\$ 30,000	\$ 16,616	\$ 13,384
Sidewalk Repair	\$ 10,000	\$ 6,667	\$ 13,712	\$ (7,045)
Chemicals	\$ 4,000	\$ 2,667	\$ 749	\$ 1,918
Contingencies	\$ 5,000	\$ 3,333	\$ 7,494	\$ (4,161)
Refuse	\$ 12,000	\$ 8,000	\$ 7,200	\$ 800
Office Supplies	\$ 500	\$ 333	\$ -	\$ 333
Uniforms	\$ 3,000	\$ 2,000	\$ 2,302	\$ (302)
Fire Alarm System	\$ 7,500	\$ 5,000	\$ 3,658	\$ 1,342
Rain Bird Pump System	\$ 27,585	\$ 18,390	\$ 18,847	\$ (457)
Park Materials	\$ 10,000	\$ 6,667	\$ -	\$ 6,667
Bay Hill Flow Way Maintenance	\$ 25,000	\$ 16,667	\$ -	\$ 16,667
Subtotal Grounds Maintenance Expenditur	\$ 504,542	\$ 336,362	\$ 320,224	\$ 16,137
Total Operations & Maintenance	\$1,150,861	\$ 767,241	\$ 866,127	\$ (98,886)
Total Expenditures	\$1,363,536	\$ 909,024	\$1,002,841	\$ (93,817)
Excess (Deficiency) of Revenues over Expen	\$ 96,816		\$ 372,406	
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)- Capital Reserve	\$ (96,816)	\$ (96,816)	\$ (96,816)	\$ -
Total Other Financing Sources/(Uses)	\$ (96,816)	\$ (96,816)	\$ (96,816)	\$ -
Net Change in Fund Balance	\$ 0		\$ 275,590	
Fund Balance - Beginning	\$ -		\$ 257,657	
Fund Balance - Ending	\$ 0		\$ 533,247	

Viera East
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2024

	Adopted Budget	Prorated Budget Thru 05/31/24	Actual Thru 05/31/24	Variance
Revenues				
Interest	\$ 500	\$ 333	\$ 4,264	\$ 3,931
Total Revenues	\$ 500	\$ 333	\$ 4,264	\$ 3,931
Expenditures:				
Capital Outlay	\$ 100,000	\$ 66,667	\$ 57,571	\$ 9,095
Truck Maintenance	\$ 25,000	\$ 16,667	\$ -	\$ 16,667
Sign Project	\$ 20,000	\$ 13,333	\$ -	\$ 13,333
Total Expenditures	\$ 145,000	\$ 66,667	\$ 57,571	\$ 9,095
Excess (Deficiency) of Revenues over Expen			\$ (144,500)	\$ (53,307)
Other Financing Sources/(Uses)				
Transfer In/(Out)- General Fund	\$ 96,816	\$ 96,816	\$ 96,816	\$ (0)
Transfer In/(Out)- Golf Course	\$ 140,691	\$ 140,691	\$ 140,691	\$ -
Total Other Financing Sources (Uses)	\$ 237,508	\$ 237,508	\$ 237,507	\$ (0)
Net Change in Fund Balance	\$ 93,008		\$ 184,200	
Fund Balance - Beginning	\$1,570,109		\$1,502,594	
Fund Balance - Ending	\$1,663,117		\$1,686,794	

Viera East

Community Development District Capital Reserve Fund

Capital Outlay Check Register Detail

For The Period Ending May 31, 2024

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
04/11/24	Wesco Turf, Inc	Kubota Workman HDX	\$ 33,483.78
Total			<u><u>\$57,571.17</u></u>

Viera East
Community Development District
Debt Service Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2024

	Adopted Budget	Prorated Budge Thru 05/31/24	Actual Thru 05/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 655,615	\$ 655,615	\$ 634,024	\$ (21,591)
Interest	\$ 500	\$ 333	\$ 19,036	\$ 18,703
Total Revenues	\$ 656,115	\$ 655,948	\$ 653,060	\$ (2,888)
Expenditures:				
Interest - 11/1	\$ 85,558	\$ 85,558	\$ 85,558	\$ -
Principal - 5/1	\$ 490,000	\$ 490,000	\$ 490,000	\$ -
Interest - 5/1	\$ 85,558	\$ 85,558	\$ 85,558	\$ -
Total Expenditures	\$ 661,115	\$ 661,115	\$ 661,115	\$ -
Excess (Deficiency) of Revenues over Expen	\$ (5,000)		\$ (8,055)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (5,000)		\$ (8,055)	
Fund Balance - Beginning	\$ 93,497		\$ 332,868	
Fund Balance - Ending	\$ 88,497		\$ 324,813	

Viera East
Community Development District
Capital Projects Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2024

	Adopted Budget	Prorated Budget Thru 05/31/24	Actual Thru 05/31/24	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 8,793	\$ 8,793
Total Revenues	\$ -	\$ -	\$ 8,793	\$ 8,793
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 204,872	\$ (204,872)
Total Expenditures	\$ -	\$ -	\$ 204,872	\$ (204,872)
Excess (Deficiency) of Revenues over Expen	\$ -	\$ -	\$ (196,079)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ -	\$ (196,079)	
Fund Balance - Beginning	\$ -	\$ -	\$ 261,143	
Fund Balance - Ending	\$ -	\$ -	\$ 65,064	

Viera East
Community Development District
Golf Course/ Recreation Fund- Operations
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2024

	Adopted Budget	Current Month			Year- to - Date		
		Prorated Budget	Actual	Variance	Prorated Budget	Actual	Variance
		May 2024	May 2024		Thru 05/31/24	Thru 05/31/24	
<i>Number of Rounds</i>							
Paid Rounds	35,250	2,979	4,826	1,847	25,955	31,700	5,745
Member Rounds	10,000	845	186	(659)	7,363	2,200	(5,163)
Comp Rounds	3,000	254	132	(122)	2,209	847	(1,362)
<i>Revenue per Round</i>							
Paid Rounds	\$ 50	\$44	\$40	(4)	\$55	\$46	(8)
<u>Revenues:</u>							
Greens Fees	\$ 1,863,778	\$ 130,464	\$ 191,981	\$ 61,517	\$ 1,418,335	\$ 1,472,660	\$ 54,325
Gift Cards- Sales	\$ 25,750	\$ 1,803	\$ 219	\$ (1,584)	\$ 19,596	\$ 11,251	\$ (8,345)
Gift Cards- Usage	\$ (25,750)	\$ (1,803)	\$ (193)	\$ 1,610	\$ (19,596)	\$ (8,987)	\$ 10,609
Season Advance/Trail Fees	\$ 150,000	\$ 10,500	\$ 8,165	\$ (2,335)	\$ 114,150	\$ 85,130	\$ (29,020)
Associate Memberships	\$ 42,000	\$ 2,940	\$ 1,962	\$ (978)	\$ 31,962	\$ 18,921	\$ (13,041)
Driving Range	\$ 82,400	\$ 5,768	\$ 8,685	\$ 2,917	\$ 62,706	\$ 66,161	\$ 3,455
Golf Lessons	\$ 2,163	\$ 151	\$ 1,410	\$ 1,259	\$ 1,646	\$ 6,530	\$ 4,884
Merchandise Sales	\$ 118,450	\$ 8,292	\$ 18,220	\$ 9,928	\$ 90,140	\$ 103,491	\$ 13,350
Assessments -Recreation Operating	\$ 18,239	\$ 1,519	\$ 1,520	\$ 1	\$ 12,154	\$ 12,159	\$ 5
Miscellaneous Income	\$ 15,000	\$ 1,250	\$ (33)	\$ (1,283)	\$ 9,996	\$ 1,146	\$ (8,850)
Total Revenues	\$2,292,030	\$ 160,884	\$231,935	\$ 71,051	\$ 1,741,091	\$ 1,768,463	\$ 27,373
<u>Expenditures:</u>							
<u>General Expenditures:</u>							
Other Contractual Services	\$ 20,000	\$ 1,666	\$ 929	\$ 737	\$ 13,328	\$ 7,115	\$ 6,213
Telephone	\$ 2,500	\$ 208	\$ 338	\$ (130)	\$ 1,666	\$ 3,101	\$ (1,435)
Utilities	\$ 5,400	\$ 450	\$ 94	\$ 356	\$ 3,599	\$ 2,664	\$ 934
Repairs & Maintenance	\$ 15,000	\$ 1,250	\$ 450	\$ 800	\$ 9,996	\$ 4,728	\$ 5,268
Bank Charges	\$ 45,000	\$ 3,749	\$ 6,959	\$ (3,211)	\$ 29,988	\$ 45,200	\$ (15,212)
Office Supplies	\$ 4,500	\$ 375	\$ 67	\$ 308	\$ 2,999	\$ 1,154	\$ 1,845
Operating Supplies	\$ 4,000	\$ 333	\$ 619	\$ (286)	\$ 2,666	\$ 5,685	\$ (3,019)
Dues, Licenses & Subscriptions	\$ 9,500	\$ 791	\$ 1,177	\$ (385)	\$ 6,331	\$ 8,234	\$ (1,903)
Drug Testing- All departments	\$ 500	\$ 42	\$ -	\$ 42	\$ 333	\$ -	\$ 333
Training, Education & Employee Relations	\$ 9,000	\$ 750	\$ -	\$ 750	\$ 5,998	\$ 600	\$ 5,398
Contractual Security	\$ 4,000	\$ 333	\$ -	\$ 333	\$ 2,666	\$ 2,094	\$ 571
IT Services	\$ 3,000	\$ 250	\$ -	\$ 250	\$ 1,999	\$ 1,332	\$ 667
Subtotal General Expenditures	\$ 122,400	\$ 10,196	\$ 10,632	\$ (436)	\$ 81,567	\$ 81,908	\$ (341)

Viera East
Community Development District
Golf Course/ Recreation Fund- Operations
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2024

	Adopted Budget	Current Month			Year- to - Date			
		Prorated Budget	Actual	Variance	Prorated Budget	Actual	Variance	
		May 2024	May 2024		Thru 05/31/24	Thru 05/31/24		
<i>Administrative Expenditures:</i>								
Legal Fees	\$ 1,500	\$ 125	\$ -	\$ 125	\$ 1,000	\$ -	\$ 1,000	
Arbitrage	\$ 600	\$ 50	\$ 50	\$ (0)	\$ 400	\$ 400	\$ (0)	
Dissemination	\$ 1,000	\$ 83	\$ 83	\$ (0)	\$ 666	\$ 667	\$ (0)	
Trustee Fees	\$ 4,100	\$ 342	\$ 340	\$ 2	\$ 2,732	\$ 2,730	\$ 3	
Annual Audit	\$ 5,000	\$ 417	\$ 417	\$ (0)	\$ 3,332	\$ 3,333	\$ (1)	
Golf Course Administrative Services	\$ 56,280	\$ 4,688	\$ 4,690	\$ (2)	\$ 37,505	\$ 37,520	\$ (15)	
Insurance	\$ 133,663	\$ 11,134	\$ 12,145	\$ (1,011)	\$ 89,073	\$ 98,147	\$ (9,074)	
Property Taxes	\$ 15,000	\$ 1,250	\$ 856	\$ 393	\$ 9,996	\$ 5,994	\$ 4,002	
Subtotal Administrative Expenditures	\$ 217,143	\$ 18,088	\$ 18,581	\$ (493)	\$ 144,704	\$ 148,791	\$ (4,087)	
Total General & Administrative	\$ 339,543	\$ 28,284	\$ 29,213	\$ (929)	\$ 226,271	\$ 230,699	\$ (4,428)	
<i>Operations & Maintenance</i>								
Golf Operations Expenditures								
Salaries	\$ 306,020	\$ 25,491	\$ 29,349	\$ (3,857)	\$ 203,932	\$ 206,601	\$ (2,670)	
Administrative Fee	\$ 12,876	\$ 1,073	\$ 1,262	\$ (189)	\$ 8,581	\$ 9,238	\$ (657)	
FICA Expense	\$ 22,509	\$ 1,875	\$ 2,245	\$ (370)	\$ 15,000	\$ 16,471	\$ (1,471)	
Health Insurance	\$ 12,632	\$ 1,052	\$ 784	\$ 268	\$ 8,418	\$ 5,156	\$ 3,262	
Workers Compensation	\$ 5,890	\$ 491	\$ 464	\$ 27	\$ 3,925	\$ 2,957	\$ 968	
Unemployment	\$ 10,828	\$ 902	\$ 769	\$ 133	\$ 7,216	\$ 5,510	\$ 1,705	
Golf Printing	\$ 2,500	\$ 208	\$ 140	\$ 68	\$ 1,666	\$ 1,042	\$ 624	
Utilities	\$ 22,500	\$ 1,874	\$ 1,311	\$ 564	\$ 14,994	\$ 12,748	\$ 2,246	
Repairs	\$ 1,000	\$ 83	\$ 27	\$ 56	\$ 666	\$ 550	\$ 116	
Pest Control	\$ 1,300	\$ 108	\$ -	\$ 108	\$ 866	\$ 666	\$ 201	
Supplies	\$ 12,000	\$ 1,000	\$ 960	\$ 39	\$ 7,997	\$ 13,186	\$ (5,189)	
Uniforms	\$ 1,500	\$ 125	\$ -	\$ 125	\$ 1,000	\$ -	\$ 1,000	
Training, Education & Employee Relations	\$ 9,000	\$ 750	\$ -	\$ 750	\$ 5,998	\$ -	\$ 5,998	
Cart Lease	\$ 87,000	\$ 7,247	\$ 11,266	\$ (4,019)	\$ 57,977	\$ 73,168	\$ (15,191)	
Cart Maintenance	\$ 5,000	\$ 417	\$ -	\$ 417	\$ 3,332	\$ 3,484	\$ (152)	
Driving Range	\$ 10,000	\$ 833	\$ 233	\$ 600	\$ 6,664	\$ 5,459	\$ 1,205	
Subtotal Golf Operations Expenditures	\$ 522,555	\$ 43,529	\$ 48,810	\$ (5,281)	\$ 348,231	\$ 356,238	\$ (8,008)	
Merchandise Sales								
Cost of Goods Sold	\$ 90,000	\$ 7,497	\$ 6,832	\$ 666	\$ 59,976	\$ 71,972	\$ (11,996)	
Subtotal Merchandise Sales	\$ 90,000	\$ 7,497	\$ 6,832	\$ 666	\$ 59,976	\$ 71,972	\$ (11,996)	

Viera East
Community Development District
Golf Course/ Recreation Fund- Operations
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2024

	Adopted Budget	Current Month			Year- to - Date		
		Prorated Budget	Actual		Prorated Budget	Actual	
		May 2024	May 2024	Variance	Thru 05/31/24	Thru 05/31/24	Variance
Golf Course Maintenance Expenditures							
Salaries	\$ 466,847	\$ 38,888	\$ 35,374	\$ 3,515	\$ 311,107	\$ 284,576	\$ 26,531
Administrative Fees	\$ 5,368	\$ 447	\$ 468	\$ (21)	\$ 3,577	\$ 3,516	\$ 61
FICA Expense	\$ 37,693	\$ 3,140	\$ 2,706	\$ 434	\$ 25,119	\$ 22,712	\$ 2,406
Employee Insurance	\$ 38,695	\$ 3,223	\$ 2,918	\$ 306	\$ 25,786	\$ 25,122	\$ 664
Workers Compensation	\$ 9,328	\$ 777	\$ 545	\$ 232	\$ 6,216	\$ 4,653	\$ 1,563
Unemployment	\$ 7,160	\$ 596	\$ 183	\$ 414	\$ 4,771	\$ 3,512	\$ 1,260
Utilities/Water	\$ 30,000	\$ 2,499	\$ 2,634	\$ (135)	\$ 19,992	\$ 19,986	\$ 6
Repairs	\$ 48,000	\$ 3,998	\$ 2,593	\$ 1,405	\$ 31,987	\$ 29,175	\$ 2,813
Restaurant Repairs	\$ 7,500	\$ 625	\$ 639	\$ (15)	\$ 4,998	\$ 7,115	\$ (2,117)
Fuel & Oil	\$ 40,000	\$ 3,332	\$ 2,420	\$ 912	\$ 26,656	\$ 22,539	\$ 4,117
Pest Control	\$ 1,800	\$ 150	\$ 371	\$ (221)	\$ 1,200	\$ 1,511	\$ (312)
Irrigation/Drainage	\$ 20,000	\$ 1,666	\$ 358	\$ 1,308	\$ 13,328	\$ 7,246	\$ 6,082
Sand and Topsoil	\$ 26,500	\$ 2,207	\$ -	\$ 2,207	\$ 17,660	\$ 7,030	\$ 10,630
Flower/Mulch	\$ 7,000	\$ 583	\$ -	\$ 583	\$ 4,665	\$ 1,592	\$ 3,073
Fertilizer	\$ 175,000	\$ 14,578	\$ 20,698	\$ (6,121)	\$ 116,620	\$ 108,800	\$ 7,820
Seed/Sod	\$ 10,000	\$ 833	\$ -	\$ 833	\$ 6,664	\$ -	\$ 6,664
Trash Removal	\$ 3,000	\$ 250	\$ 219	\$ 30	\$ 1,999	\$ 1,536	\$ 463
Contingency	\$ 7,500	\$ 625	\$ 597	\$ 27	\$ 4,998	\$ 6,796	\$ (1,798)
First Aid	\$ 800	\$ 67	\$ 66	\$ 0	\$ 533	\$ 129	\$ 404
Operating Supplies	\$ 20,000	\$ 1,666	\$ 614	\$ 1,052	\$ 13,328	\$ 5,056	\$ 8,272
Training	\$ 9,000	\$ 750	\$ 95	\$ 655	\$ 5,998	\$ 1,527	\$ 4,471
Janitorial Supplies	\$ 1,000	\$ 83	\$ 20	\$ 64	\$ 666	\$ 180	\$ 486
Janitorial Services	\$ 20,000	\$ 1,666	\$ 2,749	\$ (1,083)	\$ 13,328	\$ 21,524	\$ (8,196)
Soil & Water Testing	\$ 1,000	\$ 83	\$ -	\$ 83	\$ 666	\$ -	\$ 666
Uniforms	\$ 10,000	\$ 833	\$ 450	\$ 383	\$ 6,664	\$ 5,807	\$ 857
Equipment Rental	\$ 2,000	\$ 167	\$ 40	\$ 126	\$ 1,333	\$ 278	\$ 1,055
Equipment Lease	\$ 187,550	\$ 15,623	\$ 17,096	\$ (1,473)	\$ 124,983	\$ 141,713	\$ (16,730)
Subtotal Grounds Maintenance Expendit	\$1,192,741	\$ 99,355	\$ 93,853	\$ 5,503	\$ 794,843	\$ 733,629	\$ 61,213
Total Operations & Maintenance	\$1,805,296	\$ 150,381	\$ 149,494	\$ 887	\$ 1,203,049	\$ 1,161,840	\$ 41,209
Total Expenditures	\$2,144,839	\$ 178,665	\$ 178,707	\$ (42)	\$ 1,429,321	\$ 1,392,539	\$ 36,782
Excess (Deficiency) of Revenues over Exp	\$ 147,191		\$ 53,228			\$ 375,924	

Viera East
Community Development District
Golf Course/ Recreation Fund- Operations
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2024

	Adopted Budget	Current Month			Year- to - Date		
		Prorated Budget	Actual		Prorated Budget	Actual	
		May 2024	May 2024	Variance	Thru 05/31/24	Thru 05/31/24	Variance
<i>Other Financing Sources/(Uses):</i>							
Assessments -Recreation Debt Service	\$ 560,250	\$ 46,669	\$ 49,100	\$ 2,431	\$ 373,351	\$ 392,797	\$ 19,446
Interest Income	\$ 1,000	\$ 83	\$ 2,244	\$ 2,161	\$ 666	\$ 11,266	\$ 10,599
Transfer In/(Out)- Capital Reserve	\$ (140,691)	\$ (11,720)	\$ -	\$ 11,720	\$ (140,691)	\$ (140,691)	\$ -
Interest Expense	\$ (77,750)	\$ (6,477)	\$ (6,479)	\$ (3)	\$ (51,813)	\$ (51,833)	\$ (21)
Principal Expense	\$ (490,000)	\$ (40,817)	\$ (40,833)	\$ (16)	\$ (326,536)	\$ (326,667)	\$ (131)
Total Other Financing Sources/(Uses)	\$ (147,191)	\$ (12,261)	\$ 4,031	\$ 16,292	\$ (145,023)	\$ (115,129)	\$ 29,894
Net Change in Fund Balance	\$ -		\$ 57,259		\$ 260,795		
Fund Balance - Beginning	\$ -				\$ 639,515		
Fund Balance - Ending	\$ -				\$ 900,310		

Viera East
Community Development District
Restaurant- Hook and Eagle

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2024

	Adopted Budget	Prorated Budget Thru 05/31/24	Actual Thru 05/31/24	Variance
Revenues:				
Food Sales	\$ 334,093	\$ 222,729	\$ 309,027	\$ 86,298
Snack Sales	\$ 10,000	\$ 6,667	\$ 6,059	\$ (607)
Wine Sales	\$ 31,005	\$ 20,670	\$ 37,128	\$ 16,458
Beer Sales	\$ 179,140	\$ 119,427	\$ 109,402	\$ (10,024)
Beverage Sales	\$ 12,402	\$ 8,268	\$ 4,390	\$ (3,878)
Liquor Sales	\$ 92,220	\$ 61,480	\$ 95,730	\$ 34,250
Miscellaneous Income	\$ -	\$ -	\$ 493	\$ 493
Total Revenues	\$ 658,860	\$ 439,240	\$562,229	\$ 122,989
Expenditures:				
Restaurant Expenditures:				
Restaurant Manager Contract	\$ 65,000	\$ 43,333	\$ 10,833	\$ 32,500
Salaries	\$ 183,610	\$ 122,407	\$ 196,862	\$ (74,455)
Administrative Fee	\$ 8,034	\$ 5,356	\$ 4,547	\$ 809
FICA Expense	\$ 15,217	\$ 10,145	\$ 22,663	\$ (12,518)
Health Insurance	\$ 8,813	\$ 5,875	\$ 10,741	\$ (4,865)
Workers Compensation	\$ 2,336	\$ 1,557	\$ 3,149	\$ (1,592)
Unemployment	\$ 5,750	\$ 3,833	\$ 4,469	\$ (635)
Telephone	\$ 5,250	\$ 3,500	\$ 3,595	\$ (95)
Utilities	\$ 10,000	\$ 6,667	\$ 6,862	\$ (196)
Pest Control	\$ 1,200	\$ 800	\$ 666	\$ 134
Merchant Fees	\$ 27,500	\$ 18,333	\$ 16,898	\$ 1,435
Equipment Lease	\$ 1,500	\$ 1,000	\$ 675	\$ 325
Kitchen Equipment/Supplies	\$ 3,000	\$ 2,000	\$ 3,463	\$ (1,463)
Paper & Plastic Supplies	\$ 10,000	\$ 6,667	\$ 10,330	\$ (3,664)
Operating Supplies	\$ 25,000	\$ 16,667	\$ 11,562	\$ 5,104
First Aid	\$ 500	\$ 333	\$ -	\$ 333
Entertainment	\$ 14,400	\$ 9,600	\$ -	\$ 9,600
Delivery/Gas	\$ 6,000	\$ 4,000	\$ 4,010	\$ (10)
Dues & License	\$ 5,000	\$ 3,333	\$ 9,433	\$ (6,100)
Total Restaurant Expenditures	\$ 398,110	\$ 265,407	\$ 320,758	\$ (55,351)
Cost of Goods Sold:				
Food Cost	\$ 132,750	\$ 88,500	\$ 170,525	\$ (82,025)
Snack Cost	\$ 5,000	\$ 3,333	\$ 3,721	\$ (388)
Beverage Cost	\$ 16,000	\$ 10,667	\$ 25,014	\$ (14,347)
Beer Cost	\$ 71,000	\$ 47,333	\$ 51,208	\$ (3,874)
Wine Cost	\$ 5,000	\$ 3,333	\$ 4,267	\$ (934)
Liquor Cost	\$ 31,000	\$ 20,667	\$ 41,924	\$ (21,258)
Total Operations & Maintenance	\$ 260,750	\$ 173,833	\$ 296,659	\$ (122,826)
Total Expenditures	\$ 658,860	\$ 439,240	\$ 617,417	\$ (178,177)
Excess (Deficiency) of Revenues over Expen	\$ -		\$ (55,188)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ (55,188)	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ (55,188)	

Viera East
Community Development District
Month to Month- General Fund

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Maintenance Assessments	\$ -	\$ 314,324	\$ 881,000	\$ 30,553	\$ 20,776	\$ 13,579	\$ 68,163	\$ 5,165	\$ -	\$ -	\$ -	\$ -	\$ 1,333,560
Golf Course Administrative Services	\$ 4,690	\$ 4,690	\$ 4,690	\$ 4,690	\$ 4,690	\$ 4,690	\$ 4,690	\$ 4,690	\$ -	\$ -	\$ -	\$ -	\$ 37,520
Donations for Park Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Income- Farmers Market	\$ -	\$ 3,326	\$ -	\$ -	\$ 215	\$ 325	\$ -	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ 4,166
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ 1
Total Revenues	\$ 4,690	\$ 322,340	\$ 885,690	\$ 35,243	\$ 25,681	\$ 18,594	\$ 72,853	\$ 10,156	\$ -	\$ -	\$ -	\$ -	\$ 1,375,247

Expenditures:

General & Administrative:

Supervisors Fees	\$ 2,467	\$ 1,467	\$ 1,289	\$ 2,188	\$ 1,946	\$ 1,489	\$ 2,192	\$ 2,421	\$ -	\$ -	\$ -	\$ -	\$ 15,459
Engineering Fees	\$ -	\$ 1,000	\$ -	\$ 9,800	\$ 4,200	\$ -	\$ -	\$ 1,850	\$ -	\$ -	\$ -	\$ -	\$ 16,850
Attorney's Fees	\$ 3,048	\$ 1,422	\$ 111	\$ -	\$ -	\$ 113	\$ -	\$ 576	\$ -	\$ -	\$ -	\$ -	\$ 5,270
Dissemination	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ 667
Trustee Fees	\$ 467	\$ 467	\$ 467	\$ 467	\$ 467	\$ 467	\$ 467	\$ 467	\$ -	\$ -	\$ -	\$ -	\$ 3,733
Annual Audit	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167	\$ -	\$ -	\$ -	\$ -	\$ 9,333
Collection Agent	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 9,146	\$ 9,146	\$ 9,146	\$ 9,146	\$ 9,146	\$ 9,146	\$ 9,146	\$ 9,146	\$ -	\$ -	\$ -	\$ -	\$ 73,169
Postage	\$ 1	\$ 151	\$ -	\$ 42	\$ 340	\$ 15	\$ 196	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 745
Printing & Binding	\$ 42	\$ 12	\$ -	\$ -	\$ -	\$ -	\$ 19	\$ 10	\$ -	\$ -	\$ -	\$ -	\$ 83
Insurance- Liability	\$ 760	\$ 760	\$ 760	\$ 760	\$ 760	\$ 760	\$ 760	\$ 760	\$ -	\$ -	\$ -	\$ -	\$ 6,081
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 25	\$ 148	\$ 130	\$ 200	\$ 163	\$ 196	\$ 14	\$ 24	\$ -	\$ -	\$ -	\$ -	\$ 899
Office Supplies	\$ 937	\$ -	\$ 62	\$ -	\$ -	\$ 62	\$ -	\$ 88	\$ -	\$ -	\$ -	\$ -	\$ 1,148
Dues & Licenses	\$ -	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Information Technology	\$ 376	\$ 472	\$ 376	\$ 376	\$ 376	\$ 376	\$ 376	\$ 376	\$ -	\$ -	\$ -	\$ -	\$ 3,102
Total General & Administrative	\$ 18,519	\$ 16,470	\$ 13,591	\$ 24,228	\$ 18,648	\$ 13,873	\$ 14,418	\$ 16,968	\$ -	\$ -	\$ -	\$ -	\$ 136,714

Operations & Maintenance

Operating Expenditures

Salaries	\$ 13,456	\$ 13,196	\$ 13,621	\$ 13,009	\$ 12,378	\$ 14,828	\$ 15,902	\$ 17,074	\$ -	\$ -	\$ -	\$ -	\$ 113,465
Administration Fee	\$ 67	\$ 65	\$ 74	\$ 74	\$ 68	\$ 76	\$ 104	\$ 110	\$ -	\$ -	\$ -	\$ -	\$ 637
FICA Expense	\$ 1,029	\$ 1,483	\$ 1,042	\$ 995	\$ 947	\$ 1,134	\$ 1,217	\$ 1,306	\$ -	\$ -	\$ -	\$ -	\$ 9,154
Health Insurance	\$ 743	\$ 743	\$ 819	\$ 924	\$ 848	\$ 748	\$ 848	\$ 948	\$ -	\$ -	\$ -	\$ -	\$ 6,620
Workers Compensation	\$ 213	\$ 306	\$ 215	\$ 206	\$ 196	\$ 234	\$ 251	\$ 270	\$ -	\$ -	\$ -	\$ -	\$ 1,891
Unemployment	\$ -	\$ -	\$ 189	\$ 263	\$ 52	\$ -	\$ 111	\$ 131	\$ -	\$ -	\$ -	\$ -	\$ 745
Retirement Contribution	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Contractual	\$ 550	\$ 550	\$ 746	\$ 429	\$ 575	\$ 601	\$ 971	\$ (326)	\$ -	\$ -	\$ -	\$ -	\$ 4,096
Marketing- Lifestyle/Amenities	\$ 7,816	\$ 4,893	\$ 6,358	\$ 5,346	\$ 5,483	\$ 7,370	\$ 7,959	\$ 9,551	\$ -	\$ -	\$ -	\$ -	\$ 54,776
Uniforms	\$ 80	\$ 87	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 168
Subtotal Operating Expenditures	\$ 23,954	\$ 21,324	\$ 23,064	\$ 21,247	\$ 20,547	\$ 24,991	\$ 27,362	\$ 29,064	\$ -	\$ -	\$ -	\$ -	\$ 191,552

Viera East
Community Development District
Month to Month- General Fund

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Maintenance Expenditures													
Canal Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Bank Restoration	\$ -	\$ -	\$ -	\$ 98,640	\$ 56,110	\$ -	\$ 102,410	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 257,160
Lake Bank Education Project	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Environmental Services	\$ -	\$ 497	\$ 267	\$ 178	\$ 40	\$ -	\$ 86	\$ 296	\$ -	\$ -	\$ -	\$ -	\$ 1,364
Water Management System	\$ 11,526	\$ 10,624	\$ 11,684	\$ 10,624	\$ 9,984	\$ 12,324	\$ 11,484	\$ 10,204	\$ -	\$ -	\$ -	\$ -	\$ 88,451
Midge Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingencies	\$ 1,452	\$ -	\$ -	\$ 1,050	\$ -	\$ -	\$ 4,875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,377
Fire Line Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Basin Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Maintenance Expenditures	\$ 12,977	\$ 11,121	\$ 11,951	\$ 110,492	\$ 66,134	\$ 12,324	\$ 118,854	\$ 10,499	\$ -	\$ -	\$ -	\$ -	\$ 354,351
Grounds Maintenance Expenditures													
Salaries	\$ 16,087	\$ 15,773	\$ 16,670	\$ 15,828	\$ 14,981	\$ 18,275	\$ 15,990	\$ 16,811	\$ -	\$ -	\$ -	\$ -	\$ 130,415
Bonus Program	\$ -	\$ 41,823	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,823
Administrative Fees	\$ 161	\$ 156	\$ 178	\$ 178	\$ 92	\$ 184	\$ 171	\$ 185	\$ -	\$ -	\$ -	\$ -	\$ 1,306
FICA	\$ 1,231	\$ 1,712	\$ 1,275	\$ 1,211	\$ 1,218	\$ 1,398	\$ 1,223	\$ 1,286	\$ -	\$ -	\$ -	\$ -	\$ 10,554
Health Insurance	\$ 2,016	\$ 2,016	\$ 2,358	\$ 2,408	\$ 2,354	\$ 2,059	\$ 2,354	\$ 2,354	\$ -	\$ -	\$ -	\$ -	\$ 17,918
Workers Compensation	\$ 254	\$ 353	\$ 263	\$ 250	\$ 237	\$ 289	\$ 253	\$ 265	\$ -	\$ -	\$ -	\$ -	\$ 2,164
Unemployment	\$ -	\$ -	\$ 132	\$ 664	\$ 269	\$ 144	\$ 46	\$ 42	\$ -	\$ -	\$ -	\$ -	\$ 1,297
Retirement Contribution	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Telephone	\$ 1,096	\$ 1,229	\$ 1,454	\$ 1,229	\$ 1,265	\$ 1,221	\$ 1,458	\$ 1,236	\$ -	\$ -	\$ -	\$ -	\$ 10,189
Utilities	\$ 753	\$ 863	\$ 746	\$ 718	\$ 284	\$ 788	\$ 906	\$ 722	\$ -	\$ -	\$ -	\$ -	\$ 5,779
Property Appraiser	\$ -	\$ -	\$ 1,989	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,989
Insurance- Property	\$ 299	\$ 299	\$ 299	\$ 299	\$ 299	\$ 299	\$ 299	\$ 299	\$ -	\$ -	\$ -	\$ -	\$ 2,395
Repairs	\$ 3,281	\$ 1,151	\$ 725	\$ 1,719	\$ 543	\$ 395	\$ 310	\$ 4,351	\$ -	\$ -	\$ -	\$ -	\$ 12,476
Fuel	\$ 1,625	\$ 762	\$ 1,805	\$ 639	\$ 2,272	\$ 1,419	\$ 1,635	\$ 1,185	\$ -	\$ -	\$ -	\$ -	\$ 11,342
Park Maintenance	\$ 1,800	\$ 1,800	\$ 1,800	\$ 2,954	\$ 1,800	\$ 1,800	\$ 2,608	\$ 2,055	\$ -	\$ -	\$ -	\$ -	\$ 16,616
Sidewalk Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,712	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,712
Chemicals	\$ -	\$ 172	\$ -	\$ -	\$ -	\$ 577	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 749
Contingencies	\$ 354	\$ 375	\$ 2,376	\$ -	\$ 2,537	\$ -	\$ 1,120	\$ 731	\$ -	\$ -	\$ -	\$ -	\$ 7,494
Refuse	\$ 375	\$ 750	\$ 750	\$ 1,125	\$ 1,225	\$ 1,275	\$ 850	\$ 850	\$ -	\$ -	\$ -	\$ -	\$ 7,200
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Uniforms	\$ 321	\$ 482	\$ 321	\$ 241	\$ 364	\$ 219	\$ 70	\$ 284	\$ -	\$ -	\$ -	\$ -	\$ 2,302
Fire Alarm System	\$ -	\$ 1,611	\$ 512	\$ 512	\$ 512	\$ -	\$ 512	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,658
Rain Bird Pump System	\$ 2,298	\$ 2,298	\$ 2,298	\$ 2,528	\$ 2,528	\$ 2,298	\$ 2,298	\$ 2,298	\$ -	\$ -	\$ -	\$ -	\$ 18,847
Park Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bay Hill Flow Way Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Grounds Maintenance Expenditu	\$ 31,951	\$ 73,627	\$ 35,952	\$ 32,503	\$ 32,779	\$ 32,641	\$ 45,815	\$ 34,954	\$ -	\$ -	\$ -	\$ -	\$ 320,224
Total Operations & Maintenance	\$ 68,882	\$ 106,071	\$ 70,966	\$ 164,242	\$ 119,460	\$ 69,956	\$ 192,032	\$ 74,518	\$ -	\$ -	\$ -	\$ -	\$ 866,127
Total Expenditures	\$ 87,401	\$ 122,541	\$ 84,557	\$ 188,469	\$ 138,107	\$ 83,829	\$ 206,450	\$ 91,486	\$ -	\$ -	\$ -	\$ -	\$ 1,002,841
Excess (Deficiency) of Revenues over Expe	\$ (82,711)	\$ 199,799	\$ 801,133	\$ (153,227)	\$ (112,427)	\$ (65,235)	\$ (133,597)	\$ (81,330)	\$ -	\$ -	\$ -	\$ -	\$ 372,406
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (96,816)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (96,816)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (96,816)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (96,816)
Net Change in Fund Balance	\$ (82,711)	\$ 199,799	\$ 801,133	\$ (153,227)	\$ (112,427)	\$ (162,051)	\$ (133,597)	\$ (81,330)	\$ -	\$ -	\$ -	\$ -	\$ 275,590

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	3,318	4,445	5,034	5,054	4,826	-	-	-	-	31,700
Member Rounds	304	317	294	254	276	295	274	186	-	-	-	-	2,200
Comp Rounds	32	105	92	105	114	120	147	132	-	-	-	-	847
<i>Revenue per Round</i>													
Paid Rounds	\$35	\$55	\$48	\$48	\$51	\$51	\$45	\$40	\$0	\$0	\$0	\$0	\$46
Revenues:													
Greens Fees	\$ 120,432	\$ 135,971	\$ 151,691	\$ 160,657	\$ 228,212	\$ 257,913	\$ 225,803	\$ 191,981	\$ -	\$ -	\$ -	\$ -	\$ 1,472,660
Gift Cards- Sales	\$ 404	\$ 119	\$ 7,071	\$ 2,228	\$ 831	\$ 190	\$ 190	\$ 219	\$ -	\$ -	\$ -	\$ -	\$ 11,251
Gift Cards- Usage	\$ (1,507)	\$ (297)	\$ (415)	\$ (2,549)	\$ (1,422)	\$ (1,056)	\$ (1,548)	\$ (193)	\$ -	\$ -	\$ -	\$ -	\$ (8,987)
Season Advance/Trail Fees	\$ 12,545	\$ 14,300	\$ 12,058	\$ 11,040	\$ 9,672	\$ 8,675	\$ 8,675	\$ 8,165	\$ -	\$ -	\$ -	\$ -	\$ 85,130
Associate Memberships	\$ 2,671	\$ 2,632	\$ 1,060	\$ 3,051	\$ 3,161	\$ 2,071	\$ 2,313	\$ 1,962	\$ -	\$ -	\$ -	\$ -	\$ 18,921
Driving Range	\$ 6,379	\$ 5,479	\$ 6,785	\$ 7,132	\$ 10,848	\$ 11,353	\$ 9,501	\$ 8,685	\$ -	\$ -	\$ -	\$ -	\$ 66,161
Golf Lessons	\$ -	\$ 210	\$ 600	\$ 960	\$ 830	\$ 1,170	\$ 1,350	\$ 1,410	\$ -	\$ -	\$ -	\$ -	\$ 6,530
Merchandise Sales	\$ 9,027	\$ 10,121	\$ 12,471	\$ 8,859	\$ 13,275	\$ 16,818	\$ 14,700	\$ 18,220	\$ -	\$ -	\$ -	\$ -	\$ 103,491
Assessments -Recreation Operating	\$ 1,520	\$ 1,520	\$ 1,520	\$ 1,520	\$ 1,520	\$ 1,520	\$ 1,520	\$ 1,520	\$ -	\$ -	\$ -	\$ -	\$ 12,159
Miscellaneous Income	\$ 239	\$ 1,181	\$ (862)	\$ (202)	\$ 134	\$ (791)	\$ 1,480	\$ (33)	\$ -	\$ -	\$ -	\$ -	\$ 1,146
Total Revenues	\$ 151,709	\$ 171,236	\$ 191,979	\$ 192,695	\$ 267,062	\$ 297,864	\$ 263,984	\$ 231,935	\$ -	\$ -	\$ -	\$ -	\$ 1,768,463
Expenditures:													
General Expenditures:													
Other Contractual Services	\$ 842	\$ 893	\$ 1,039	\$ 722	\$ 1,590	\$ 944	\$ 156	\$ 929	\$ -	\$ -	\$ -	\$ -	\$ 7,115
Telephone	\$ 330	\$ 338	\$ 338	\$ 338	\$ 338	\$ 743	\$ 338	\$ 338	\$ -	\$ -	\$ -	\$ -	\$ 3,101
Utilities	\$ 297	\$ 283	\$ 304	\$ 387	\$ 386	\$ 455	\$ 458	\$ 94	\$ -	\$ -	\$ -	\$ -	\$ 2,664
Repairs & Maintenance	\$ 275	\$ 275	\$ 1,381	\$ 386	\$ 550	\$ 275	\$ 1,135	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ 4,728
Bank Charges	\$ 3,448	\$ 4,128	\$ 4,196	\$ 5,337	\$ 5,597	\$ 7,416	\$ 8,119	\$ 6,959	\$ -	\$ -	\$ -	\$ -	\$ 45,200
Office Supplies	\$ 161	\$ 84	\$ 294	\$ 74	\$ 48	\$ 198	\$ 228	\$ 67	\$ -	\$ -	\$ -	\$ -	\$ 1,154
Operating Supplies	\$ 1,050	\$ 626	\$ 583	\$ 804	\$ 612	\$ 617	\$ 773	\$ 619	\$ -	\$ -	\$ -	\$ -	\$ 5,685
Dues, Licenses & Subscriptions	\$ 1,498	\$ 649	\$ 227	\$ 649	\$ 1,282	\$ 1,577	\$ 1,177	\$ 1,177	\$ -	\$ -	\$ -	\$ -	\$ 8,234
Drug Testing- All departments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Training, Education & Employee Relations	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Contractual Security	\$ -	\$ 344	\$ 344	\$ -	\$ 344	\$ 1,061	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,094
IT Services	\$ 95	\$ 325	\$ 190	\$ 475	\$ 57	\$ 95	\$ 95	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,332
Subtotal General Expenditures	\$ 8,596	\$ 7,946	\$ 8,897	\$ 9,173	\$ 10,805	\$ 13,381	\$ 12,479	\$ 10,632	\$ -	\$ -	\$ -	\$ -	\$ 81,908

Viera East
Community Development District
Month to Month- Golf Course/Recreation

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Administrative Expenditures:</u>													
Legal Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ -	\$ -	\$ -	\$ 400
Dissemination	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ -	\$ -	\$ -	\$ 667
Trustee Fees	\$ 342	\$ 342	\$ 342	\$ 342	\$ 342	\$ 342	\$ 340	\$ 340	\$ -	\$ -	\$ -	\$ -	\$ 2,730
Annual Audit	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ 3,333
Golf Course Administrative Services	\$ 4,690	\$ 4,690	\$ 4,690	\$ 4,690	\$ 4,690	\$ 4,690	\$ 4,690	\$ 4,690	\$ -	\$ -	\$ -	\$ -	\$ 37,520
Insurance	\$ 12,148	\$ 12,148	\$ 12,284	\$ 12,148	\$ 14,049	\$ 12,576	\$ 10,650	\$ 12,145	\$ -	\$ -	\$ -	\$ -	\$ 98,147
Property Taxes	\$ -	\$ 856	\$ 856	\$ 856	\$ 856	\$ 856	\$ 856	\$ 856	\$ -	\$ -	\$ -	\$ -	\$ 5,994
Subtotal Administrative Expenditures	\$ 17,730	\$ 18,586	\$ 18,722	\$ 18,586	\$ 20,487	\$ 19,014	\$ 17,086	\$ 18,581	\$ -	\$ -	\$ -	\$ -	\$ 148,791
Total General & Administrative	\$ 26,326	\$ 26,531	\$ 27,618	\$ 27,759	\$ 31,292	\$ 32,395	\$ 29,566	\$ 29,213	\$ -	\$ -	\$ -	\$ -	\$ 230,699
<u>Operations & Maintenance</u>													
Golf Operations Expenditures													
Salaries	\$ 22,543	\$ 24,181	\$ 23,578	\$ 23,093	\$ 24,604	\$ 31,620	\$ 27,634	\$ 29,349	\$ -	\$ -	\$ -	\$ -	\$ 206,601
Administrative Fee	\$ 1,078	\$ 1,031	\$ 1,160	\$ 1,218	\$ 1,114	\$ 1,225	\$ 1,150	\$ 1,262	\$ -	\$ -	\$ -	\$ -	\$ 9,238
FICA Expense	\$ 1,725	\$ 2,516	\$ 1,804	\$ 1,767	\$ 1,882	\$ 2,419	\$ 2,114	\$ 2,245	\$ -	\$ -	\$ -	\$ -	\$ 16,471
Health Insurance	\$ 725	\$ 1,038	\$ (103)	\$ 458	\$ 784	\$ 687	\$ 784	\$ 784	\$ -	\$ -	\$ -	\$ -	\$ 5,156
Workers Compensation	\$ 356	\$ 207	\$ 241	\$ 365	\$ 389	\$ 500	\$ 437	\$ 464	\$ -	\$ -	\$ -	\$ -	\$ 2,957
Unemployment	\$ 441	\$ 580	\$ 522	\$ 816	\$ 692	\$ 901	\$ 788	\$ 769	\$ -	\$ -	\$ -	\$ -	\$ 5,510
Golf Printing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 902	\$ 140	\$ -	\$ -	\$ -	\$ -	\$ 1,042
Utilities	\$ 1,594	\$ 2,038	\$ 1,519	\$ 1,534	\$ 1,534	\$ 1,573	\$ 1,646	\$ 1,311	\$ -	\$ -	\$ -	\$ -	\$ 12,748
Repairs	\$ 13	\$ 21	\$ 15	\$ 73	\$ -	\$ 400	\$ -	\$ 27	\$ -	\$ -	\$ -	\$ -	\$ 550
Pest Control	\$ 95	\$ 95	\$ 95	\$ 95	\$ 95	\$ 95	\$ 95	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 666
Supplies	\$ 1,266	\$ 77	\$ 2,662	\$ 1,463	\$ 3,173	\$ 1,773	\$ 1,810	\$ 960	\$ -	\$ -	\$ -	\$ -	\$ 13,186
Uniforms	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Training, Education & Employee Relations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cart Lease	\$ 6,880	\$ 7,079	\$ 7,035	\$ 7,109	\$ 10,821	\$ 11,711	\$ 11,266	\$ 11,266	\$ -	\$ -	\$ -	\$ -	\$ 73,168
Cart Maintenance	\$ -	\$ 62	\$ -	\$ 412	\$ 67	\$ 1,043	\$ 1,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,484
Driving Range	\$ -	\$ 1,116	\$ 1,916	\$ -	\$ 613	\$ 233	\$ 1,349	\$ 233	\$ -	\$ -	\$ -	\$ -	\$ 5,459
Subtotal Operating Expenditures	\$ 36,717	\$ 40,041	\$ 40,445	\$ 38,403	\$ 45,768	\$ 54,178	\$ 51,876	\$ 48,810	\$ -	\$ -	\$ -	\$ -	\$ 356,238
Merchandise Sales:													
Cost of Goods Sold	\$ 10,641	\$ 10,625	\$ 12,389	\$ 2,066	\$ 7,198	\$ 10,814	\$ 11,408	\$ 6,832	\$ -	\$ -	\$ -	\$ -	\$ 71,972
Subtotal Merchandise Sales	\$ 10,641	\$ 10,625	\$ 12,389	\$ 2,066	\$ 7,198	\$ 10,814	\$ 11,408	\$ 6,832	\$ -	\$ -	\$ -	\$ -	\$ 71,972

Viera East
Community Development District
Month to Month- Golf Course/Recreation

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Golf Course Maintenance Expenditures													
Salaries	\$ 35,382	\$ 37,186	\$ 37,408	\$ 37,047	\$ 32,492	\$ 37,228	\$ 32,460	\$ 35,374	\$ -	\$ -	\$ -	\$ -	\$ 284,576
Administrative Fees	\$ 426	\$ 436	\$ 466	\$ 462	\$ 409	\$ 419	\$ 431	\$ 468	\$ -	\$ -	\$ -	\$ -	\$ 3,516
FICA Expense	\$ 2,685	\$ 3,863	\$ 2,825	\$ 2,813	\$ 2,485	\$ 2,851	\$ 2,483	\$ 2,706	\$ -	\$ -	\$ -	\$ -	\$ 22,712
Employee Insurance	\$ 2,485	\$ 2,448	\$ 3,739	\$ 3,978	\$ 3,584	\$ 3,143	\$ 2,828	\$ 2,918	\$ -	\$ -	\$ -	\$ -	\$ 25,122
Workers Compensation	\$ 552	\$ 796	\$ 584	\$ 580	\$ 513	\$ 587	\$ 497	\$ 545	\$ -	\$ -	\$ -	\$ -	\$ 4,653
Unemployment	\$ 116	\$ 166	\$ 549	\$ 1,309	\$ 757	\$ 295	\$ 138	\$ 183	\$ -	\$ -	\$ -	\$ -	\$ 3,512
Utilities/Water	\$ 2,379	\$ 2,750	\$ 2,374	\$ 2,181	\$ 2,466	\$ 1,924	\$ 3,279	\$ 2,634	\$ -	\$ -	\$ -	\$ -	\$ 19,986
Repairs	\$ 5,396	\$ 5,455	\$ 3,889	\$ 1,797	\$ 1,871	\$ 2,830	\$ 5,344	\$ 2,593	\$ -	\$ -	\$ -	\$ -	\$ 29,175
Restaurant Repairs	\$ 665	\$ 1,297	\$ 219	\$ 2,458	\$ 30	\$ 38	\$ 1,768	\$ 639	\$ -	\$ -	\$ -	\$ -	\$ 7,115
Fuel & Oil	\$ 3,653	\$ 1,547	\$ 3,665	\$ 1,298	\$ 3,756	\$ 2,880	\$ 3,321	\$ 2,420	\$ -	\$ -	\$ -	\$ -	\$ 22,539
Pest Control	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	\$ 181	\$ 371	\$ -	\$ -	\$ -	\$ -	\$ 1,511
Irrigation/Drainage	\$ 1,036	\$ 3,927	\$ 92	\$ 520	\$ -	\$ 614	\$ 699	\$ 358	\$ -	\$ -	\$ -	\$ -	\$ 7,246
Sand and Topsoil	\$ -	\$ 1,114	\$ 1,081	\$ 1,246	\$ 1,247	\$ 1,098	\$ 1,244	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,030
Flower/Mulch	\$ -	\$ 744	\$ 744	\$ 104	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,592
Fertilizer	\$ 12,553	\$ 9,906	\$ 10,157	\$ 9,800	\$ 13,102	\$ 10,736	\$ 21,847	\$ 20,698	\$ -	\$ -	\$ -	\$ -	\$ 108,800
Seed/Sod	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trash Removal	\$ 219	\$ -	\$ 219	\$ 219	\$ 439	\$ 219	\$ -	\$ 219	\$ -	\$ -	\$ -	\$ -	\$ 1,536
Contingency	\$ -	\$ 20	\$ 200	\$ -	\$ 2,283	\$ 3,696	\$ -	\$ 597	\$ -	\$ -	\$ -	\$ -	\$ 6,796
First Aid	\$ -	\$ 35	\$ -	\$ -	\$ -	\$ 28	\$ -	\$ 66	\$ -	\$ -	\$ -	\$ -	\$ 129
Operating Supplies	\$ 317	\$ 997	\$ 141	\$ -	\$ 988	\$ 1,998	\$ -	\$ 614	\$ -	\$ -	\$ -	\$ -	\$ 5,056
Training	\$ -	\$ 419	\$ -	\$ -	\$ 272	\$ 740	\$ -	\$ 95	\$ -	\$ -	\$ -	\$ -	\$ 1,527
Janitorial Supplies	\$ -	\$ 114	\$ -	\$ 46	\$ -	\$ -	\$ -	\$ 20	\$ -	\$ -	\$ -	\$ -	\$ 180
Janitorial Services	\$ 2,593	\$ 2,593	\$ 2,593	\$ 2,749	\$ 2,749	\$ 2,749	\$ 2,749	\$ 2,749	\$ -	\$ -	\$ -	\$ -	\$ 21,524
Soil & Water Testing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Uniforms	\$ 775	\$ 1,082	\$ 836	\$ 628	\$ 863	\$ 528	\$ 644	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ 5,807
Equipment Rental	\$ 40	\$ 39	\$ 40	\$ 40	\$ 38	\$ -	\$ 40	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ 278
Equipment Lease	\$ 17,567	\$ 17,567	\$ 17,806	\$ 17,893	\$ 19,671	\$ 16,855	\$ 17,259	\$ 17,096	\$ -	\$ -	\$ -	\$ -	\$ 141,713
Subtotal Golf Course Maintenance Expen	\$ 88,997	\$ 94,662	\$ 89,788	\$ 87,327	\$ 90,174	\$ 91,615	\$ 97,214	\$ 93,853	\$ -	\$ -	\$ -	\$ -	\$ 733,629
Total Operations & Maintenance	\$ 136,355	\$ 145,328	\$ 142,622	\$ 127,795	\$ 143,140	\$ 156,607	\$ 160,499	\$ 149,494	\$ -	\$ -	\$ -	\$ -	\$ 1,161,840
Total Expenditures	\$ 162,681	\$ 171,859	\$ 170,240	\$ 155,554	\$ 174,432	\$ 189,002	\$ 190,064	\$ 178,707	\$ -	\$ -	\$ -	\$ -	\$ 1,392,539
Excess (Deficiency) of Revenues over Expi	\$ (10,971)	\$ (623)	\$ 21,739	\$ 37,141	\$ 92,630	\$ 108,862	\$ 73,920	\$ 53,228	\$ -	\$ -	\$ -	\$ -	\$ 375,924
Other Financing Sources/Uses:													
Assessments -Recreation Debt Service	\$ 49,100	\$ 49,100	\$ 49,100	\$ 49,100	\$ 49,100	\$ 49,100	\$ 49,100	\$ 49,100	\$ -	\$ -	\$ -	\$ -	\$ 392,797
Interest Income	\$ 1,260	\$ 1,387	\$ 1,259	\$ 1,299	\$ 1,294	\$ 1,216	\$ 1,305	\$ 2,244	\$ -	\$ -	\$ -	\$ -	\$ 11,266
Transfer In/(Out)- Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (140,691)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (140,691)
Interest Expense	\$ (6,479)	\$ (6,479)	\$ (6,479)	\$ (6,479)	\$ (6,479)	\$ (6,479)	\$ (6,479)	\$ (6,479)	\$ -	\$ -	\$ -	\$ -	\$ (51,833)
Principal Expense	\$ (40,833)	\$ (40,833)	\$ (40,833)	\$ (40,833)	\$ (40,833)	\$ (40,833)	\$ (40,833)	\$ (40,833)	\$ -	\$ -	\$ -	\$ -	\$ (326,667)
Total Other Financing Sources/Uses	\$ 3,048	\$ 3,174	\$ 3,046	\$ 3,087	\$ 3,081	\$ (137,688)	\$ 3,092	\$ 4,031	\$ -	\$ -	\$ -	\$ -	\$ (115,129)
Net Change in Fund Balance	\$ (7,924)	\$ 2,551	\$ 24,785	\$ 40,228	\$ 95,710	\$ (28,826)	\$ 77,012	\$ 57,259	\$ -	\$ -	\$ -	\$ -	\$ 260,795

Viera East
Community Development District
Month to Month- Restaurant

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	Sept	Total
Revenues:											
Food Sales	\$ 30,168	\$ 27,007	\$ 35,142	\$ 39,160	\$ 43,782	\$ 49,028	\$ 44,444	\$ 40,297	\$ -	\$ -	\$ 309,027.01
Snack Sales	\$ 765	\$ 637	\$ 569	\$ 544	\$ 857	\$ 881	\$ 759	\$ 1,049	\$ -	\$ -	\$ 6,059.32
Beverage Sales	\$ 4,267	\$ 4,159	\$ 4,058	\$ 3,505	\$ 4,970	\$ 6,081	\$ 5,015	\$ 5,073	\$ -	\$ -	\$ 37,127.51
Beer Sales	\$ 9,430	\$ 12,331	\$ 8,850	\$ 10,669	\$ 13,869	\$ 16,435	\$ 16,666	\$ 21,153	\$ -	\$ -	\$ 109,402.37
Wine Sales	\$ 455	\$ 414	\$ 433	\$ 662	\$ 693	\$ 518	\$ 503	\$ 713	\$ -	\$ -	\$ 4,389.99
Liquor Sales	\$ 8,660	\$ 9,485	\$ 11,600	\$ 11,405	\$ 14,104	\$ 14,353	\$ 13,162	\$ 12,960	\$ -	\$ -	\$ 95,729.54
Miscellaneous Income	\$ -	\$ -	\$ -	\$ -	\$ 426	\$ -	\$ 67	\$ -	\$ -	\$ -	\$ 492.90
Total Revenues	\$ 53,743	\$ 54,032	\$ 60,652	\$ 65,943	\$ 78,701	\$ 87,296	\$ 80,615	\$ 81,246	\$ -	\$ -	\$ 562,228.64
Expenditures:											
Restaurant Expenditures											
Restaurant Manager Contract	\$ 5,417	\$ 5,417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,833.32
Salaries	\$ 22,639	\$ 21,848	\$ 23,291	\$ 24,997	\$ 24,362	\$ 30,575	\$ 24,419	\$ 24,730	\$ -	\$ -	\$ 196,861.63
Administrative Fee	\$ 564	\$ 488	\$ 560	\$ 616	\$ 492	\$ 596	\$ 557	\$ 675	\$ -	\$ -	\$ 4,547.28
FICA Expense	\$ 2,334	\$ 2,783	\$ 2,424	\$ 2,837	\$ 2,849	\$ 3,560	\$ 2,913	\$ 2,962	\$ -	\$ -	\$ 22,662.70
Health Insurance	\$ 783	\$ 821	\$ 964	\$ 1,134	\$ 937	\$ 1,788	\$ 2,157	\$ 2,157	\$ -	\$ -	\$ 10,740.55
Workers Compensation	\$ 357	\$ 449	\$ 500	\$ 209	\$ 378	\$ 481	\$ 386	\$ 390	\$ -	\$ -	\$ 3,148.92
Unemployment	\$ 279	\$ 260	\$ 631	\$ 1,272	\$ 811	\$ 662	\$ 335	\$ 219	\$ -	\$ -	\$ 4,468.69
Telephone	\$ 1,256	\$ 343	\$ 395	\$ 395	\$ 395	\$ 404	\$ -	\$ 404	\$ -	\$ -	\$ 3,594.60
Utilities	\$ 1,066	\$ 1,032	\$ 770	\$ 747	\$ 821	\$ 1,456	\$ 282	\$ 687	\$ -	\$ -	\$ 6,862.39
Pest Control	\$ 95	\$ 95	\$ 95	\$ 95	\$ 95	\$ 95	\$ 95	\$ -	\$ -	\$ -	\$ 665.77
Merchant Fees	\$ 1,738	\$ 1,563	\$ 1,949	\$ 1,838	\$ 2,305	\$ 2,602	\$ 2,444	\$ 2,459	\$ -	\$ -	\$ 16,898.22
Equipment Lease	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ -	\$ 130	\$ 130	\$ -	\$ -	\$ 675.00
Kitchen Equipment/Supplies	\$ -	\$ 247	\$ 331	\$ 845	\$ 1,218	\$ 656	\$ 97	\$ 67	\$ -	\$ -	\$ 3,462.52
Paper & Plastic Supplies	\$ 2,106	\$ 798	\$ 1,932	\$ 797	\$ 1,680	\$ 1,199	\$ 1,311	\$ 507	\$ -	\$ -	\$ 10,330.38
Operating Supplies	\$ 622	\$ 1,777	\$ 927	\$ 460	\$ 1,236	\$ 1,931	\$ 2,388	\$ 2,222	\$ -	\$ -	\$ 11,562.30
First Aid	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Entertainment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Delivery/Gas	\$ 527	\$ 519	\$ 574	\$ 641	\$ 558	\$ 556	\$ 542	\$ 93	\$ -	\$ -	\$ 4,009.97
Dues & License	\$ 950	\$ 566	\$ 2,351	\$ 565	\$ 684	\$ 569	\$ 2,662	\$ 1,084	\$ -	\$ -	\$ 9,433.32
Total Restaurant Expenditures	\$ 40,815	\$ 39,091	\$ 37,778	\$ 37,534	\$ 38,904	\$ 47,130	\$ 40,717	\$ 38,787	\$ -	\$ -	\$ 320,757.56
Cost of Goods Sold:											
Food Cost	\$ 10,424	\$ 12,333	\$ 13,556	\$ 15,337	\$ 16,666	\$ 56,164	\$ 24,675	\$ 21,370	\$ -	\$ -	\$ 170,525.42
Snack Cost	\$ 169	\$ 197	\$ 219	\$ 215	\$ 346	\$ 1,617	\$ 293	\$ 665	\$ -	\$ -	\$ 3,721.08
Beverage Cost	\$ 1,846	\$ 2,010	\$ 2,492	\$ 2,369	\$ 2,176	\$ 7,200	\$ 1,735	\$ 5,185	\$ -	\$ -	\$ 25,013.75
Beer Cost	\$ 3,781	\$ 4,745	\$ 4,212	\$ 5,117	\$ 5,006	\$ 16,036	\$ 6,894	\$ 5,418	\$ -	\$ -	\$ 51,207.78
Wine Cost	\$ 294	\$ 295	\$ 362	\$ 396	\$ 567	\$ 1,557	\$ 480	\$ 315	\$ -	\$ -	\$ 4,266.95
Liquor Cost	\$ 3,959	\$ 3,941	\$ 4,130	\$ 5,063	\$ 5,437	\$ 12,833	\$ 3,453	\$ 3,108	\$ -	\$ -	\$ 41,924.25
Total Cost of Goods Sold	\$ 20,474	\$ 23,521	\$ 24,972	\$ 28,496	\$ 30,199	\$ 95,407	\$ 37,529	\$ 36,061	\$ -	\$ -	\$ 296,659.23
Total Expenditures	\$ 61,290	\$ 62,613	\$ 62,750	\$ 66,030	\$ 69,102	\$ 142,537	\$ 78,247	\$ 74,848	\$ -	\$ -	\$ 617,416.79
Excess (Deficiency) of Revenues over Expen	\$ (7,546)	\$ (8,581)	\$ (2,098)	\$ (87)	\$ 9,598	\$ (55,241)	\$ 2,369	\$ 6,397	\$ -	\$ -	\$ (55,188.15)
Other Financing Sources/Uses:											
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (7,546)	\$ (8,581)	\$ (2,098)	\$ (87)	\$ 9,598	\$ (55,241)	\$ 2,369	\$ 6,397	\$ -	\$ -	\$ (55,188.15)

Viera East
Community Development District
Month to Month- Pro Shop

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Merchandise Sales	\$ 9,027	\$ 10,121	\$ 12,471	\$ 8,859	\$ 13,275	\$ 16,818	\$ 14,700	\$ 18,220	\$ -	\$ -	\$ -	\$ -	\$ 103,491
Total Revenues	\$ 9,027	\$10,121	\$12,471	\$ 8,859	\$13,275	\$16,818	\$14,700	\$18,220	\$ -	\$ -	\$ -	\$ -	\$ 103,491
Expenditures:													
Cost of Goods Sold	\$ 10,641	\$ 10,625	\$ 12,389	\$ 2,066	\$ 7,198	\$ 10,814	\$ 11,408	\$ 6,832	\$ -	\$ -	\$ -	\$ -	\$ 71,972
Total Expenditures	\$ 10,641	\$10,625	\$12,389	\$ 2,066	\$ 7,198	\$10,814	\$11,408	\$ 6,832	\$ -	\$ -	\$ -	\$ -	\$ 71,972
Operating Income/ (Loss)	\$ (1,614)	\$ (504)	\$ 83	\$ 6,793	\$ 6,077	\$ 6,004	\$ 3,292	\$ 11,388	\$ -	\$ -	\$ -	\$ -	\$ 31,519

Viera East
Community Development District
Marketing Breakdown

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Marketing & Lifestyle Management	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,600	\$ 2,600	\$ 2,300	\$ -	\$ -	\$ -	\$ -	\$ 19,500
Entertainment	\$ 1,350	\$ 1,950	\$ 1,950	\$ 2,050	\$ 1,800	\$ 3,050	\$ 1,600	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ 14,150
Ads	\$ 2,360	\$ 505	\$ 1,824	\$ 764	\$ 1,033	\$ 1,517	\$ 764	\$ 2,362	\$ -	\$ -	\$ -	\$ -	\$ 11,129
Supplies	\$ 1,706	\$ 38	\$ 184	\$ 133	\$ 250	\$ 203	\$ 395	\$ 4,489	\$ -	\$ -	\$ -	\$ -	\$ 7,397
Total Marketing Expense	\$ 7,816	\$ 4,893	\$ 6,358	\$ 5,346	\$ 5,483	\$ 7,370	\$ 5,359	\$ 9,551	\$ -	\$ -	\$ -	\$ -	\$ 52,176

Viera East
Community Development District
Long Term Debt Report

Series 2012 Special Assessment Revenue Bonds	
Interest Rate:	2.5% to 5%
Maturity Date:	5/1/2026
Optional Redemption Date:	On or After 5/1/2022
Reserve Fund Definition:	50% Max Annual Dept
Reserve Fund Requirement:	\$279,239
Reserve Fund Balance:	\$282,647
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)
Less: May 1, 2024 Principal	(\$490,000)
Current Bonds Outstanding	\$1,060,000

Series 2020 Special Assessment Revenue Bonds	
Interest Rate:	2% to 2.75%
Maturity Date:	5/1/1938
Optional Redemption Date:	On or After 5/1/2030
Reserve Fund Definition:	50% Max Annual Dept
Reserve Fund Requirement:	\$234,591
Reserve Fund Balance:	\$236,704
Bonds outstanding - 7/10/20	\$7,685,000
Less: May 1, 2023 Principal	(\$470,000)
Less: May 1, 2024 Principal	(\$490,000)
Current Bonds Outstanding	\$6,725,000

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

	Actuals			Year to Date		
	5/31/23	5/31/24	Variance	5/31/23	5/31/24	Variance
<i>Revenues:</i>						
Greens Fees	\$ 146,521	\$ 191,981	\$ 45,461	\$ 1,437,779	\$ 1,472,660	\$ 34,880
Gift Cards - Sales	\$ 932	\$ 219	\$ (714)	\$ 21,889	\$ 11,251	\$ (10,638)
Gift Cards - Usage	\$ (1,379)	\$ (193)	\$ 1,186	\$ (13,149)	\$ (8,987)	\$ 4,162
Season Advance/Trail Fees	\$ 8,597	\$ 8,165	\$ (432)	\$ 96,188	\$ 85,130	\$ (11,058)
Associate Memberships	\$ 948	\$ 1,962	\$ 1,014	\$ 19,276	\$ 18,921	\$ (355)
Driving Range	\$ 9,653	\$ 8,685	\$ (968)	\$ 72,731	\$ 66,161	\$ (6,570)
Golf Lessons	\$ 655	\$ 1,410	\$ 755	\$ 3,040	\$ 6,530	\$ 3,490
Merchandise Sales	\$ 11,601	\$ 18,220	\$ 6,618	\$ 91,593	\$ 103,491	\$ 11,898
Special Assessments - Operatic	\$ 1,519	\$ 1,520	\$ 1	\$ 12,154	\$ 12,159	\$ 5
Miscellaneous Income	\$ (237)	\$ (33)	\$ 204	\$ 45,169	\$ 1,146	\$ (44,022)
Total Revenues	\$ 178,811	\$ 231,935	\$ 53,124	\$ 1,786,671	\$ 1,768,463	\$ (18,208)
<i>Expenditures:</i>						
General Expenditures	\$ 8,484	\$ 10,632	\$ 2,148	\$ 94,498	\$ 81,908	\$ (12,590)
Administrative	\$ 14,454	\$ 18,581	\$ 4,127	\$ 121,017	\$ 148,791	\$ 27,774
Golf Operations	\$ 42,931	\$ 48,810	\$ 5,879	\$ 310,181	\$ 356,238	\$ 46,058
Merchandise Sales	\$ 3,083	\$ 6,832	\$ 3,748	\$ 89,487	\$ 71,972	\$ (17,515)
Golf Course Maintenance	\$ 101,955	\$ 93,853	\$ (8,102)	\$ 732,409	\$ 733,629	\$ 1,221
Total Expenditures	\$ 170,907	\$ 178,707	\$ 7,800	\$ 1,347,591	\$ 1,392,539	\$ 44,948
Operating Income/(Loss)	\$ 7,904	\$ 53,228	\$ 45,324	\$ 439,080	\$ 375,924	\$ (63,156)

Viera East
Community Development District
Hook and Eagle- Operations
Prior Month/Year Comparison

	Actuals			Year to Date		
	5/31/23	5/31/24	Variance	5/31/23	5/31/24	Variance
<i>Revenues:</i>						
Food Sales	\$ 44,084	\$ 40,297	\$ (3,787)	\$ 232,720	\$ 309,027	\$ 76,307
Snack Sales	\$ 1,032	\$ 1,049	\$ 17	\$ 4,993	\$ 6,059	\$ 1,066
Beverage Sales	\$ 548	\$ 5,073	\$ 4,525	\$ 4,194	\$ 37,128	\$ 32,934
Beer Sales	\$ 17,925	\$ 21,153	\$ 3,228	\$ 123,169	\$ 109,402	\$ (13,766)
Wine Sales	\$ 4,841	\$ 713	\$ (4,128)	\$ 31,407	\$ 4,390	\$ (27,017)
Liquor Sales	\$ 13,200	\$ 12,960	\$ (240)	\$ 82,304	\$ 95,730	\$ 13,425
Miscellaneous Income	\$ -	\$ -	\$ -	\$ -	\$ 493	\$ 493
Total Revenues	\$ 81,631	\$ 81,246	\$ (385)	\$478,787	\$562,229	\$ 83,442
<i>Expenditures:</i>						
General Expenditures	\$ 43,220	\$ 38,787	\$ (4,433)	\$ 273,173	\$ 320,758	\$ 47,584
Cost of Goods Sold	\$ 29,798	\$ 36,061	\$ 6,263	\$ 196,412	\$ 296,659	\$ 100,247
Total Expenditures	\$ 73,018	\$ 74,848	\$ 1,830	\$469,586	\$617,417	\$147,831
Operating Income/(Loss)	\$ 8,613	\$ 6,397	\$ (2,216)	\$ 9,201	\$ (55,188)	\$ (64,389)

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

52.77% 22.14% 25.09% 100.00%

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Discount/Penalty</i>	<i>Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>Recreation</i>	<i>2020 Debt Service</i>	<i>Total</i>
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	2024-03	\$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	2024-04	\$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
01/05/24	2024-05	\$55,598.63	(\$1,661.87)	(\$1,078.74)	\$0.00	\$52,858.02	\$27,894.24	\$11,701.83	\$13,261.95	\$52,858.02
01/26/24	2024-06	\$0.00	\$0.00	\$0.00	#####	\$5,037.42	\$2,658.35	\$1,115.20	\$1,263.88	\$5,037.42
02/09/24	2024-07	\$41,325.81	(\$1,147.80)	(\$809.25)	\$0.00	\$39,368.76	\$20,775.68	\$8,715.55	\$9,877.53	\$39,368.76
03/12/24	2024-08	\$26,525.82	(\$268.97)	(\$525.23)	\$0.00	\$25,731.62	\$13,579.09	\$5,696.52	\$6,456.00	\$25,731.62
04/09/24	2024-09	\$131,364.06	\$0.00	(\$2,637.68)	\$0.00	\$128,726.38	\$67,931.49	\$28,497.74	\$32,297.15	\$128,726.38
04/19/24	2024-10	\$0.00	\$0.00	\$0.00	\$439.52	\$439.52	\$231.94	\$97.30	\$110.27	\$439.51
05/09/24	2024-11	\$9,785.53	\$0.00	(\$199.76)	\$202.25	\$9,788.02	\$5,165.34	\$2,166.89	\$2,455.79	\$9,788.02
TOTAL		\$2,672,192.64	\$ (99,373.08)	\$(51,476.62)	#####	\$ 2,527,022.13	\$ 1,333,560.20	\$ 559,437.94	\$ 634,023.98	\$ 2,527,022.12

97%	Net Percent Collected
\$86,055.04	Balance Remaining to Collect

