

*Viera East  
Community Development District*

*Agenda*

*August 22, 2024*

# AGENDA

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

August 15, 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, August 22, 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 June 27<sup>th</sup> and July 25<sup>th</sup> Board of Supervisors Meetings
5. Public Hearing
  - A. Rules and Rates Hearing
    - i. Consideration of Amendments to Attachment A Chapter IV of the Rules and Procedures
    - ii. Consideration of Golf Course Rates for Fiscal Year 2025
  - B. Budget Hearing
    - i. Consideration of Resolution 2024-06 Adopting the Fiscal Year 2025 Proposed Budget and Relating to the Annual Appropriations
    - ii. Consideration of Resolution 2024-07 Imposing Fiscal Year 2025 Special Assessments and Certifying an Assessment Roll
6. New Business
  - A. Consideration of 2024/2025 Aquatic Management Renewal
7. Old Business
  - A. Action Items List
8. Staff Reports
  - A. General Manager's Report
    - i. Weekend Music Revenue
  - B. District Manager's Report
    - i. Adoption of Goals & Objectives
    - ii. Approval of Fiscal Year 2025 Meeting Schedule
  - C. Lifestyle/ Marketing Report
  - D. Restaurant Report
9. Treasurer's Report
  - A. Approval of Check Register
  - B. Balance Sheet and Income Statements
10. Supervisor's Requests
11. 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, June 27, 2024** at 7:00 p.m. at Faith Lutheran Church, 5550 Faith Drive, Viera, Florida.

Present and constituting a quorum were:

Rob Dale	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
Michelle Webb	Lifestyle/Marketing Director
Mary Ann Ferrara	Resident

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Showe called the meeting to order at 7:00 p.m. Mr. Dale, Mr. Rysztogi and Mr. Macheras were present in person and Ms. Yelvington was present via phone. Ms. DeVries was not present.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

**THIRD ORDER OF BUSINESS**

**Public Comment Period**

Mr. Showe: I will note for purposes of our recording that we only have members of the Board and staff present.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the May 23, 2024  
Board of Supervisors Meeting**

Mr. Showe: We have the minutes of the May 23<sup>rd</sup> meeting. We understand that there are some typos, which we will review and if the Board has anything specific that they would like to change, we can take those now.

Ms. Yelvington: Regarding the installation of a fountain in the Fawn Ridge Lake, did we settle on \$35,000 and then we approved \$40,000?

Mr. Dale: It was an up to expenditure. It doesn't mean we were going to spend it. We estimated the expenditure at about \$30,000.

Ms. Yelvington: Right.

Mr. Dale: But it was \$35,000 in case there was something with regard to running electric or a county fee or something like that.

Ms. Yelvington: I'm with you there. It just looked like there was mention of increasing that to \$40,000, but then we approved \$35,000 and I just wanted to make sure that was the amount we settled on.

Mr. Dale: Clarification. I thought we approved \$40,000.

Mr. Showe: I think we approved \$40,000. I will verify it.

Ms. Yelvington: I thought we did too and it mentioned \$35,000 twice on that page.

Mr. Showe: I'll verify it.

Ms. Yelvington: Okay, thank you.

Mr. Dale: Just for purposes of the record, to our resident of Fawn Ridge, we were just discussing the fountain that was approved at the last meeting, which we will talk to you about after the meeting. We were very excited about it. It was fully approved.

Mr. Showe: The motion was for \$40,000.

Ms. Yelvington: Okay, so that should be corrected in the minutes. Right?

Mr. Showe: Yeah. We'll do that.

Ms. Yelvington: Thank you.

Mr. Dale: Alright. Are there any other corrections. Mary Ann, did you want to use your three minutes or are you just here to listen?

Resident (Mary Ann Ferrara, Fawn Ridge): Well, if I have three minutes, I would like to speak.

Mr. Showe: Let's approve the minutes first.

Mr. Dale: That sounds like a plan.

Mr. Showe: We need a motion to approve the minutes as amended.

On MOTION by Mr. Macheras seconded by Mr. Rysztogi with all in favor the Minutes of the May 23, 2024 Board of Supervisors Meeting were approved as amended.

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

Mr. Dale: Please state your name.

Resident (Mary Ann Ferrara, 6840 Raccoon Court): Mary Ann Ferrara, 6840 Raccoon Court, Fawn Ridge. Thank you for coming to see that mess. It's still there. They have dug up everything and the sewer lines are a mess. Nobody knows whether or not we have water. I have no idea who is in control of the Crane Creek Plaza Project. It is disillusioning to see somebody come in and pick plants out of the islands at the entranceway. Over a year now we are bickering with them. Maybe it will work or maybe it won't. Also, who is in charge? Is it the CDD or the county? So that's one issue. The other issue is the overgrowth coming onto the sidewalk again and we found out that the signs that say it's a nature preserve and not to touch it, in the back, somebody went into the brush. There are other signs back there. Can somebody do something? Jim, can you do something?

Mr. Moller: What street is that off of? Is that the main entrance?

Mr. Dale: The Fawn Ridge area.

Resident (Mary Ann Ferrara, Fawn Ridge): Over behind the wall.

Mr. Moller: Over behind the wall is actually not the District's. There's a triangle around that sign that is actually owned by Fawn Ridge. Last year we took the Fecon down the north side and cut back as much as we could in one year.

Resident (Mary Ann Ferrara, Fawn Ridge): Okay, but if you go into the development, the north side of Crane Creek, everything is growing over again. People that walk their dogs are being attacked by the Brazilian trees.

Mr. Dale: Are you talking at the sign?

Resident (Mary Ann Ferrara, Fawn Ridge): Yes.

Mr. Dale: I guess what Jim's saying, is that's actually your property.

Resident (Mary Ann Ferrara, Fawn Ridge): That part is fine.

Mr. Dale: How much are we talking? Are we talking 30 or 40 feet?

Mr. Moller: Give or take. It's like everything else. Everything else is so cookie cutter right there. I think there's an area, probably half an acre, that has 4 different property owners.

Mr. Dale: Let's get together.

Resident (Mary Ann Ferrara, Fawn Ridge): Maybe we could clean it just a little bit.

Mr. Maheras: Can I interject, if you don't mind, because I know you've talked about this before and I hate wasting your time. It's not the Viera East Community Association's (VECA). It's not the CDD's. I don't mind cutting that stuff as long as the HOA pays for it, because the other 15 HOA's might say, "Hey." If it's yours, would you like for us to look into cutting it and you pay us or would you like to take care on your own?

Resident (Mary Ann Ferrara, Fawn Ridge): Well, we would just like to know, like I said, where the boundary line is.

Mr. Dale: Actually, one of your residents, a gentleman, I believe, Jim sent them the links and everything. I was copied on the message.

Resident (Mary Ann Ferrara, Fawn Ridge): Well, I will have to ask Rob. I think it was Rob who asked about it.

Mr. Dale: Yeah.

Mr. Moller: I will have our staff look at our boundaries and see if anything needs to be cleaned up there.

Resident (Mary Ann Ferrara, Fawn Ridge): If you will, we're working with Mary at Fairway. She's pretty sharp. She's right on the money.

Mr. Dale: Yeah.

Resident (Mary Ann Ferrara, Fawn Ridge): I said that I was coming, but I have to leave early.

Mr. Dale: Mary Ann, we can't take care of every HOA area, but perhaps for a very reasonable, nominal amount, because that is connected to the part that we own, maybe in the future we can just take care of all of that, if the HOA were to compensate us.

Resident (Mary Ann Ferrara, Fawn Ridge): Alright. If Jim calls or you call me, I will call Mary tomorrow and say that I was here and brought this up.

Mr. Dale: We'll try to work something out.



Resident (Mary Ann Ferrara, Fawn Ridge): The big issue for us is that stupid construction on the corner.

Mr. Dale: Yeah.

Resident (Mary Ann Ferrara, Fawn Ridge): Every sewer and manhole have green paint all over it.

Mr. Dale: Yeah, that is the county. I don't mean to pass the buck.

Mr. Rysztogi: That's a good question. Who does decide what gets planted in that center island?

Mr. Showe: The center islands?

Mr. Rysztogi: Yes.

Mr. Dale: Those are probably owned by the county or VECA.

Mr. Showe: I just clicked on those two median strips on the Property Appraiser's website and they are both owned by VECA.

Resident (Mary Ann Ferrara, Fawn Ridge): From Murrell Road all the way to the end.

Mr. Showe: Yep. The two are owned by VECA, according to the Property Appraiser.

Resident (Mary Ann Ferrara, Fawn Ridge): Okay.

Mr. Showe: Well, this is what happens when a community was built in the 1990s. Honestly, Jeremy knows, because in Baytree, it's kind of the same thing. We've got handshake deals all over the place. There's no paper trail of any of it.

Mr. Dale: Well, that's the same problem we have with the golf course, where everything's a hodgepodge. It's like they just threw it against the wall.

**FIFTH ORDER OF BUSINESS**

**New Business**

**A. Discussion of Fiscal Year 2025 Golf Course Budget**

Mr. Dale: Alright. Let's move on to the Golf Course Budget.

Mr. Showe: So, we presented you with a package. We received comments from Jennifer, to make some changes to the General Fund. There was nothing substantive. There were just some changes in account lines here and there, in different directions, based on current expenses and what we've spent. All were very reasonable. Feel free to take a look at those. For the Golf Course Budget in general, we've increased all revenues by 7%, to be consistent with what we thought the rates were going to go up at, just as a starting point. It was at same level of employee benefits and everything else was pretty similar. Unless we want to go through it line by line

tonight, we can answer any questions. We'll also have this brought back at your next workshop, in order to finish the budget process part of it. So, you can take a week or so to look at it and ask any questions. We talked about the rates that Jim might have a little later. Those obviously impact the entire Golf Course Budget.

Mr. Dale: Right. The only two that I have, center around the bigger ones. I noticed on *Engineering Fees*, we're projected to drop \$20,000 this year. I assume that's because of the study that we did.

Mr. Showe: Because of the study that we did, plus some of the work the engineer's done for the parking project and some other items. We typically budget \$5,000 and we stay well under that. You can see in the prior year, we only spent \$1,200.

Mr. Dale: Right. Okay. Do you get where I was going with that?

Mr. Showe: Yeah.

Mr. Dale: It's kind of the same thing on *Attorney's Fees*. I take that back. We proposed \$20,000.

Mr. Showe: In the prior year, you spent \$17,000 and this year, we're a little under. Those are all driven specifically by requests from the Board or projects that the Board would have worked on. We like to allocate funds there. Obviously, they only get paid if you're utilizing their services. So, to the extent that we don't use them, that additional funding will just roll into your capital reserve.

Mr. Dale: I think you already know my feeling about spending money on attorneys.

Mr. Showe: I do.

Mr. Dale: I don't like to do it.

Mr. Showe: But there are times when we need their thoughts.

Ms. Yelvington: I had one question on operating expenditures. Why is *Health Insurance* down?

Mr. Macheras: I think we mentioned that last time.

Ms. Yelvington: Okay.

Mr. Macheras: It went from \$10,000 to \$5,000, unless it moved somewhere else.

Ms. Yelvington: Well, the actual was \$14,000.

Mr. Showe: I will have to look at that one.

Mr. Moller: I don't participate in the health insurance.

Mr. Showe: That explains it.

Mr. Moller: Tim was on the health insurance and I'm on my wife's policy. So, that's why.

Mr. Showe: It went from basically two people to one.

Mr. Dale: It went from a large expense to a small expense.

Mr. Macheras: In that same group, *Salaries*. I'm just thinking about the minimum wage. Is that \$10,000 difference from last year's budget to this year, enough?

Mr. Showe: Yes. There's only two people in that section.

Mr. Macheras: Gotcha.

Mr. Showe: So, that's based on the other person's projected salary and what we anticipate the Board might approve for Jim this evening. So, the salary is those combined.

Mr. Macheras: Okay. I just had two other questions on *Lake Bank Education*.

Mr. Showe: Yes.

Mr. Macheras: I don't think it hurts to leave it there, but is that something we are going to use, like, what Jim is doing now, if some residents want to do something?

Mr. Dale: That's exactly what that was for.

Mr. Macheras: Okay.

Mr. Showe: That was designed to give us some flexibility, if there was something that comes up, that we feel is an educational project or we can do a sample of a program somewhere.

Mr. Dale: Right. That's Ron's project.

Mr. Macheras: The last thing that I had on the next page, was *Bonus Program*. I think we talked about it last time.

Mr. Showe: Yes.

Mr. Macheras: What am I missing on that?

Mr. Showe: That is the bonus program for the entire CDD.

Mr. Macheras: Okay.

Mr. Showe: It's not just for that section. The reason we put it in the General Fund, is because last year, we put it in the Golf Course Budget. It actually negatively impacts their profit loss. It's just there as a placeholder. It could be in any case, as long as it's out of the Golf Course Budget.

Ms. Yelvington: I have one other question.

Mr. Showe: Sure.

Ms. Yelvington: Do we have to spend \$15,000 on *Telephone*? Do we have other options? How many phones do we have?

Mr. Showe: Typically, there's a contract.

Mr. Dale: I suspect that's going to be a bigger question, because I know when they were installing the internet and they were running the line, it's been asked many times before.

Ms. Yelvington: There are so many voiceover IPs.

Mr. Showe: Its actually \$1,029 per month, which covers internet and phone for the golf course.

Ms. Yelvington: How many phones do we have at the golf course?

Mr. Moller: At least nine.

Ms. Yelvington: That's a lot for a telephone.

Mr. Moller: I think that includes internet and the phone system. It's a network phone.

Mr. Showe: We will title that something better than just telephone, because I see what you're saying. It makes it look like it's a lot for just telephone, but that's fairly consistent, with an operation of your size, in terms of what you need.

Mr. Dale: We did max out on the internet, if I recall.

Mr. Showe: Yeah.

Ms. Yelvington: Yeah. Maybe we can just title it, "*Telephone and Internet.*"

Mr. Showe: I think we can change it to something else that's a little more reflective of what it is.

Mr. Dale: Right. We've got a number of repeaters, I believe, for the internet, but that is still a lot of money. I have an additional question. *Marketing – Lifestyle/Amenities*, in the General Fund, we have the \$75,000 budgeted, but we also have \$18,000 budgeted in the Golf Course Budget.

Ms. Webb: That was in 2003. They were marketing on their own.

Mr. Dale: You mean the previous Pro Shop employee.

Mr. Showe: Well, I think that's actually the 2023 expense.

Ms. Webb: It is the 2023 expense.

Mr. Showe: That's before we split the two.

Mr. Dale: But now we just do it all under the General Fund.

Mr. Showe: In the General Fund. Yeah. So that's only an expense for 2023. There's nothing budgeted in that line item.

Ms. Webb: There was *Miscellaneous Income*.

Mr. Dale: As long as we are on the topic, because I don't want to do marketing and then come back to this.

Ms. Webb: Yeah. There was *Miscellaneous Income* of \$25,020. It's not just for the Farmers Market. That was also for the bench program and the signs.

Mr. Showe: We can change that.

Ms. Webb: Everything was thrown into *Miscellaneous Income*.

Mr. Dale: It is revenue from the Farmers Market, the sponsorships and the benches.

Ms. Webb: The donations. They were thrown in *Miscellaneous Income* before.

Mr. Dale: Alright, with that \$75,000, we're doing a lot of stuff. You're running a lot on that budget. You're running Music on the Patio.

Ms. Webb: There was more than \$75,000 on my budget.

Mr. Dale: Okay. That's why I'm asking, "*Where should we be with this?*" I mean, if we're close, then it's kind of a moot point.

Ms. Webb: It was \$74,000, less the \$20,000 that we added for additional things.

Mr. Dale: Right.

Ms. Webb: \$94,000 was budgeted and we brought in additional money.

Mr. Dale: She's bringing in the additional revenues. So really, it's \$95,000.

Mr. Showe: We can increase that line item. It will essentially balance out some of the other lines. Yeah, we can do that.

Mr. Dale: Does the rest of the Board get where I'm going with that one?

Ms. Yelvington: Yeah, that makes sense. So, the net should be \$75,000. Right?

Mr. Dale: Yes.

Ms. Webb: Yeah. I don't know. Jason, maybe you can help me, because when we receive sponsorship checks, like from people putting signs up, Lacey asked me where we should forward it. We always just sent it to you guys. That's never been my department. I just provided them to Lacey.

Mr. Showe: She should just be depositing them into the bank under the General Fund, but we'll have the accountant get with her and make sure that she knows the proper process.

Mr. Dale: So, is your question, is that getting attributed correctly?

Ms. Webb: Yes. I have no idea.

Mr. Showe: I'll verify it.

Mr. Dale: Okay. Yeah, because we have 10 benches for \$1,000 each. Other than that, without going through the budget with a fine-tooth comb, we're in the ballpark with your budget?

Ms. Webb: Yeah. We're in the ballpark. I held back on it, because now we're doing Music on the Patio this Summer to drive in business every Saturday night. Because before, what I was getting from people was that they couldn't remember if it was this Saturday night or next Saturday night.

Mr. Dale: It's better to keep it going.

Ms. Webb: Now I'm doing it every Saturday night.

Mr. Dale: And we seem to be getting some consistency.

Ms. Webb: Yeah. So, more people are coming, especially around 7:00 p.m., because they heard from the jazz guy that it was kind of slow from 6:00 p.m. to 7:00 p.m., but then at 7:00 p.m., people were outside and inside. So, that tells me that they know it's there. It's just too hot on that patio at 6:00 p.m.

Mr. Dale: Right.

Ms. Webb: Now were waiting until the sun is at a lower peak.

Mr. Dale: Well, are we good at \$95,000, because the Board asked you to start doing the weekly Music on the Patio. Is that going to fit in within that budget, do you think or is that something you want to get back with Jason to do a little number crunching?

Ms. Webb: Yeah. I'm going to have to get back with them, because there's stuff I did not do because of that.

Mr. Dale: Okay. Let's leave it at \$95,000 for now. You do your math on that. This is just the pre meeting and we're getting these issues identified. Then at the next meeting, we can further refine it and then when August rolls around, it's just, "*Yep, we know where we're at.*"

Ms. Yelvington: You can easily compare a Saturday with Music to a Saturday without music and compare the revenue.

Ms. Webb: Especially in the Summer, when it was noticeable that it was bringing in more people.

Ms. Yelvington: Right.

Ms. Webb: So that increased revenue should more than cover whatever that additional cost is.

Mr. Dale: Yes.

Ms. Webb: I don't have a place on my budget for that. Like the promotional for Hook & Eagle, I had \$6,000. It might be a little bit more, because on an average, I try to get \$150,000, but if they're bringing a good crowd, I will get \$200,000.

Mr. Dale: Right. But where we're at right now is \$95,000. Let's do a little number crunching, to see if that needs to be bumped a little. We can do that outside of the meeting, get with Jason and we'll get that where we need it to be. Are there any other budget issues that anyone wants to bring up?

Ms. Yelvington: None from me.

Mr. Dale: Jim, are you good?

Mr. Moller: I sent Alex some changes. I thought *Season Advanced Fees* were a little too high compared to what we have been at. So, she brought that down from \$150,000 to \$130,000.

Mr. Macheras: Can I just stop you again? What page are you on?

Mr. Showe: Page 12, of the Golf Course Budget.

Mr. Moller: As of the March numbers, she had \$150,000 for *Season Advance/Trail Fees* and I asked her to reduce that to \$130,000, which was more in line with what we might hit. Same thing, for what we used to call *Associate Membership*, which is now *Loyalty Program*.

Mr. Dale: Thank you. That was on my list.

Mr. Moller: We dropped that from \$42,000 to \$30,000. Then I just had to increase *Golf Lessons* slightly. The only other change is I added \$1,500 to the pro shop uniform line item, for shirts for the staff. For golf course maintenance, under *Janitorial Services*, we purchased a commercial walk behind floor cleaner, we did a test run and it was light years above what Jani-King was doing. So, I canceled the restaurant portion of the Jani-King contract and they are just doing the restrooms. We purchased two color coded buckets for the restaurant. Jamie got with his staff. Basically, the kitchen staff, at the end of the night, can just do a quick mop and clean up in the front and back and Pete will do a deep clean of the floors every once a week.

Mr. Dale: How are we with the rugs?

Mr. Moller: We had the long runner that I had ordered before. It was just in the wrong spot, so we put it coming out of the kitchen.

Mr. Dale: Okay.

Mr. Moller: But I still want to replace the rug by the front doors, get rid of the rubber mat and have more of a carpet.

Mr. Dale: Right. Good.

Mr. Moller: Those are really the changes that I requested for the Golf Course Budget.

Mr. Macheras: I know we talked about it before. I thought for sure one time I looked up what everybody else does for season passes and most of them now say, "*Call.*" So, unless I looked at the wrong, like Duran up in Baytree, there was nothing. Rockledge had nothing. Suntree had nothing. The air force base, that's a little different. At Savannahs, if you pay \$50 a month, you get 20% off. I know we've talked about it before and I think you and Dave, I could be wrong, looked at if we expanded the memberships to the weekend. I think you had mentioned at the last meeting something I wasn't aware of, as far as selling the memberships, so we could get that intake of money soon.

Mr. Moller: Yeah.

Mr. Macheras: I think there was a purpose behind doing it at that time.

Mr. Moller: Correct. That's what most daily fee clubs do.

Mr. Macheras: Right. Two things battle in my mind, looking at whether we want to do weekend memberships. Then we also hear from residents that we're not making any money, but then we show them that we are. So, we can't talk out of both sides of our mouth and say we want to make money, but we're not doing that. Maybe I'm wrong, but did you and Dave, look at having any memberships? I have a couple of ideas, if we thought about doing it. If we did, would it be something like after 12:00 p.m., you get a certain discount. I don't know. Did you toss that around?

Mr. Moller: Yes. We looked at a Summer membership and seven-day memberships. The problem that we kept running into, was to make it cost effective for us as an operation. The cost of the membership would be way too astronomical.

Mr. Macheras: It may be worth it to the other side.

Mr. Moller: Correct.



Mr. Macheras: I get that and I just want to make sure that people, when they listen to the audio for this meeting or read it in the minutes, that we are looking at that. But we get more questions or more misconceptions that we're not making money, until you show them the charts and then they see that we are making money. I think Rob brought that up before too, that we want to have a bigger fee during the busy times. Again, we want that for the entire community, not just for a certain group. The only thing that I might throw out there, that I think I mentioned last time, if you look at the budget, look at the expenses, fertilizer, all that stuff is going up and maybe we entertain not increasing or leaving the CDD fee alone. Maybe there are some things we can massage, but again I don't want to throw anything out there, as we want to do our due diligence to our community of keeping it solvent.

Mr. Moller: Yeah, actually, I did make some changes to the annual pass. We had some comments from some of our non-resident golfers that the price break between the two was way too far.

Mr. Macheras: Okay.

Mr. Moller: So basically, we figured with the CDD assessment of \$500, \$600, we lowered the price of the non-resident and just made it \$600 more than the CDD resident rate.

Mr. Macheras: Okay.

Mr. Dale: Bill, I also want to bring in to the discounts, because I know a lot of people tend to gloss over the discount thing. I don't mean on this Board. I'm talking about golfers that I've had discussions with. Keep in mind and I know it's completely in reverse, but on the weekends, we give a 40% discount precisely for that reason. So, what that translates to, you know, if you're talking an afternoon rate in season, you're somewhere around \$65.

Mr. Moller: Yeah. Peak season, mid-afternoon, for the general public, the rate is \$70.

Mr. Dale: So, you know, you're talking \$28 right off of that rate, which puts us right at around \$40 for a round of golf.

Mr. Macheras: Right.

Mr. Dale: Back when we started all of this rate discussion with everybody, a couple of years ago, one of the big things that I do, is backwards planning. You figure out where you need to be and you do everything to see what it takes to get us there.

Mr. Macheras: Right.

Mr. Dale: So, the backwards planning that we were trying to get to was, what should a round of golf cost, on average, over the course of a year. Keep in mind, this was a couple years ago, but at that time, it was like pulling teeth, but the answer that I ultimately wound up getting out of people, was \$35. Now, I've asked that of people at the golf course, when I do my little unofficial surveys and now I think people say, *"Well, \$40 is fair for a round of golf, on average, over the course of a year."* So, when we do that 40% discount on the CDD rate, it basically gets us to the \$40. The problem that we had in past years, before the turnover of the Board and everything, is a lot of the people that were doing the season passes, were playing golf 150 to 250 times a year. Then they were getting the family package on top of it and were golfing for an equivalent rate of \$11 to \$12 a round. You can't stay open for that. That's why this golf course never made money, until we took over. It's that, coupled with the very generous employee wealth program that they had, which cut the profitability. Those two things alone are what put us in the black. So, the reason why I bring that up, is you're in the same boat that I am, where you're getting the comments and you have to remind people of that 40% discount on the weekends. That's huge.

Mr. Macheras: I agree. Some of the things that I was looking at, was like when you go from the six-month membership to the 12-month membership, it should be twice as much, but it went up as much as 200%. I think what I figured, sitting down the other day, we only go up by 43%. That's because we know during the Summer, they're not going to golf as much. So, we put that in there too, if six months is \$2,500, well 12 months should be \$5,000. Well, we know people are not going to play golf when it's 95 degrees outside. So, instead of 200%, I figured it looked like we only went up 43%, which is not bad.

Mr. Dale: Right.

Mr. Macheras: You're right. We're tasked with keeping everything solvent and making money. I've gotten information from Jim in the past, as far as what people think he should be doing and I think we're way ahead of that average.

Mr. Dale: Right.

Mr. Macheras: As well as taking care of our residents and those that are in the CDD area, but we have to be fair to everybody.

Mr. Dale: Right.

Mr. Macheras: I've worked with companies where they did away with employee discount programs and you're ticked off, but in the bigger picture, it's either that or there's a closed sign on the door.

Mr. Dale: Yeah.

Mr. Macheras: So, I get that. I just want to make sure that the residents know we're having those conversations and we have reasons for what we're doing.

Mr. Dale: Right. Well, this is a great conversation to have for the minutes, because I know there are people that read them. Then the other component of it, is the season pass costs are still very reasonable.

Mr. Macheras: Yeah.

Mr. Dale: The reason why we're able to keep them down instead of the large numbers that Jim was talking about, is because of the money that we make on Friday, Saturday and Sunday, when we're charging the rack rate. That enables us to stay profitable and it enables us not to jack up the prices on the season passes. I get that they're four days now and everybody wants five days, but you know, there's a give and take.

Mr. Macheras: No, that's a good point. Like I said, I get it. You want it to be fair to everybody and sometimes that means one group or another might hurt a little bit more than another. But at the end of the day, when you look at the bar charts, hopefully we're heading in the right direction financially and still benefiting all of our residents and people that aren't residents up here that are coming in and spending that money too.

Mr. Dale: Well, and that's the main thing. Like you said, with the green's fees, the income, that's the barometer. Are we making more revenues? I get that the net revenues have been going down for the past year or so, but that's largely because expenses have just gone through the roof.

Mr. Macheras: Right.

Mr. Dale: But the way you know that the pass program that we're utilizing, is working, is the gross revenues every year have increased.

Mr. Macheras: Sure.

Mr. Dale: So, we're making more money every year.

Mr. Macheras: I have heard comments about Orlando and their \$100 course. I've played on those \$100 golf courses and most of them are a \$100, because they're in Orlando.

Mr. Dale: Right.

Mr. Macheras: I'll be honest with you; it has to do with the location.

Mr. Dale: Yeah.

Mr. Macheras: I played on a few of them and if that golf course was over here, it would cost \$50.

Mr. Dale: Right.

Mr. Macheras: Like Jim and I were talking, if our golf course was over there, we would be right up there with them, for the most part. When we talk about \$100 golf courses in certain areas, it's because of where they're at.

Mr. Dale: Right.

Mr. Macheras: I appreciate it. I think that's a good discussion to have so that the residents know that we're talking about it, looking at it and trying to fit that into what we're tasked to do overall.

Mr. Dale: Right. I thought that was very generous, in terms of what Jim and Dave came up, for the non-resident issue.

Mr. Moller: What you're looking at right now with the 7% increase to the passes, a CDD resident, would play 1.7 times a week. If you play 1.7 times a week, that's break even. A non-CDD resident plays 1.45 time.

Mr. Dale: Right.

Mr. Moller: So, basically, if you play twice a week, it's worth it.

Mr. Dale: Right.

Mr. Moller: Monday through Thursday. I think that's fair for both parties.

Mr. Dale: Under the old program, we had some of those people golfing five times a week.

Mr. Moller: Yeah. Just some other things that we changed with our daily rates, is just looking at other golf courses and the way their rate schedule goes, I felt ours was too compressed. We really didn't have a discount from the morning to the mid-afternoon to the afternoons and we really didn't have a break from a weekend versus a weekday. We kind of made some adjustments to try to increase our weekday rounds and our afternoon rounds, because the majority of our revenue is coming from our mornings.

Mr. Dale: Right.

Mr. Moller: Plain and simple. So, we're just trying to find ways to increase our afternoon revenue. So, we basically, came up with the mid-afternoon rate being 20% of the morning rate and then the late afternoon rate after 2:00 p.m., being 40% of the morning rate. Then we came up with a twilight rate during the summer months for unlimited golf after 4:00 p.m. We were having people playing at 9:00 p.m. after the pro shop closes and they just keep on going and the cart guys and the PAs are trying to police it.

Mr. Dale: Track them down.

Mr. Moller: It's money not spent well.

Mr. Dale: Right.

Mr. Moller: After 4:00 p.m., does it matter if you play six holes or 16 holes or 21 holes, when it's 98 degrees out?

Mr. Dale: Well, I have to say that I am very glad to have you on board now, because the numbers don't lie. What the other program that Jim came up with this year was the mid-season rate, from April 15<sup>th</sup> to May 1<sup>st</sup>. If you look at the May numbers, we were up \$50,000 for the month of May, because he designed the mid-season rate program. So, I'm leaning on him heavily. I like the ideas that you and Dave come up with.

Mr. Macheras: Well, you all have a financial background and are finding that happy spot between lowering a rate, but increasing participation enough where it's way up, versus being a lost leader and you have the same numbers? Well, that didn't help, so what we need to do, is consistently look at that and determine whether it's working or not. The weather is still fairly nice during that time of year, so that's good.

Mr. Dale: So, your ideas are working. We like them, Jim. All right, Jason?

Mr. Showe: Yes. If you guys want to review this budget over the next week or so, if you have any other questions, feel free to let us know. We expect that Jim and I and our accounting team will make some more tweaks to it and hopefully we will have something a little closer to final at your next workshop.

Mr. Dale: Okay.

## **B. Discussion of General Manager Compensation**

Mr. Showe: I have a statement from Jennifer to read:

*"All Board Members who were familiar with Jim's work, did a written performance review. These reviews were based on the job description in Jim's Employment Agreement. Each*

*Board member scored Jim on how well he performed each of his responsibilities and provided comments about his performance this past year. I compiled these reviews into a single performance review from the Board and discussed it with Jim on May 10<sup>th</sup>. I translated each of those ratings into a score and Jim's average score is a 3.4 out of 4, with 3 being satisfactory and 4 being excellent. This means Jim's overall performance exceeds our expectations. When Jim took over the General Manager position, he also kept his responsibilities as the Director of Agronomy. This saved us tens of thousands of dollars versus having two separate positions. In addition, Jim has also taken over running the restaurant, which used to be managed by a contractor. So, Jim has significantly more responsibilities than our prior General Manager. When Jim was promoted to General Manager a year ago, the salary for that position was set based on our budget. The General Manager position has not had an increase in salary for three years. All CDD staff have received pay increases for good performance to offset inflation and/or because the State of Florida has raised the minimum wage. Because Jim's performance has exceeded our expectations and he has taken on multiple additional responsibilities and has improved all of these functions and the General Manager has not had a pay increase in three years, I propose that we increase his salary from \$110,000 to one \$120,200. This equates to a 3% year over year increase for the past three years and would be retroactive one year to the date after his employment agreement."*

Mr. Dale: This is exactly what we talked about in the workshop. At this time, I don't know if anybody wants to make any motions here and then we can discuss it if we need to.

Mr. Macheras MOVED to increase the General Manager's compensation from \$110,000 to \$120,200 and Ms. Yelvington seconded the motion.
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Mr. Dale: Alright. At this time, I know we had a lengthy discussion about this at the workshop, would anybody like to add anything or put anything into the minutes?

Mr. Macheras: Well, I think one thing that was brought up, was as Jen said, a lot of the increases were just because we had to. But then when you look back at that position, he hasn't had an increase in three years and the added responsibilities and accountability that Jim has, to me, is a no brainer, as it far outreaches that. So, I think, again, for people that are listening, hopefully, we'll continue to have reasons behind what we do. And I think those two speak volumes for what he does and what he deserves.

Mr. Dale: Right.

Ms. Yelvington: Also, I'll say for those listening, if he weren't serving in these multiple roles, we would potentially be outlaying approximately \$200,000 to employ a separate person. So, I think it's more than fair.

Mr. Dale: Yeah. He wears a lot of different hats. I'm going to be blunt, during the course of the week, I was putting thought into whether or not we should even have a discussion about getting some kind of key man and coverage on him, because we would be in a world of hurt if he were hit by a bus. I'm just saying, but I'm going to be optimistic. We appreciate you and we appreciate all of the hard work that you put into this Gym. We know that you wear multiple hats. As Denise and Bill just said, a 3% increase per year for three years, is nominal and as Denise said, we would be talking many tens of thousands of dollars to replace him and just put somebody in for the different positions at the level that you're at. So, we appreciate you.

Mr. Moller: Thank you.

On VOICE VOTE with all in favor increasing the General Manager's compensation from \$110,000 to \$120,200 was approved.
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**C. Presentation of Fiscal Year 2023 Financial Audit Report**

Mr. Showe: Next we have your Fiscal Year 2023 audit. There is a lot of detail within that report and I typically direct folks to just the last page of that audit, which is the Report to Management. This report is what the auditor is statutorily required to audit. The Florida Statutes tells them exactly what things they are required to audit. We will note that there are no current year findings and no prior year findings. We do not meet any of the financial condition items, which is a good thing. You don't want to meet those. That means you don't pay your bills or you don't have enough revenue. For all intents and purposes, this is a clean audit and we're in good shape, as there are no items for the auditor to highlight. So, unless you have any specific questions or additional comments, we would like for the Board to make a motion to accept the audit, so we could provide it to the State for compliance, as it is due by July 1<sup>st</sup>.

Mr. Macheras MOVED to approve the Financial Audit Report for Fiscal Year 2023 and Mr. Rysztocki seconded the motion.
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Mr. Dale: Denise, do you have any questions on the audit? I'm leaning on you on this one.

Ms. Yelvington: The audit was performed by Certified Public Accountants and there are many regulations that are involved in an audit, so it has my blessing.

Mr. Dale: Nice.

Mr. Macheras: Is this an annual audit? Is this for last year?

Mr. Showe: Yes. These are required to be done annually and once they're completed; we post them on the website.

Mr. Macheras: Gotcha.

On VOICE VOTE with all in favor the Financial Audit Report for Fiscal Year 2023 was approved.

**SIXTH ORDER OF BUSINESS**

**Old Business**

**A. Action Items List**

Mr. Showe: I can quickly go through the Action Items List. On the driving range parking, it started out as a little contentious, but I think we got to a good point on the parking lot. So, at this stage and after some discussions with the HOA, it seems that there are no regulations on street parking in a section there. So, instead of building a parking lot, we will mark some areas that the HOA and us agreed to as, *"If You Would Like to Use this Facility, Please Park on the Street, but Park Here"* and then we will tie those times to the same street parking that's allowed on the streets currently.

Mr. Dale: We will have a Memorandum of Understanding between the two entities.

Mr. Showe: We can do that. I think we'll try to do that a little more and less formal. I know that the HOA was trying to make sure that parking was allowed or there were not going to be any issues.

Mr. Dale: I think you are correct; however, you're talking to the geek, that actually at one point in time, read the County Statutes. I do recall that the Golf Course Association is one of the only associations that is specifically mentioned in the County Statutes.

Mr. Showe: Okay.

Mr. Dale: So, if you would, just double check on that one. I believe what it was for, was overnight parking.



Mr. Showe: Right. There is signage close to where we're looking, that already reflects that parking is allowed on the street during the day. So, we just intend to mirror that policy and the signage that's already there. Again, we don't want to get into parking spots on the road.

Mr. Dale: Right. No, just between a couple signs.

Mr. Showe: Just put a couple signs.

Mr. Dale: There is enough room.

Mr. Showe: It will accommodate a couple of cars. We don't think more than three cars.

Mr. Dale: Three cars a week are using it, if that.

Mr. Showe: Also, it's a good sample. What told them, is if for some reason, it becomes a problem and a massive traffic issue, then we would come back and look at it.

Mr. Dale: Yes, but I do not anticipate that.

Mr. Moller: We have no intentions of holding festivals or large events, down at the back side of the driving range.

Mr. Showe: Correct.

Mr. Dale: My Lord Almighty. Here's the irony of all of this, just for history and institutional knowledge of the Board, this is exactly the same program that our former Golf Course Manager brought to that HOA Board a year and a half ago. So, I am glad that they have seen the light, but I will admit it is frustrating that it took us a year and a half and a lot of people having to go through a lot of turmoil, just to get back to where we started. But I'm glad that they're finally seeing light on it.

Mr. Showe: I think we're there.

Mr. Dale: I'm appreciative of that.

Mr. Macheras: I want to just piggyback, because we all have signs in our neighborhood, stating that parking on the street is prohibited between 12:00 a.m. and 7:00 a.m., which is a County Ordinance. It has nothing to do with VECA or the CDD.

Mr. Showe: Right.

Mr. Macheras: I have already seen people posting on social media, "*Hey, we can park our work trucks in our driveways,*" but, we talked about parking on the streets, and I read that and I think we agree. It says unless there's some type of restriction or Statute.

Mr. Dale: Local Ordinance.

Mr. Macheras: Which we do have.

Mr. Dale: Right.

Mr. Macheras: So, there is still allowed to be parking at night on the streets in our neighborhoods and if so, you could be ticketed. So, that has not changed.

Mr. Dale: Right. Now, this does lead to the obvious concern that I have with our irrigation system. That's the part that I would like an understanding of, because I don't want to come back 10 years from now and have a future Board dealing with, *"Well, your irrigation system is on our property."*

Mr. Showe: Yeah. Let me do some poking around. That may be something where I need to reach out to counsel first and just see what their position is on this, because that's going to be critical?.

Mr. Dale: Yes. I don't mind leaving it there, as long as we have something that says we can use it.

Mr. Showe: From a rational perspective, I equate it similar to power lines or other utilities. I mean, those things run under private property all of the time.

Mr. Dale: Right.

Mr. Showe: But that doesn't give them the right to dig below and cut. You can't cut your neighbor's water off because the water line runs under your house.

Mr. Dale: Right.

Mr. Showe: I equate it similar to that but let me find out from counsel.

Mr. Dale: The only reason I bring that up, is it sounds like comments were made at that meeting.

Mr. Showe: There might have been.

Mr. Dale: Specifically, about our irrigation system being on their property.

Mr. Showe: I think we have some other routes that we can look at.

Mr. Dale: Okay.

Mr. Showe: We're going to take some photos.

Mr. Dale: Yeah, because we talked about other alternatives.

Mr. Macheras: Just a quick question. We just want to make sure if something happens, that everybody knows, we need to go in there and fix it.

Mr. Dale: Yes.

Mr. Macheras: Evacuate it. That's all we're asking, just in case somebody comes in, because I think AT&T might be coming around now.

Mr. Dale: Yeah, there are other issues.

Mr. Macheras: I'm just saying, we're going to put it back. So that's all we want.

Mr. Showe: We would certainly have a duty if we damage somebody else's property.

Mr. Macheras: We're going to fix it.

Mr. Showe: It would be repaired to their satisfaction.

Mr. Macheras: Correct. That's all we're looking at.

Mr. Dale: We are willing to put any of that in writing.

Mr. Showe: Absolutely.

M. Dale: Whatever we need to do. I just don't want somebody going out and digging up our irrigation system.

Mr. Macheras: We can't dig up the grass or something, because they don't think we're allowed to.

Mr. Dale: Right.

Mr. Showe: The next action item that we have, is the Water Management District. They finally responded to me. They are expecting to come to your August workshop.

Mr. Dale: I did see that.

Mr. Showe: Just to review the issues. I have explained to them what the District's concerns are, so hopefully they're prepared with those items specifically. What I didn't want them to do, is to come here and explain to you why it's such a good idea for them to withdraw from the pond, because that's not this Board's concern. This Board's concern, is how does this impact the ability for us to manage the waterway for the entirety of the District and under our permit?

Mr. Dale: Well, ever since we had our initial discussions on this, I don't know if anyone had taken a look at the lake where we draw our golf course irrigation water from, but it's all beach.

Mr. Macheras: It's the worst that I've ever seen.

Mr. Dale: I'm worried if we get a really bad drought, worse than what we've have this year, we're not going to have enough water to water the golf course.

Mr. Showe: I did let them know, again, that no one has permission to withdraw from our lake without permission, as they are accessing private property. I reiterated that to the meeting we had with the HOA.

Mr. Dale: Good. It will take a really, really good explanation to win my vote on that one.

Mr. Showe: Then the only other item, I think that Michelle and Jim are still working on the park improvements.

Mr. Moller: The music one.

Mr. Dale: Yes. Actually, I think you started moving forward on some of that this week.

Mr. Moller: I started and stopped again. I got busy with other things.

Mr. Dale: That's alright. But it's on your list. I know that you talked about it.

Ms. Webb: I wasn't sure if the funding was there.

Mr. Dale: Yes. We have \$50,000 allocated for that park. The tentative game plan right now, based on past discussions, is signage. We let VECA post their meetings, assuming the Board approves that. It would be on the table. Running electric is going to be a component of that and then whatever's left over, is for musical instruments. That's what we've discussed in the past few meetings.

Mr. Macheras: Right.

Mr. Dale: So, that is the last of the Action Items List.

## **SEVENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. General Manager's Report**

Mr. Showe: Let's move onto the General Manager's Report.

Mr. Moller: Alright. A couple of meetings ago, after the newsletter was discussed, we talked about a homeowner reaching out about the littoral shelf plantings. We got in touch with a nursery. It would be about \$260 to actually do the plantings behind the homeowner's house, which I think is perfect. So, we are on their list. They are busy right now, so in the next couple of weeks, we should have that shelf planted. Fountain info...

Mr. Dale: I can't believe your fellow Board member didn't tell you this. I texted her about a month ago and told her.

Resident (Mary Ann Ferrara, 6840 Raccoon Court): Which Board member?

Mr. Dale: The one that the last name starts the same as mine, Colleen.

Resident (Mary Ann Ferrara, 6840 Raccoon Court): She didn't tell me.

Mr. Moller: Anyway, right now the only holdup is with Florida, Power & Light (FPL), to open a new account for the meter. I played phone tag with them and went to their online project portal. I also did an application for a new project. It's still pending approval. So, that's the only thing we're waiting on. We have the electrician ready to go. We got the transformer designated that we're going to pull the power from. All we need to do is open the account so we can install the meter and away we go.

Mr. Dale: We're going to be able to change the color on it, too.

Resident (Mary Ann Ferrara, 6840 Raccoon Court): If we need more money for that, just let me know.

Mr. Moller: So, here's the thing. I couldn't get the Bellagio, just because of power restrictions. We could only get a one phase motor. We weren't big enough for a three phase, because there wasn't enough power in that area to pull from. So, we just had to go with a three-tiered, normal flowing fountain with LED colored lights.

Mr. Dale: So, we're not going to be able to shoot the water palette.

Resident (Mary Ann Ferrara, 6840 Raccoon Court): We're going to be able to change the colors for the seasons.

Mr. Moller: Yeah.

Resident (Mary Ann Ferrara, 6840 Raccoon Court): Because I passed it and said, "*Oh what a beautiful fountain.*" Everyone's looking at me like I'm nuts.

Mr. Showe: Its coming.

Mr. Dale: We were so excited to give you that news.

Resident (Mary Ann Ferrara, 6840 Raccoon Court): Did I look excited?

Mr. Moller: As soon as I said, "*Fountain,*" you're eyes got big.

Mr. Macheras: Like a meercat.

Mr. Moller: Next is golf course maintenance. For most part, its business as usual. We finished up the aerification at the beginning of the month. That was a success. We're getting ready to do our July verification in two weeks. It would pretty much be the same process. We use that same machine on greens and tees. We'll finish up aerifying and pulling plugs on the fairways. Because we got quite a bit done last time, after that, we're going to aerify some of the walkups from tees and greens, compaction areas, weak areas with our big aerifier. This past Tuesday, we had a Toro Irrigation seminar for some key staff, which was way better than I

thought it was going to be. We had some educational credits from our irrigation system installation. The problem that I saw with that, was trying to send Don or Wes to either Sarasota for a three-day seminar or Pompano Beach. For an extra \$500, I had the guy fly here and tied it in with a course in Jupiter. So, we split the airfare.

Mr. Dale: He got a free trip to Florida.

Mr. Moller: Yeah. He downloaded our irrigation program and Wes, Justin, Don and I, sat in the break room and went through it, top to bottom. It was real informative. The guys learned a lot. This late Fall, early Winter, they're releasing a new Lynx software and we got a sneak preview of it. We'll be one of the first golf courses to run this new program. Basically, the power of our central will be now on our phones and tablets. So, if Don's in the field and he has to change a head decoder, now he changes the decoder out, gets the SKU number, takes it to the office, punches it into central, so that central can now talk to that head. He can do it all from his phone. Just the power of the system as it grows, is crazy. Yes, that was very good. Financials, as of yesterday, golf revenue is sitting at \$120,000. I did see a little discrepancy on my spreadsheet from last year. I had a total month of \$121,000 and I think on last year's financials, we were at \$112,000. So, we're either \$12,000 or \$20,000 ahead of last year, depending on which financials we look at. I'm anticipating us finishing June with the upcoming weekend, around \$140,000.

Mr. Dale: So, about \$20,000 ahead.

Mr. Moller: If we go off of my spreadsheet, but if we go off of last year's financials, we will be \$30,000 ahead. Same thing for *Food & Beverage*. As a yesterday, it was at \$64,000 and last year, it finished at \$64,000. So, starting today, anything you make from now until Sunday, is above and beyond what we did last June. So, I'm anticipating, using their average weekend numbers, the restaurant should finish around \$77,000.

Mr. Macheras: Can I ask you a question? I don't need to know the answer now, but I'm just curious. I know we do it by day. Do, do they look at the sales by hour?

Mr. Dale: He can.

Mr. Macheras: I'm just curious, are we seeing a bump in the morning from the golfers and then a bump in the afternoon?

Mr. Moller: It varies day by day. Tuesday is normally just a kind of blah day and there's a little bump. Tuesday's lunch was phenomenal. They did a \$1,500 lunch. Normally they do \$600.

Mr. Macheras: Were there people coming in to eat, not just golfers?

Mr. Moller: It was a little bit of both.

Mr. Macheras: Okay.

Mr. Dale: That's what is starting to happen.

Mr. Moller: Yeah.

Mr. Macheras: Very cool. I'm just curious about that. That's good.

Mr. Moller: Yeah. So, with the *Toast* POS System, I can break it down hourly or daily. It just depends on how I want the data to appear.

Mr. Macheras: Right.

Mr. Dale: The one constant that we have seen, whether it be the day of the week or whatever, the mornings, the whole breakfast thing, the numbers before 11:00 a.m., just aren't there.

Mr. Macheras: I know Jamie put out sandwiches and certain things.

Mr. Dale: Right on Thursday through Sunday.

Mr. Macheras: Like I said, all we can do is make it available and communicate it's there and that's it.

Mr. Dale: Right.

Ms. Yelvington: How often does *Toast* get reconciled to what is going into the bank? Is there a reconciliation between the point of sale and what's getting deposited and how often does that happen?

Mr. Moller: That should be daily with Lacey. She will take yesterday's sales, grab the deposit from the safe and it gets bounced around. The other thing, it's lease time for our beverage cart. Our beverage cart lease expires this September. So, I have a quote for a new beverage cart.

Mr. Dale: We certainly need one because the old one looks like heck.

Mr. Moller: It's a little dented. With the advancement in lithium batteries, I think we should go with a lithium cart. It's got the larger lithium battery. Basically, it can run pretty much all day long. It would come with a charger. So, when the beverage cart tenant comes in to restock, they can plug it in for a couple minutes and they can gain a couple of more hours on it. The difference in our lease price, with our lead acid and lithium, is \$137 per month. To me, that's not bad with interest rates and everything else going on.

Mr. Dale: Right. How many years in the lease?

Mr. Moller: It is a four-year lease and five-year battery warranty. Do I need approval on that?

Mr. Dale: No.

Mr. Moller: Other than that, golf ops, I don't think junior golf has gotten back to us on an April/May date, but the last communication email between David and them, was pretty receptive with that timeframe. So, we should be fine with late April or early May.

Mr. Dale: Okay.

Mr. Moller: So, we don't have to worry about that in April.

Mr. Dale: Right. Just for the minutes, we were looking at essentially a \$20,000 to \$30,000 disparity, between what we normally make on those weekends. We do \$50,000 in season on a weekend and they were only going to give us \$10,000. It's kind of a big chunk.

Mr. Moller: Yeah. I talked to some reps at other golf courses that have hosted this. I think, last year, Annika was there with her kids. So, there's some star power coming.

Mr. Macheras: Do they have their own marketing?

Mr. Moller: Yes. They will have their own PR and Marketing Department that can work with Michelle.

Mr. Dale: Are we going to be able to sell sponsorships and things like that?

Mr. Moller: I haven't got an answer on it yet.

Mr. Dale: Okay. If we can make money on our end.

Mr. Moller: Yeah. I would think, because when Duran had it, I think Moon Golf was the title sponsor. I'm going to say yes, but we'll get a definitive answer. There was a kids camp on June 10<sup>th</sup>. That actually was a big success. Most of the kids re-signed up. The next one is scheduled for July 15<sup>th</sup> through the 19<sup>th</sup>. With the feedback that we've been getting, this will definitely grow over time. I know their feelings on it being more of a clinic. They don't really want to get more than a 4:1 ratio, just so they can give that one-on-one instruction. As we get into the upcoming school year, we'll look at having one at Thanksgiving and winter breaks and things like that. The guys have been going through the CDD resident validation. The feedback that I received, was everyone's pretty receptive to it and no one questioned it. I think a lot of people are happy that we're doing this. So, people aren't getting a free ride on their dime.

Mr. Dale: Right. For anyone reading the minutes, it's basically verifying CDD residency.



Mr. Moller: Yeah. So basically, you come to the pro shop, say you're a CDD resident, show proof of residency and you're good for two years. After those two years, it will just basically be like any kid registering for school. They just have to pre-register. We already talked about the restaurant and Jani-King. So far, for the improvements, Pete hung the window shades on the western side. They're really nice looking. We had to make some finer alterations, because of the TV and the way it sat. I think we might get a dual benefit out of it, as it might absorb some sound and definitely shade the afternoon sun.

Mr. Dale: But we're able to raise it?

Mr. Moller: Yeah, it just has like a little crank.

Mr. Dale: Good.

Mr. Moller: It rolls up, rolls down really easy. It's very similar to what's hanging right there. It's just a little bit darker brown.

Mr. Dale: Nice.

Mr. Moller: More of a khaki than grayish. Then some of the other projects, we're starting to get the logistics on those done. I know I talked last time about a walk-in cooler. I spoke with Jamie and he would prefer a cooler freezer combo. The vendor that I was looking at for the freezer, they don't have an outdoor version of that. I can get an outdoor cooler. I can get an outdoor freezer, but I can't get an outdoor combo. So, we called Nathan, our A/C guy and he got us a quote, but because of the extra insulation and different weather shieldings for outdoor units, it's a lot more than the \$30,000 I was hoping for. It's \$37,000 just for unit. Now with this, we also have the option to not only off sell the old freezers, but some of the old coolers that are outside too. So, we've doubled the refrigerants that we can re-sell, but we also increased the cost by at least probably \$12,000 to \$15,000.

Mr. Dale: So, it was \$30,000?

Mr. Moller: \$30,000, for an outside freezer.

Mr. Dale: Right, but you're saying \$37,000.

Mr. Moller: That doesn't include your power hookup and your installation. \$37,000 is just for the unit.

Mr. Dale: Gotcha. What about the existing unit that we have out there?

Mr. Moller: What we would like to do with the existing unit, is to keep beer in it. Now we can get rid of that she-shed out back. All of the beer being stored in there, can be stored in

there alongside the kegs. So, the old cooler can be the beer cooler and then in that slot, where that she-shed is, will be the cooler and freezer. It's basically 6 feet deep and 12 feet long.

Mr. Dale: Is the existing cooler an outdoor cooler?

Mr. Moller: We had the same question. I think it is for it to last this long. We've also had some other options from our experts. What if we were to buy an indoor unit, like where some of the mobile homes treat the roofs with a rubber coating? Why couldn't we use something like that? I don't know if there's permitting. If we try to permit, could we actually put an indoor cooler out there?

Mr. Dale: Right.

Mr. Moller: So, there's still a lot more questions to be asked in this process, but that's where I'm at, as of today.

Mr. Dale: Well, I think it was Denise that said during the workshop, one spoilage and there goes \$10,000 of food.

Mr. Moller: Yeah. Honestly, a lot of this kind of helps solve some of our storage issues. Once we have the roll down door installed next month and we move the liquor into there, that whole back area becomes open for dry storage. We declutter that back area where everything is in that she-shed and now everything is in coolers.

Ms. Yelvington: It would help with inventory management too.

Mr. Moller: Yes.

Mr. Macheras: When you say, \$37,000, would we look at getting two separate units?

Mr. Moller: No. The \$37,000 was from Nathan. It's basically one 6x12 box.

Mr. Macheras: Okay.

Mr. Moller: It just has a wall inside of it and two doors.

Mr. Macheras: Okay.

Mr. Moller: It's a uni-box, because of the layout. Sometimes you can get pass throughs, where you actually walk in one door and the front section is the cooler and then you walk through another section to the back part of the freezer, but you can't really do that when it's side by side, if that makes sense.

Mr. Macheras: Yeah. You just said something about where the combo wasn't available, so I got a little confused.

Mr. Moller: That was the first vendor that I looked at, so I could buy an outdoor freezer or an outdoor cooler.

Mr. Macheras: Okay.

Mr. Moller: But when you went to another webpage, where they had their single units, there were only indoor units. They didn't offer an outdoor unit, which made no sense to me.

Mr. Macheras: I understand. So, this would be an outdoor unit that an Electrician is going to install.

Mr. Dale: Yeah. Is this one bigger?

Mr. Moller: Than our current one?

Mr. Dale: No, than what we had before, because it's designated exterior. Is there more square footage space than the interior one?

Mr. Moller: No. It's about the same.

Mr. Dale: Apples-to-apples.

Mr. Moller: It's basically just the insulation, weather coating, things like that.

Mr. Rysztogi: I don't want to use a piece of equipment that's designed for indoor use and use it outdoor for warranty reasons, for multiple safety reasons. If we're using an outdoor unit, I want it designed for outdoor use or an indoor unit for indoor use and not put an indoor unit outside. I'm not in favor of that.

Mr. Moller: I agree as well. That's just some of the things that we were talking about. I just don't think it would go through permitting.

Mr. Macheras: Rob, did you say we can approve an extra \$7,000?

Mr. Dale: We are able to use the remainder of the bond money that we have for the restaurant. I think there's a few thousand left for that, which helps offset the cost. We're also able to, if I'm understanding you correctly, we'd be able to sell an additional refrigerant unit.

Mr. Moller: A couple of different refrigerators that are outside.

Mr. Dale: So, we have refrigerators that we purchased that we would be able to sell and apply that to help offset the cost, but it gets us more space, too.

Mr. Macheras: Well, I think it would provide efficiency and like Denise said, a little bit more inventory ease, because inventory isn't the funniest thing do sometimes, but the easier it is to do, the more it will happen. So, I think when you put those two things together, from what we discussed at our workshop a month or two ago, I think it's well worth it.

Mr. Dale: Well, then the redundancy issue, the biggest is, if something happens, we're able to transfer the food over to the other one.

Mr. Macheras: It clears out the seating space, because if we get rid of that one, we can put some more seating out there. So, to me, it's a minimal charge for what we're going to benefit from.

Ms. Yelvington: What's the estimate with everything included?

Mr. Moller: I didn't get a total estimate, but like I said, the box itself is \$37,000 and then we were estimating probably another \$5,000 for electrician hookup, installation, things like that. So, I'm thinking worst case, probably \$42,000 to \$45,000.

Ms. Yelvington: What do you think we could bring in by selling the existing units? Do we have any estimate of that?

Mr. Moller: We could probably get \$5,000 to \$10,000.

Mr. Dale: I bet we could get more than that. We bought the two refrigerant units from Yellow Dog for \$5,000 and they were used. Those were \$10,000 units. He wanted to charge \$10,000 and he was very gracious and worked with us on it.

Mr. Moller: Yeah. I can probably get \$10,000.

Mr. Dale: I bet, for all of this stuff, I would guess around \$10,000.

Ms. Yelvington: Okay.

Mr. Moller: I'm still going to get some more information and I'll provide it at the workshop.

Mr. Dale: So, we're effectively only dipping into savings. What did we say we have in bond funds, Jason?

Mr. Showe: I think there's about \$65,000.

Mr. Dale: Let's call it \$15,000 that we'd be offsetting, so we're talking about \$30,000 that we're effectively taking out of. This is the first time we'll be dipping into the reserves.

Mr. Moller: Yeah, \$30,000, but if we sell \$10,000 worth of refrigerant, then it's only \$20,000.

Mr. Dale: But like Denise said, it just takes one spoilage.

Ms. Yelvington: And not even just the spoilage, but the lost sales.

Mr. Dale: The lost sales, yeah. Then we see what's going on with the restaurant. We're having many frequent \$80,000 plus months now. Well, if you have \$80,000 months across the

Board, all of a sudden you're a \$1 million restaurant. That's kind of where we're at and that's a lot of volume. So, do we need to approve up to a certain amount, Jason, to empower Jim during the course of the month?

Mr. Moller: I would wait until I get more definitive numbers.

Mr. Dale: Okay.

Mr. Showe: You can as a Board, approve a not-to-exceed amount.

Mr. Dale: If you need to come back for more, then come back for more, but I suggested that we approve a not-to-exceed \$45,000. We can take the vote and then you're set.

Mr. Macheras: I'm good with approving \$45,000 for the purchase of a cooler/freezer and any electrical work that needed to be done, per Jim's continued research. If it's over that, then he needs to come back to the board.

Mr. Macheras MOVED to approve the General Manager purchasing a freezer/ in the amount of \$45,000, including any electrical work, subject to Mr. Moller doing additional research and Mr. Rysztogi seconded the motion.

Mr. Dale: Is there any discussion?

Mr. Macheras: With the parameter, like Ron said, that it's an outdoor unit.

Mr. Moller: Absolutely.

On VOICE VOTE with all in favor approving the General Manager purchasing an outdoor freezer in the amount of \$45,000, including any electrical work, subject to Mr. Moller doing additional research was approved.

Mr. Moller: The last two things, I know we talked about service dogs and things like that. We did get stickers saying that no pets other than service dogs are welcome, that we would stick on the entrances to the restaurant doors.

Mr. Dale: I believe our social media coordinators, generous and quick, respectful response to the message, was well received. So, thank you, Michelle.

Mr. Moller: The last thing that I have, is I gave everybody a packet. I just looked at Charles Schwab's small business IRSs. I have a personal one, but I don't really know about small

businesses. It seemed pretty much straightforward with zero fees. Really, the only parameters for employees, is they had to make at least \$5,000 in the fiscal year. The only other option that I saw, was whether we want to do matching contributions or non-elective. So, if an employee puts in 3%, we match 3%. If they put in 5%, we put in 3%. If they put in 1.5%, we put in 1.5%.

Mr. Dale: We just put in a certain amount.

Mr. Moller: Whether they contribute or not, we put in either 1%, 2% or 3%. I like the matching, personally.

Mr. Dale: I don't want to steal any CPA thunder or anything, but as a Financial Advisor, with the simple plans that I've recommended in the past, I've always recommended a matching plan.

Mr. Showe: That's pretty much industry standard. I mean, even the FRS, which used to be no match from employees, has changed to the employees have to contribute something.

Mr. Dale: Right. Yeah, you've got to have some skin in the game. The other thing that you'll probably find in there, is the Vesting Schedule. We're going to have to make some determinations on that.

Mr. Showe: Yeah.

Mr. Dale: My recommendation would be, having up to three years where you can stagger it.

Mr. Showe: 100% immediately invested of all simple IRA contributions.

Mr. Dale: Okay.

Mr. Showe: To solve that, if that's the case, you would just make it so that you have to be employed for six months or a certain amount of time.

Mr. Dale: Right. You generally want at least a year.

Mr. Showe: Yeah.

Mr. Macheras: So, are you talking about a year before they can join?

Mr. Dale: No.

Mr. Macheras: Or if they leave before they can take the matching money with them?

Mr. Dale: No, I was not talking about that, but you do bring up a great point, because that's the other component of it.

Mr. Macheras: That's the thing that I would be more concerned about.

Mr. Dale: You can do it immediately or you can have a 90 day wait period.

Ms. Yelvington: Where did you see the Vesting Schedule?

Mr. Showe: On Page 5. It says, *“When are Simple IRA Contributions Vested? All employees are immediately 100% vested.”*

Mr. Dale: I don't know if this technically, is a simple plan. I haven't looked at any of this.

Mr. Moller: It's a simple IRA.

Mr. Dale: But as I will freely admit, it's been a while since I've done one for a company. So, my preference would be to have a year vest on there. All the vest does, is you have to stick around as an employee. You can contribute.

Mr. Showe: Right.

Mr. Dale: But if you leave in six months, the only thing you get are the contributions that you make, not that we make.

Mr. Macheras: Right. That's my concern, because I've had companies require 90 days or six months. I don't mind the idea of sooner better, because I think that's a bigger bite for the employee, but I'm like you, if you leave, you're not taking my money with you.

Mr. Dale: Exactly.

Mr. Macheras: That's only my thing. I like the idea of, *“Hey, I can go ahead and start doing it now.”*

Mr. Moller: I think the eligibility should basically be benefits after 90 days.

Mr. Macheras: Right. I agree with that.

Ms. Yelvington: So, there's no distinction between full-time and part-time employees?

Mr. Moller: Not according to this. It's basically, if they make \$5,000 in the upcoming year or \$5,000 in combination of the two years prior.

Ms. Yelvington: Is this for every employee, restaurant and golf course?

Mr. Moller: If there's only a \$5,000 limit, I'd say make it available for everybody.

Ms. Yelvington: Do we have people under the age of 18 that are employed, because they seem to be excluded?

Mr. Moller: Yes.

Ms. Yelvington: How many of those do we have?

Mr. Moller: We have a few dishwashers and I have one kid in maintenance. I think he's 17.

Ms. Yelvington: Is it customary for restaurants to include a match on a simple plan?

Mr. Dale: Technically, they're all District employees. I see what you're saying, but it's not a separate entity.

Ms. Yelvington: Yeah. There would be no way to exclude anyone, because it would be discriminatory if you left out a group.

Mr. Dale: Yes.

Ms. Yelvington: Interesting.

Mr. Macheras: I guess the question, too, did we decide on matching, because at some point we have to figure that out, I guess?

Mr. Showe: We put 3% in the budget.

Mr. Macheras: Like 100% match up to 3%?

Mr. Showe: We put that we would contribute 3%. So, our cost would be 3% of salary.

Mr. Dale: I know that sounds small, but if they only put in 1% of their salary, then we're only going to match 1%.

Mr. Macheras: Yeah. That's still not bad, though. If they put in 3%, they're going to get double their money.

Mr. Dale: Yeah. The whole point is we want to hold on to quality employees.

Mr. Macheras: Right.

Mr. Macheras: Do we have to start this at the beginning of our fiscal year?

Mr. Showe: It starts on January 1<sup>st</sup>.

Mr. Dale: Yes, now that I think about it, because you have to get all of the documents.

Mr. Showe: They can establish a plan anytime between January 1<sup>st</sup> and October 1<sup>st</sup>, but they must operate the plan on a calendar year basis.

Mr. Dale: Right.

Mr. Macheras: Jim, have we had any employees that ask for this? I'm just curious.

Mr. Dale: A few of the full-time employees are asking. That's ultimately what's going to wind up happening. The part timers aren't going to participate. I'm just going from experience here. It's sad because it's free money for them.

Mr. Macheras: Yeah. You can still invest if you're part-time.

Mr. Dale: Right. The only concern that I have on this, is the vesting. It may be that this is just Schwab's plan, because I'm reading the paragraph. I agree with you. That's what it says.

Mr. Showe: Yeah.



Mr. Dale: But that is not all plans.

Mr. Showe: Correct.

Mr. Dale: It may be that we need to find a plan. Maybe E-trade, has something like that. Schwab may have a Vesting Schedule for one year. I don't think that's unreasonable. That's standard.

Ms. Yelvington: Was there a reason we were looking at simple IRAs versus 401(k)s for instance?

Mr. Moller: I think originally, we looked at 401(k)s, just the cost to manage the account, but it was more expensive than we thought, for who was going to actually be involved in it.

Mr. Macheras: Will they be taxed on this, because it's not a 401(k) or does it work the same way?

Ms. Yelvington: No, it will work the same way.

Mr. Macheras: Okay.

Ms. Yelvington: Yeah. Just lower contribution limits would be in a 401(k).

Mr. Macheras: Correct.

Ms. Yelvington: But I'd be surprised about how many people max it out.

Mr. Macheras: Yeah.

Mr. Dale: There's one other caveat and I don't think it's an issue for us, but I just have to look it up real quick. It's 100 employees, max, with a simple plan, but the TPA fees on 401(k)s, generally run anywhere from \$5,000 to \$10,000.

Mr. Showe: Yeah. I think that was the issue when we first started looking at those. The administration costs kind of made it a little burdensome.

Mr. Dale: Yeah.

Ms. Yelvington: Would it even be a 401(k) or would it be a 403(b)? I don't know the answer to that, because we're government. I don't know if the fees are different for 403(b)s than a 401(k).

Mr. Dale: We're special person purpose government, so I don't know. That's a good question. We do need to get that answer, as to whether or not we're a 403(b). I don't believe we would be. We could be a 457.

Ms. Yelvington: That's true. We could be.

Mr. Dale: I don't know.

Ms. Yelvington: But we should weigh all the pros and cons of each, I would think, before we settle on something.

Mr. Dale: Yeah.

Ms. Yelvington: I think this is probably the right choice, but I just want to make sure we looked at all of our options.

Mr. Dale: Yeah, lets dot our I's and cross our t's. We don't want to get into trouble from a regulatory standpoint on that end.

Mr. Showe: A 457 seems like it could work. 403(b)s are pretty much tied to schools and charities, but a 457, might be State or local or tax-exempt organizations.

Mr. Dale: Yeah. There's a good chance we are a 457.

Ms. Yelvington: I don't know if those administration fees would be any more favorable or not.

Mr. Dale: Yeah. Let's get those answers and let's try to find something with a Vesting Schedule. Without taking a vote, is this where everybody's at? You should have to stick around for a year before you get money.

Mr. Macheras: Yeah. It has to work for both sides.

Mr. Dale: Right.

Mr. Macheras: Again, we're probably not talking about a ton of money.

Mr. Dale: Right.

Mr. Macheras: But at the end of the day, it doesn't matter what level it is.

Mr. Dale: Right.

Mr. Macheras: I just think it's only fair. That's why we're doing it, because we want them to stay.

Mr. Dale: Yeah. I think we're 90% of the way there with this.

Mr. Moller: That's all I have.

## **B. District Manager's Report**

Mr. Showe: The only item under the District Manager, is what I talked to the Board about at the last meeting. We drafted some kind of draft goals and objectives, which we will present to the Board at the next meeting, which other Districts use. You can get as in depth as you would like to with this, but our suggestion is for the first year, we don't know what a lot of other

companies are doing. There's no guidance in the Statute. So, ours are intended to be very generic at this point, given the timeframe of having to turn these around. Then you can use the next year to refine them in detail, flush them out and make them more specific to this District.

Mr. Dale: Yeah, and I think the state requirement for the first year for this new requirement for what we're supposed to be doing, is minimal.

Mr. Showe: That's how we've intended some of these goals. So as an example, the goals are that we'll have a minimum of three Board meetings per year and that our meetings are advertised.

Mr. Dale: Right.

Mr. Showe: All of the things that we're required to do anyway. It's a simple yes or no.

Mr. Dale: Right.

Mr. Showe: Some Districts might want to get into, "*Hey, we're going to do 23,000 rounds of golf.*" The challenge is you are required to report at the end of the year, if you've met that goal or not. Whatever goal you set, has to be reported at the end of the year.

Mr. Dale: Okay.

Mr. Showe: So again, these are just intended to be very generic at this point, but we'll present you with our recommendation at the next meeting.

Mr. Dale: Okay. Where are we at for our Reserve Study?

Mr. Showe: I think they're coming in July to meet with Jim.

Mr. Dale: Just again, for purposes of the minutes, the Board commissioned a Reserve Study that will be looking at all aspects of the District, ranging from our irrigation system to roofs to greens, what we need in the way of capital reserves and how we get there.

Mr. Showe: Yeah.

Mr. Dale: I think that is a very responsible course of action that this Board took. With that being said, you were good, Jason?

Mr. Showe: Yes.

Mr. Dale: Then we're going to move on to the Lifestyle/Marketing Report.

### **C. Lifestyle/Marketing Report**

Ms. Webb: So, we've been doing Music on the Patio, every Saturday night, like you said before and it seems to bring more of a crowd. We also have trivia. It didn't seem like we had a

lot, but it was a full house the last time. We are getting back to having trivia the first and third Wednesday of every month. That's why consistency is key and having set dates helps. We have five Wednesdays coming up in July, but they all know it's going to be the first and third Wednesday. So, that's been fun. I ordered a whole bunch of new ducks that we give to the losing teams. Every time I give them a lucky duck, they end up winning. So, the lucky ducks are really working out well. Then basically I did check out *Toast* and they have a loyalty program.

Mr. Moller: They have a marketing module.

Ms. Webb: Yeah, which we talked with Joe about. It might be something that we want to look into. Just like anything, when you go to restaurants now, they have a loyalty program, where you get so many points and get 10% off of your bill or you can get a free meal. So, we may want to start doing it. It would cost about \$175 per month.

Mr. Moller: Well, they also merge that module, because remember last year we were looking at gift cards.

Ms. Webb: Yes.

Mr. Moller: The gift cards were actually included with that module and also has email marketing with it as well. So, as they sign up for loyalty and we can send email blasts to our loyal customers for promotions and discounts.

Ms. Webb: So, actually there's a lot more marketing for the restaurant. We didn't know what side we wanted to do it on. I think it would be more beneficial on the restaurant side. That's why people go in there, wanting the points, especially the golfers. So, it is something that I'm going to have to try to figure out on my budget, before the new marketing term, because of the increase in the use of patio or wait until October.

Mr. Dale: Are you and Jim working on this?

Ms. Webb: Yeah, we're working on it. We've been doing that, now that I know the money is there. Jim, there's a nice company that I can call and she'll come out and see the space that we want to put the music equipment. Then she'll give us recommendations on the equipment. We don't want to put any type of metal type music things out there. It can burn them and all that good stuff. But their stuff lasts, so that's enough. We try not to buy too many packages, because they're going to be things that don't sell. Sometimes they will give you a better deal on better stuff. She actually just sent me an email saying, "*If you do it now, you'll get free shipping.*" So, we've been busy. I've been putting things ahead for ads in *Space Coast*

*Magazine*, to get ready for July 1<sup>st</sup>. Actually, they reached out to us and showed me how many other programs that they're putting in their magazines. They're actually going into Volusia and Orange Counties. We're still the only golf course in their magazine. Like I said, the Discovery magazine that we get into, they put that out to every new home buyer. So, I will make sure we have that. Those are the things that keep going. The website for the restaurant is getting a lot of hits lately. I don't know if it's because of the Best in Florida.

Mr. Dale: Right.

Ms. Webb: But we're getting quite a few more hits. The other day, we were up 333%, which is a lot. It's double.

Mr. Dale: That wasn't just a Florida Today award. It went across all of the Gannett papers for the entire State.

Mr. Macheras: I've seen a lot more good reviews and if I see a new restaurant, I'll tell my wife, *"Hey, I need to look at that place to see what kind of menu they have and what reviews they have."*

Ms. Webb: Jen did text me the breakfast menu, but it's just not going on the site very well. So, I'll have to put it on a thumb drive, because it's too small. I tried twice or three times to get it up there and it's just not uploading.

Mr. Dale: You need a Vector file.

Ms. Webb: No, it's not a Vector site. I don't know how she uploaded it.

Mr. Moller: I think it's probably on Canva.

Ms. Webb: Okay. If you share it with me, it will be better.

Mr. Moller: I will take a look at it tomorrow. If I can find it, I'll send it out to you. It should be the same account that I'm using. Even if I open it in our computer, it should be in our projects.

Ms. Webb: So, they are using the Viera East one, because I know a lot of times on the Hook & Eagle website, I don't have access to that one.

Mr. Moller: I will double check, because I remember that Lacey said she had her own personal one.

Ms. Webb: I don't think it was on there. So, I was thinking she went on the Hook & Eagle one.

Mr. Macheras: I think I have some ideas on that one, on Canva. I will look at mine. I think there is a way that you can do that.

Ms. Webb: You can share it on Canva, but I just don't have access to the Hook & Eagle one, like she has.

Mr. Macheras: Gotcha.

Ms. Webb: We share the Viera East one.

Mr. Macheras: Oh, okay.

Ms. Webb: So, if she was on the Viera East one, I can see it, but if Lacey did it on her personal one, I can see it.

Mr. Moller: Yeah, I'll double check it.

Ms. Webb: Even though I can't see it, she can go on that document and hit, "*Share.*" You can share and add something to the document.

Mr. Macheras: Okay.

Ms. Webb: Then it should come up on my Canva. I was just going to show her that. I keep adding things onto the website, such as Music on the Patio and all of that stuff for Hook & Eagle. We also have items for the golf course, with some of the stuff that is going on. We just got a new blog for the golf course. I don't know where mine is, as its not there anymore. I just sent her those changes and asked if she could change it. There was a much younger crowd and we don't want to get in trouble for that, so I'm going to try to have more of a diverse age group. It's just busy. We included more links and checking the filters, to see if there are more actions. Just to kind of let you guys know, when I post things on Facebook, I always go into that post to see how many people hit on it, opened it, commented on it, number of views, which ones were more popular and which ones were not popular. If you notice, when I start doing burger nights and things like that, sometimes I use the same one, because it got a lot of hits. If I change it, it's getting the word out there.

Mr. Macheras: Right.

Ms. Webb: So, a lot of is based on the analytics that are in the background. I don't know if you guys go onto Facebook. I've been training all day, so I apologize if my voice is hoarse. This is my last day of 40 hours shifts. So, it's been, been popular. We've been very busy, even though Summer. I've been more active on watching things this Summer than last Summer.

Mr. Dale: Yeah.

Ms. Yelvington: Can I ask a couple questions?

Ms. Webb: Sure.

Mr. Dale: Of course.

Ms. Yelvington: Okay. I spoke to a client in marketing, who said, *“Everybody looks at Google reviews for making decisions on where they go and you will soon be able to ask AI who has the best burgers in town.”* It will pull up the highest Google reviewed place, so you don't have to find it yourself. With that in mind, I thought maybe we can incentivize people to Google review us, by offering them like a free appetizer on their next visit or something like that, so they're exchanging something to get a good Google review. I don't know if you've ever considered doing anything like that.

Mr. Dale: Like offering free dessert.

Ms. Yelvington: Yeah, like free dessert or a free appetizer. But on their next visit, so they come back.

Ms. Webb: Yes, I have done that. We put little things on the tables for people to do that and they actually have, but they're a little bit pricey. I was thinking if I can get it done elsewhere, maybe locally instead of buying it online, there's actually a Google QR code that you could just place on a table and it doesn't go away. You just put it there and they just scan it and it goes to that website. It provides a lot more incentives for people to drop a review. That could be good or it could be bad.

Ms. Yelvington: Right. Well, just something to consider in the future.

Ms. Webb: I am actually going through AI training, to make videos using AI animation.

Ms. Yelvington: My other question is, do we have an ongoing contract with Rockstar Entertainment?

Ms. Webb: No, but I can cancel them at any time.

Ms. Yelvington: I don't want to cancel them. I think it's a big draw. My concern is they're being sought out by different venues around the county and we have a prime spot with them on a Friday night.

Ms. Webb: Right. I just talked with them.

Ms. Yelvington: I'm worried they'll get pulled from us.

Ms. Webb: They won't.

Ms. Yelvington: Okay.

Ms. Webb: I told them, if they do, we will end the contract. We hired them. We didn't hire their subsidiaries. Now, there are times when they go on vacation and I don't have a problem with that. I had a very long talk with them, because they also are in several establishments within a five-mile radius of us.

Mr. Dale: Right.

Ms. Webb: I told them, *"I want you to understand what that does to our marketing, because people are coming to us, we are really busy and they want to come because of you guys and now you're less than 4 miles down the street at Ashley's."* They said, *"Oh, I can just go there on Saturday or Sunday because we're at Ashley's or I can wait and go on Monday at Pineda Inn."* Then they're at Tracy's on Thursday nights. So, they are all around us, but the biggest thing is, a large part of our crowd that comes on Friday nights, came because of them.

Ms. Yelvington: Right.

Ms. Webb: They also follow them around other places. I've been watching and making sure that those primary ones that come, still are coming here. I told her, *"This is what I'm paying attention to, because if my revenues start going down..."*

Mr. Dale: I think Denise is coming at it from a different perspective. You're concerned about losing Rockstar, which is why they received a decent pay increase this year.

Ms. Webb: Yeah. I pay them the most.

Ms. Yelvington: Okay.

Mr. Dale: They know who got them to the dance, is the way that I would put it. I think there's a mutual respect between you and Michelle and everyone.

Ms. Yelvington: Okay.

Mr. Dale: Now all of a sudden, they're doing Pineda Inn and Area 142 along with us.

Ms. Webb: They assured me that they're not leaving us. I just told her, *"We negotiated an increase in their money"* and Lisa said, *"Well, you guys pay us the most, so we would never leave you guys."*

Ms. Yelvington: But we don't have a monthly contract.

Ms. Webb: No. We talked about it. It would secure them. It would be more for them to secure with us than for us to want it, because if it did get to a point where all of these other places are dragging ours down, you're stuck in that contract until it ends. We've seen less and less and less activity because of them being surrounded by us. So, I did have a talk with them,



that anything in a five-mile radius is really hard, as it provides competition. So, we had a fairly big talk about it and she reassured me, *“There are there are people that come to you guys because of the atmosphere of that place,”*

Ms. Yelvington: Yeah.

Ms. Webb: They don't go to Ashley's.

Ms. Yelvington: Everybody has a different vibe.

Ms. Webb: Right, but they were trying to pull things in to bring in more business, because they lost a lot of staff and have a lot of management problems. They were trying to pull things in to bring more things out of people who bring it, just like bands, who hire them to fit the people coming in. Tracy lost hers or changed hers, but they always have their crowd. Their crowd won't ever come to us anyway, no matter what. So, I don't worry about Tracy's lounge competition. My biggest thing was Ashley's and Pineda Inn. But we went to Pineda Inn not too long ago and we saw the problems.

Mr. Dale: As long as we're on the issue of karaoke and the restaurant and everything, maybe if you could just share what you shared with me about the soundproofing.

Mr. Moller: So, Pete and I were looking at soundproofing ideas and baffles and things like that. We found these nice sectional baffles. Basically, there are 1x2 furring strips, which you hang on the walls, but we came up with a better solution, such as making our own baffle strips out of 1x2 furring strips, hang them up and put a little felt behind it, to break up some of the sound waves bouncing off all of the flat surfaces that we have.

Ms. Webb: You know, you can always carve out of the ceiling.

Mr. Moller: Actually, I did read their website. Pete doesn't think it will work. I'm iffy. A lot of restaurants with hard floors, have hard table bottoms and sound is bouncing everywhere. So, it's almost like a real thin insulation that they put in cars and basically, you tape it underneath the tables to absorb the sound bouncing off of the floor.

Mr. Dale: Right.

Mr. Moller: Per square foot, it's not the cheapest method.

Mr. Dale: Right.

Mr. Moller: I don't know if I want to pull the trigger on that or not. I haven't seen enough data.

Mr. Dale: You can't use foam because people will stick their gum to it.

Mr. Moller: Right and it's thin enough, you won't even really know what's under there.

Mr. Dale: Yeah.

Mr. Macheras: I was wondering, even about the mats you step on when you're standing at your sink, you know, the kind of a foam rubber thing. But I don't know. I'm just throwing out stuff that might be cheaper.

Ms. Webb: Yeah. Some of it is just having the people who are in there, as they all know how to balance their trouble, but sometimes though, even when we're doing trivia night, we're standing behind speakers, so we don't really hear what they're hearing and the loudness. That's why sometimes I go out. If they're performing and if someone doesn't come up and say, "*Hey, can you turn it down or you're a little loud*" and they don't have that person with them to balance the sound, we have to help them. I told the girls that if somebody says, "*Hey, it's way too loud,*" just walk over to them. All of them are gracious and they'll say, "*Oh no problem, we'll turn it down.*"

Mr. Moller: I would even be interested to see this Friday, if we just lower all of the curtains that Pete just installed.

Mr. Dale: I am optimistic about that.

Mr. Moller: We started just doing the two windows and one on the side and said that it looked stupid, so we did basically all of the windows. So, every window has the roll down shade on it. It will be interesting to see if that works.

Mr. Dale: I think that will definitely have an effect.

Ms. Webb: But we're definitely on the map, because everyone wants to come in and do an interview with the restaurant and put it on YouTube, but of course, it costs \$5,000. When I go on their YouTube to check them out, they have 180 viewers. If you had 1.8 million viewers, we would talk.

Mr. Dale: Right.

Ms. Webb: Then that's what happens. But I'm hearing more and more people say, "*Oh, yeah, I know where the Hook & Eagle is and I heard that they have really good burgers there.*" That's what I like to hear, that its getting out there.

Mr. Dale: We want to hear that about our golf course, too.

Mr. Macheras: Exactly.

Ms. Webb: Well, Ford Garage is supposed to open up on June 30<sup>th</sup>, but they're not looking like they're opening. So, I don't know what's going on over there. Because I was kind of putting more ads out about our burger night, to kind fluctuate it.

Mr. Dale: Tough economic times.

Ms. Webb: Yeah. So, it might be July 30<sup>th</sup> now.

Mr. Moller: A lot of restaurants are closing

Mr. Dale: A lot. Nationally the numbers are horrible.

Ms. Webb: Long term restaurants in this area are closing. Oh, by the way, a tornado hit down in Melbourne around my old house. There's some damage in one of the neighborhoods.

Mr. Dale: Really.

Ms. Webb: They actually have a picture of the tornado.

Resident (Mary Ann Ferrara, 6840 Raccoon Court): Do you need to talk to me after the meeting?

Mr. Dale: No. We just mostly wanted to communicate that your fountain is on the way. Do you think we'll have it in within about a month?

Mr. Moller: It all depends on FPL. We need to create a new account for the meter.

Mr. Dale: It will be up by Halloween.

Resident (Mary Ann Ferrara, 6840 Raccoon Court): And was it with my good friend Randy?

Mr. Dale: No. We devised a different method.

Resident (Mary Ann Ferrara, 6840 Raccoon Court): Oh, okay.

Mr. Dale: You have a good CDD manager.

Ms. Webb: That's all I have.

Mr. Dale: Thank you. Michelle.

#### **D. Restaurant Report**

Mr. Dale: Jim, do you want to add anything on the restaurant?

Mr. Moller: No, I pretty much touched on it.

Mr. Dale: The main thing that I just want to emphasize again, it sounds like we're going to finish ahead of last year, in the neighborhood of about \$12,000 to \$13,000, which is the

estimate at this point. When we're not dealing with the weather, the numbers are way up, for both the golf course and the restaurant and that was what we said in the newsletter.

**EIGHTH ORDER OF BUSINESS**

**Treasurer's Report**

**A. Approval of Check Register**

Mr. Showe: We have Check Registers for May and June, in the amount of \$153,542.16.

We can take any questions or a motion to approve.

Mr. Dale: For the record, real quick, could you address what we have at Regions Bank and Huntington?

Mr. Showe: Regions is the credit card. There's one payment that goes to the credit card every month that covers all of Region's expenses. Huntington is the lease for all the equipment that we pay on a monthly basis.

Mr. Dale: Those were a couple of big checks that I saw in there.

Ms. Yelvington: I have a question on the cash and petty cash items. There was one for \$1,000 and another for \$738. I'm not sure if they're a month apart or a couple of weeks apart.

Mr. Moller: That's to replenish the petty cash that the restaurant has. As the girls get their tips, they're paid out at the end of the night.

Ms. Yelvington: So that's normal. We see that every couple of weeks?

Mr. Moller: Yeah.

Ms. Yelvington: Okay. Thank you.

Mr. Dale: Alright. Are there any further questions? If not, I will entertain a motion to approve the Check Register.

On MOTION by Ms. Yelvington seconded by Mr. Rysztogi with all in favor the Check Register for May 17, 2024 through June 20, 2024 in the amount of \$153,542.16 was approved.
--

Mr. Moller: I just wanted to add one more thing with the petty cash. As the restaurant requests additional petty cash, they have a receipt policy. So, for auditing purposes, if we had replenished \$700, we know that \$100 went to this server for tips and \$50 went to this server.

Mr. Dale: There are checks and balances.

Mr. Moller: Whatever money they're requesting, they need proof that they need it.

Ms. Yelvington: Good.

**B. Balance Sheet and Income Statements**

Mr. Showe: You have your financials for May 30, 2024. I will note that Hannah, who is the primary accountant for this District for about 10 years, is having her baby right now. So, we have some gaps going on, such as the way they were accounting for some of the food costs in the last set of financials.

Mr. Dale: Particularly in March.

Mr. Showe: Yeah. Jim and I are going to work with them on making sure that gets tightened up. So, there will be a different version of this likely at your next meeting.

Mr. Dale: It's a fairly substantial dollar amount that we're trying to fix.

Ms. Yelvington: Is it just in the wrong bucket or is it not on there?

Mr. Showe: It's the way that they accounted for it. We had agreed that we were going to spread some of the food costs over seven months, versus all in one month, due to the nature of some of the expenses. They reallocated some costs that were already spent. It's in a different spot.

Mr. Dale: It got counted twice.

Ms. Yelvington: Okay.

Mr. Showe: In the long run, it's not going to make a difference. It's money spent. It's all going to be accounted for, but we just want to make sure it's reflected consistently on a month-to-month basis.

Mr. Dale: Right.

Mr. Moller: Yeah, I noticed the same thing in the fertilizer line. I had some big purchases that were supposed to be spread out for bulk fertility, where it would last us three or four months, but I buy it in bulk for a discount. I had requested it to be spread out, but it was all lumped into one month. At the end of the fiscal year, it's all going to be the same. It just made April and May look worse.

Mr. Dale: For the record, who is Hannah?

Mr. Showe: GMS' accountant

Mr. Dale: Okay. She's out on personal leave. We wish her well.

Mr. Showe: Oh, absolutely. But you guys have a very complicated District, so when we have gaps like that, it comes up worse a little bit, but we'll get there.

Mr. Dale: We're getting the substitute in.

Mr. Showe: Yeah.

Mr. Dale: It affected our financials for this month, so it doesn't look the way it should.

Mr. Showe: Other than that, that's all I have. You guys are 97% collected on your assessments through May 9<sup>th</sup>. So, we're in great shape.

Mr. Dale: Okay.

## **NINTH ORDER OF BUSINESS**

### **Supervisor's Requests**

Mr. Dale: With that said, let's move on to Supervisor's Requests. Bill?

Mr. Macheras: I didn't have anything, but I am just curious. I like the reports, every meeting that we have on the restaurant, but is that shared with staff on a weekly basis, so, they know how they're doing?

Mr. Moller: Yeah.

Mr. Macheras: That's it.

Mr. Dale: There's nothing wrong, but if you see something or you want to give them feedback, please do so, because I do that, like when I say, *"Hey, we're \$7,000 ahead of where we were last year"* or *"Congrats on May, as we did \$7,000 more than the prior year."*

Mr. Macheras: Right.

Mr. Dale: As soon as I received the financials on Thursday, I texted Jen and Jamie and said, *"Hey, great job with that."* So, there's nothing wrong with Board Members giving an attaboy.

Mr. Macheras: That's all I have.

Mr. Dale: Ron?

Mr. Rysztogi: I'm fine. No problem.

Mr. Dale: Alright. Denise?

Ms. Yelvington: I don't have anything other than to say that I won't be at the next meeting. I'll be out of town. I'll be at the workshop, but not the next Board meeting at the end of July.

Mr. Showe: Got ya.

Mr. Dale: Okay.

Mr. Macheras: I have to look at my calendar. I might be out of too. We need to have three Supervisors here?

Mr. Showe: Yes.

Mr. Macheras: I'll check my schedule, but we can also change the date.

Mr. Dale: That requires, obviously, more than two weeks, because he has to run the ad and everything.

Mr. Macheras: Is Jen still out at that time?

Mr. Dale: Yes, she is out. I believe she is going to be here in August. I will tell you, I believe the same thing happened to us last year, at end of July meeting, where we didn't have a quorum.

Mr. Showe: We should have the rules and rates set by your next workshop. The budget should be largely set by your next workshop. So, I don't foresee that we have anything critical that has to be approved at that time. So, in the event there's nothing critical and we don't have a quorum, then we just hold everything until next month.

Mr. Macheras: Okay.

Mr. Showe: We'll have to hold the August meeting for sure for the budget.

Mr. Dale: Right. But we'll know as we get closer.

Mr. Showe: Yeah.

Mr. Dale: I don't believe that I had anything. Jason and Jim have been wonderful in terms of answering a lot of my questions off meetings, which I appreciate very much. You guys are like Johnny on the spot with emails and stuff like that, so that's much appreciated. With that being said, we can entertain a motion to adjourn.

**TENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Rysztocki seconded by Mr. Macheras with all in favor the meeting was adjourned.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

the 1990s, the number of people in the world who are under 15 years of age is expected to increase from 1.1 billion to 1.5 billion (United Nations 1998).

There are a number of reasons why the number of children in the world is increasing. One of the main reasons is that the number of children who are surviving to adulthood is increasing. This is due to a number of factors, including improved medical care, better nutrition, and a decrease in child mortality. Another reason is that the number of children who are being born is increasing. This is due to a number of factors, including a decrease in the age at which women are having children, and an increase in the number of children who are being born to women who are already having children.

The increase in the number of children in the world is a cause for concern. This is because children are the most vulnerable members of society, and they are often the most affected by poverty and social inequality.

There are a number of ways in which we can help to reduce the number of children in the world. One of the most important ways is to improve the health and education of women. This will help to reduce the number of children who are born, and it will also help to ensure that the children who are born are healthy and educated.

Another way to help reduce the number of children in the world is to improve the economic situation of the world's poor. This will help to reduce the number of children who are born, and it will also help to ensure that the children who are born are able to live a better life.

There are a number of other ways in which we can help to reduce the number of children in the world. These include providing access to family planning services, and promoting the use of contraceptives.

The number of children in the world is a complex issue, and it is one that requires the attention of the world's leaders. We must work together to find ways to reduce the number of children in the world, and to ensure that the children who are born are able to live a better life.

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**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, July 25, 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

Also present were:

Jason Showe	District Manager
Jeremy LeBrun	GMS
Jim Moller	Golf Maintenance Superintendent
Mary Ann Ferrara	Resident

**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. DeVries was 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: I will note for purposes of our recording, we don't have any members of the audience present to participate.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the June 27<sup>th</sup>  
Board of Supervisors Meeting**

Mr. Showe: The minutes of the June 27<sup>th</sup> meeting, were not able to be completed, given the length of the last meeting and will be ready for your next meeting.

**FIFTH ORDER OF BUSINESS**

**New Business**

Mr. Showe: We don't have any new business.

**SIXTH ORDER OF BUSINESS**

**Old Business**

**A. Action Items List**

Mr. Showe: I can quickly go through the Action Items List. Did we get the signage up at the driving range parking?

Mr. Moller: No, actually I was waiting, because I thought we still had a couple hurdles to jump through. But if we're ready to go, I'll contact them.

Mr. Showe: Let me follow up, because the HOA lady said she was going to check with the county, just to be sure.

Mr. Dale: What signage are we talking about?

Mr. Moller: The parking signs.

Mr. Dale: Gotcha. Then along with that, we have the issue of whether we were going to run into any issues with the irrigation system.

Mr. Showe: Yeah. I'll do a double check. We were talking about whether they were selling the property or find some other arrangement.

Mr. Dale: Okay.

Mr. Showe: I'll keep it on the radar. Absolutely.

Mr. Dale: Please.

Mr. Showe: Yep. The Water Management District is expected to come to your August workshop.

Mr. Dale: The workshop or the main meeting?

Mr. Showe: The workshop. I figured with the budget hearing it would be better.

Mr. Dale: Yes. That would be better.

Mr. Showe: So, you guys can control the audience.

Mr. Dale: Okay.

Mr. Showe: The last item is the park improvements. Jim, are you and Michelle working on that?

Mr. Moller: Yes.

I don't know. That's all that I have.

**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. I'm going to kind of keep this quick. Regarding CDD maintenance, there are a couple areas that we need to take the Fecon back out to. There is a thin strip in Auburn Lakes, between Clubhouse Drive and Manchester Drive.

Mr. Dale: Yes, Manchester.

Mr. Moller: So, they're going to send that out on Monday. I think it was an area that was done, but then they kind of stopped doing it. So, I got with Ed. Over the next couple of weeks, we're going to sit down in preparation for the next fire break schedule and just make sure that all of the fire breaks that we are cutting, coincide with the original map that was created back when they were doing fire breaks, to make sure we have everything covered.

Mr. Dale: Good. Stress the first areas, because we ran into the problem this year with the scrub jays.

Mr. Moller: Right. Other than that, I finally got the account open with Florida, Power & Light (FPL), yesterday, after 45 days. They can start installing the meter and the power hookups for the fountain and get that rolling. So that shouldn't take too long. Other than that, golf maintenance, is pretty much business as usual this time of year. We did our aerifications a couple of weeks ago. Our next one is not scheduled until next month and that one's pretty much going to be pretty minor. Regarding the financials, as of yesterday, golf is sitting at \$108,000. Last July, finished at \$105,000. So, we're ahead of last July by \$19,000, as of the 24<sup>th</sup> of the month.

Mr. Dale: We have another week.

Mr. Moller: We have another week. So, golf should finish up around \$140,000, if we stay on averages. The same thing with food and beverage, which is sitting at \$55,000 as of yesterday and last July, it finished at \$52,000. So, I'm thinking that food and beverage should finish around \$68,000 to \$70,000 for July.

Mr. Dale: It finished at \$55,000?

Mr. Moller: Last July, it finished at \$52,000. It's sitting at \$55,000 as of yesterday.

Mr. Dale: So, we're \$13,000 to \$15,000 ahead of last year.

Mr. Moller: Yeah. The same thing with June. All golf operations finished with a net profit of \$2,500, versus last year, where we lost almost \$25,000. Food and beverage finished at a loss of \$5,900, versus last year, where they lost \$17,000. Golf finished \$27,000 better than last June and food and beverage finished \$11,000 better than last June. Not only did food and beverage finish \$11,000 better than last June, but they also finished with a \$9,000 inventory adjustment. Basically, if you take away the sins of our forefathers for the food and beverage, the food and beverage would be realizing a year-to-date profit of around \$21,000, if you take the old Food and Beverage Manager's salary out and the inventory adjustments that we've seen so far.

Mr. Dale: Right.

Mr. Moller: So, on a month-to-month basis, food and beverage is performing well. We just have to account for the inventory adjustment from starting the physical inventories.

Mr. Dale: From when the previous manager was in charge.

Mr. Moller: Right.

Ms. DeVries: Jim, I understand that and it's all good. I do have a question and I'm just going to ask, even if it's not my turn, because I can only be here for about 40 or 45 minutes today. The wine sales are way down. Is that a situation like the beer, where it's going to the wrong category? Can you look into that or Jason?

Mr. Showe: Yeah, we'll double check that. It's gotten swapped a couple of times. We'll double check that.

Mr. Moller: Yeah, there was a couple incidents where beer and beverages were swapped.

Mr. Showe: Yeah.

Ms. DeVries: Okay, thank you. We're making progress.

Mr. Moller: Yes. Golf operations, really quick, kids camps finished up last week. They were a success. Dave and Phil already planned to do something for the school breaks, a day or two over Thanksgiving, Christmas breaks and things like that. So, there's some pretty good feedback for that. One of Phil's students, been giving lessons to one the local drive chip and putt, but he's moving on to the regionals. Other than that, I did get a second proposal for the walk-in cooler. This one came in at \$51,600, which is about \$1,400 less than Nathans. The only difference with those, is when we took measurements, Pete and I were just basing it on the area

we had and what we thought we can fit in there. That was the first box. I think we were trying to get a 6x12 box, a cooler-freezer combo, but we weren't taking into account that we had to come off the wall a little bit, to make room for an easement or access for some of the electrical panels. So, the box we can fit in there, is 10 foot wide and 8 foot deep. So, we actually had a little bit more room on the depth side than we thought. We're still going to get the same square footage, but it's just portioned differently. So, I reached back out to Nathan, who is our cooling guy, because the quote he gave me before was for a 12x6. I just haven't heard back from him yet, but the fact that they were both pretty much in the same ballpark, kind of tells me that's where we're going to land.

Mr. Dale: Right.

Mr. Moller: So, I just want to wait for Nathan to get back.

Mr. Dale: Alright. Here's another component of this. I was in the restaurant last night. Michelle had a meeting for an upcoming event and I had chicken wings. I had the opportunity to speak with Jamie, who was sharing the inventory loss with me. He's had to write off a few things, because of the excess heat and the capacity of what he currently has. I asked him to tag it with a rough number. Has he talked to you about this?

Mr. Moller: Not this week, no.

Mr. Dale: Okay.

Mr. Moller: He has a log sheet.

Mr. Dale: He has a log sheet, but I asked him to tag it with a number. I asked him whether we are talking a couple hundred dollars or are we talking a couple thousand dollars, because a lot of it was meat that he had to get rid of. It sounded like we were talking closer to the couple thousand-dollar range, because of what happened with our existing cooler. So, this ties into what Denise was saying with regard to the need for the cooler. I suspect if that was going on under the former manager, that is probably where some of that inventory loss wound up going. He just wasn't keeping track of it. So, where I'm at is, I do think we need to make a decision one way or the other tonight, as to the direction we're going to go, but I do want to get this ball rolling with the freezer, if we're going to go that way, because of the fact that it makes no sense if we're going to lose \$3,000 to \$4,000 a month for the rest of the Summer. That's just money out the door. It doesn't make sense to me. I know we had a long talk about this at the workshop and Jen, was still working through a few things.

Ms. DeVries: Yes.

Mr. Dale: But we hashed out all the pros and cons in the workshop, so I'm at the point where I'm ready to entertain any motions to move forward with this, one way or the other.

Ms. DeVries: Where I'm at, Rob, is I see the improvements. I think part of it was that we started talking about the restaurant losing money and we started talking about making a big investment.

Mr. Dale: No, you're right.

Ms. DeVries: So, if the restaurant, you know, is truly going to be in the black, I'm okay with this investment. It sounds like it's needed. Did we approve \$45,000?

Mr. Dale: \$45,000 and now we're talking \$51,000. I would suggest we bump the not-to-exceed up to 55,000?

Mr. Showe: Yeah. It probably would be best, if the Board is interested in making a motion, to make it a not-to-exceed amount of \$55,000 and give Jim the ability to execute the contract.

Mr. Dale: Then maybe he would have the opportunity to get another quote.

Mr. Showe: Yeah.

Mr. Dale: But it gets that ball rolling, so we're not having to wait for another month before we make a decision and before we can go out and purchase and do whatever we need to do.

Ms. DeVries: Because the margins that we're making at the restaurant, a couple thousand dollars in meat, can make or break us, like, whether you're in the red or the black.

Mr. Dale: You are exactly correct. I think that's the cumulative effect of several years of the way that the inventory was kept.

Mr. Moller: Yeah.

Mr. Dale: We know the large negative that we started the year with, like we've said, it's not going to make the restaurant look pretty this year, but it cleans up, as Jim put it, the sins of the past. It gives us the clean slate to start out next year and we're not starting with, you know, 50-pound shackles.

Ms. DeVries: This is bond money. Right?

Mr. Dale: Well, a portion of it is. We're cobbling it together between bond money and this is the first time we're tapping into reserves.

Ms. DeVries: Yeah. Okay.

Mr. Dale: It's really kind of a third, a third, a third, because we're talking about selling the existing units that we have, which really are not exterior units, which is why we're running into the problem.

Ms. DeVries: Yeah, I didn't realize that.

Mr. Dale: We have them out there in hundred-degree heat and they're not designed for that.

Ms. DeVries: We have units out there that are not meant for outdoors.

Mr. Dale: Exactly. So, we could have further discussion or can we have someone make a motion.

Mr. Rysztogi: My feelings haven't changed from the workshop meeting. I think it's too risky, not to go to an outdoor unit. We're talking a catastrophe that maybe worse than we could realize to happen. I think it's a no brainer, in my opinion, that we spend the money, because we have to. It's not like, "*Oh, we don't have to.*" I think we do.

Mr. Macheras: The thing you're waiting on from the other guy, the difference that he has to come back with will make it more or less.

Mr. Moller: It should make a little bit less.

Mr. Macheras: Okay. So, I think the only thing I would suggest and I agree with what everybody has said, is moving forward and we probably need to give them a date. Then we can move on. I think I'm leaning the same way you're leaning. I like getting multiple quotes, but if you have somebody that we work with, that we depend on and is good and the money's close, I'm going to stick with what I know. It takes a lot, because, again, it's a relationship type thing, whether it's somebody working on your house.

Mr. Dale: Right.

Mr. Macheras: The only other comment I want to make, thinking about this as a business, yeah, we want to make money every month and I know we talked a little bit at the workshop about, if we lose \$20,000. First of all, as long as I'm on the Board, the restaurant is never going to close. God forbid, it got to a point where we just have to go back to the snack bar, then we go back to a snack bar. But we also have to remember, the capacity that we have now, was for a business that was running a lot less than what it's running. We have 10 to 15 times more money in reserves, than we had when this Board first started four years ago and that's what it's for. So,

we've gone from a snack bar, in my opinion, to a restaurant and we need to have the upgrades to do so, like Ron said. That's just where we're at. I mean, we all like to win every inning, but this is one inning where we're going to have to take a hit, but four or five more months of that \$50,000 is gone anyway.

Mr. Moller: Yeah, since March, if we take out our adjustments, March food and beverage made \$8,300, \$2,000 in April, \$6,200 in May and \$3,100 in June. So, I mean, on a month-to-month basis in the Summer, it's profitable.

Mr. Dale: Those are the worst months of the year. Let me also put it into perspective. Prior to the Board changeover in 2000, the restaurant, when it basically was a snack bar, produced at or maybe slightly below \$200,000 a year. Right now, we're producing in gross revenues, about \$900 a year.

Mr. Macheras: Right.

Mr. Dale: So, we're doing over four times the amount of business.

Mr. Macheras: A few months ago, the Board received \$1,400 a month as our share and we still had to pay utilities out of that.

Mr. Dale: Yeah, we didn't make anything.

Mr. Macheras: When you look at what we were at, to what we are and what we want to be, that's the cost of doing business to maintain that level of service. Yeah, it's a hit, but again, you have 15 times the money in reserves that we had back then, too.

Mr. Dale: Right. I would also point out; this is a good chunk of the reason why we are making \$300,000 plus a year consistently.

Mr. Macheras: Right.

Mr. Dale: Whereas that's more than I think the golf course ever made, cumulatively in its entire existence. But the reason why that is happening, is the restaurant is adding to the overall experience that golfers are getting when they're coming and that's why they're coming and that's why we're winning all of these awards.

Mr. Macheras: Right. So, I don't mind making a motion. Should we say that a decision must be made by Friday? I just think we need to put a little pressure on this other vendor, as we don't want to come back in two weeks, but I haven't heard back yet, because I'm happy to make a motion that we move forward depending on the response by. Do you know what I'm saying?



Mr. Dale: Well, I think rather than putting deadlines on it, I think what our guidance should be, is on an expedited basis, our Golf Course Manager purchases an outside cooler/freezer in a not-to-exceed amount.

Mr. Macheras: Okay.

Ms. DeVries: Is this motion to increase the amount we've already approved and not new money?

Mr. Dale: Correct.

Ms. DeVries: We want to make that clear.

Mr. Dale: Correct. So, I'm willing to entertain any motion.

<p>On MOTION by Mr. Macheras seconded by Mr. Rysztogi with all in favor increasing the prior motion of \$45,000 to purchase an outside cooler/freezer in a not-to-exceed amount of \$55,000 on an expedited basis, subject to Mr. Moller keeping it at this amount or under and executing the contract was approved.</p>
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Mr. Dale: Let's get her done. I don't want to lose any more food than we have to.

Mr. Moller: Okay.

Mr. Dale: I would also add, for any Board Members that haven't seen it, we've also purchased and installed a smaller freezer/cooler, this week.

Mr. Moller: It is eventually going to replace the one that we tried to have in the restaurant.

Mr. Dale: The beast, that's taking up seating area inside of the restaurant. So, that expands our capacity.

Mr. Macheras: Is that the one that's under the counter?

Mr. Moller: Yeah, that's the one that we discussed at the workshop.

Mr. Macheras: Was the stand up one, the one that we're looking to sell?

Mr. Moller: Yes.

Mr. Dale: Then I was speaking with our Restaurant Manager and I asked her if it was easier to navigate back there now and she was very enthusiastically saying that yes, it made more room in the well area and the servers very much appreciated that. Jim, I know you were a big proponent of that and that was your idea, so thank you.

Mr. Moller: Other than that, that's all I have.

Mr. Dale: Okay. We talked about Auburn Lakes. Are there any trees that the Fecon is not going to be able to handle?

Mr. Moller: Ed's already been in contact with Leland. It's off of the fifth hole. It's too wet there. A couple homeowners are afraid there's a lot of dead stuff, so we contracted with Leland, to go through and prune and get rid of some dead things, because it's too soft for the Fecon to go back in there.

Mr. Dale: Right.

Mr. Moller: In Auburn, if the Fecon can't get to areas, then we'll bring Leland in.

Mr. Dale: Good, because we built that into the budget and that's all good. What is the status on the park with the tree trimming?

Mr. Moller: They had to postpone it to this Friday.

Mr. Dale: Okay. And then they're going to be doing basically the whole park.

Mr. Moller: Yes.

Mr. Dale: So, that's going to be a big deal.

Mr. Moller: Pete will be with them all day, pointing them around and showing them where to go.

Mr. Dale: Nice. Okay. Thank you. We've talked and I know we're running around putting out fires, but we're out of the dry season right now. We have one side of the kid hill, not collapsing, but it needs some TLC. The stuff we're talking about right now is the priority, but once that is rectified, over the course of the next month, let's, you know, get Pete focusing on what we need.

Mr. Moller: Okay. I know we looked at that area about a month or two ago and we put some compost in there and some top soil trying to build it up, but it probably got beat up.

Mr. Dale: Yeah. I think that's going to be a situation where we may wind up having to replace the mats, is what I'm thinking.

Mr. Moller: Any new sod we put down on those hills, are going to need mats to accompany it.

Mr. Dale: Yeah. I know it's tough to grow that Coquina, which is essentially what those mounds are. We can talk strategy, but more mats, or maybe even the mesh stuff that we saw that they use on the parking area and everything, whatever we need to do, but let's make sure that doesn't erode too much there. The last thing that I'm just going to bring up, because I don't think

anyone has seen it, is an email that I received from our County Commissioner about the Noise Ordinance. You might have received it, because I just sent it out. They just took a vote yesterday. Now, as a backup, if you guys remember, the County Commission, about a year ago, made the ruling that because we're a Special District and a government entity, the Noise Ordinance does not apply to us at the restaurant or anything else. Obviously, we're not going to be blasting AC/DC at 3:00 a.m.

Mr. Macheras: Right.

Mr. Dale: However, we apparently do have the authority to do that, but it would be highly irresponsible. So, we control that portion of the Noise Ordinance. Well, they just took another vote yesterday and the heavy machinery portion of the Noise Ordinance and everything, which I believe used to be 7:00 a.m., is essentially wiped out. So, where I'm going with all of this, is there's no Noise Ordinance that applies to us now.

Mr. Macheras: But just so our residents know, our equipment would start at what time in the morning?

Mr. Moller: 5:30 a.m.

Mr. Macheras: Okay. It's on the golf course area, so I can imagine it's not too close to homes.

Mr. Moller: Yeah.

Mr. Macheras: Then as far as the evening, if we have entertainment, that usually shuts down at 9:00 p.m., I know some nights, if it's busy, we'll stay open until 10:00 p.m.

Mr. Dale: Right.

Mr. Macheras: So, I don't think we're anywhere close to it.

Mr. Dale: Yeah, if there's a special event or whatever, we'll deal with it at the time and discuss it, but that's pretty much the rules right now.

Mr. Macheras: Okay.

## **B. District Manager's Report**

There being no comments, the next item followed.

**C. Lifestyle/Marketing Report**

Mr. Dale: So, let's move on to the Lifestyle/Marketing Report. Michelle is not here, but she has been continuing to do her job diligently and getting things, ads, input, etc. We have Music on the Patio, as we do every Saturday. So, that's coming up.

**D. Restaurant Report**

Mr. Dale: The restaurant, we pretty much just went through. I'm happy with the direction. I know we're going to take a little bit of a hit this year, but the way things are going with the golf course right now, I'm actually hoping and I can see the strong possibility that we could finish this year ahead of last year, in terms of net revenues for the entire operation.

Mr. Macheras: Right.

Mr. Dale: So, what's happening with the golf course right now, is phenomenal. It's just coming on strong and we're pulling in an extra \$30,000 a month over the Summer, as a ballpark.

Mr. Moller: Yeah, last year, in July, we lost \$28,000. In August, we lost almost \$44,000. In September, we lost \$24,000. In June, we lost almost \$25,000 and we made \$25,000. So, I think we're going to stay on that break even path, the last couple of months and we stand to make up another \$80,000.

Mr. Dale: Well, this all ties into the level of professionalism that we have all talked about, versus how things were looking last year. You're literally talking about a net differential in the pro shop, year over year, of roughly \$40,000 to \$45,000. The reason why I say that, is they're ahead in raw numbers about \$30,000. But we have found all of these receipts that were from last year, that should have been billed last year, that weren't and have been charged against this year. So, you know, that's another spread of about \$15,000 to \$20,000. It's made a big difference. We've got the right people running things now.

Mr. Moller: You just signed one tonight. The Thor Guard System from 2022.

Mr. Dale: How much was that?

Mr. Moller: \$2,000.

Mr. Dale: So, another bill from 2022, the Thor Guard System, the stuff that went in people's desks.

Mr. Macheras: I think another thing, too, last week he had a tournament with a group. It was their final tournament. That was a group that plays at different golf courses around the county and they chose our golf course for their final tournament.

Mr. Moller: They had all of their end of the season awards.

Mr. Macheras: They had 100 people. I think we're getting more of that, that we might not have gotten before, as far as the group and we're looking at other golfing type events in the future. I think that's a big plus, too. That stuff is causing that notice and we can do these types of things.

Mr. Moller: Yeah. I mean, having that tournament gave the restaurant a \$6,000 to \$7,000 Saturday.

Mr. Dale: That's huge.

Mr. Macheras: It's great. They are to be commended for that as well.

Mr. Dale: Speaking of tournaments...

Mr. Moller: We haven't heard back from the junior guy on the 23<sup>rd</sup> through the 26<sup>th</sup>. He's just waiting to hear back from the higher ups.

Mr. Dale: Yeah. That's national level.

Mr. Moller: That's the one that they want.

Mr. Dale: Okay. Well, that's big.

Mr. Moller: It should be good.

Mr. Dale: That's going to put us even more on the map. I will share that with our County Commissioners and other people. They work out their own deal with hotels and stuff like that. That's big league.

Mr. Macheras: That's May, right?

Mr. Moller: Yeah.

**EIGHTH ORDER OF BUSINESS**

**Treasurer's Report**

**A. Approval of Check Register**

Mr. Showe: We have the Check Register summary for June 21, 2024 through July 18, 2024. In the General Fund, we have Checks #5108 through #5135, golf course Checks #31776 through #31850, for a grand total of \$118,182.53. We can take any questions or comments or a motion to approve.

Mr. Macheras MOVED to approve the Check Register for June 21, 2024 through July 18, 2024 in the amount of \$118,182.53 and Mr. Rysztoji seconded the motion.
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Mr. Dale: The only thing that I would add into discussion, is I appreciate you being frank and blunt about that Thor Guard invoice. I like knowing about the sins of the past and finding out what happened.

On VOICE VOTE with all in favor the Check Register for June 21, 2024 through July 18, 2024 in the amount of \$118,182.53 was approved.

**B. Balance Sheet and Income Statements**

Mr. Showe: You have your financials for June 30, 2024. No action is required by the Board, as they are there for your review. I will point out that you are 100% collected on your assessments.

Mr. Dale: I'm not going to be happy until we get back to 101%.

Mr. Showe: Actually, you are at 101% right now. So, you can be happy now.

Mr. Dale: I still think it's hilarious how that happens.

Mr. Showe: That's all we have for you.

**NINTH ORDER OF BUSINESS**

**Supervisor's Requests**

Mr. Dale: Jen, I'm going to go into Supervisor's Requests. I'll start with you, since I know you're on a short time timeframe.

Ms. DeVries: Well, I made mine already, so I'm good. Thank you.

Mr. Dale: Thank you. Are you here next month?

Ms. DeVries: Yes, I'm here for the next meeting.

Mr. Dale: Bill?

Mr. Macheras: Again, hats off to Jim, Jen, Jamie and Lacey and all the ones that are there, that are pulling the slack out of the carpet, so to speak, and getting things where they need to be, which reflects financially. I went by the golf course today and noticed that it was busy this morning and busy this afternoon. Again, I think that is due to just word getting out and I commend staff for doing that. We are finding some ill wills, but you know what, you got to swallow those hard and get a clean slate. So, I appreciate that and look forward to another few years of doing the same.

Mr. Dale: That place is humming now.

Mr. Rysztogi: We have a resident in attendance and we should give them an opportunity if they want to speak.

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

Resident (Mary Ann Ferrara, 6840 Raccoon Court): Thank you very much, but I have no idea what in God's name is going on, with that little corner of mine, with who owns what and who is not cutting the bushes back. I get emails as an HOA Board Member and I look outside and the lake water is down. I went to a meeting and somebody said that the people who are operating the construction site, turned all of the water off, so the sprinklers aren't running. I don't even want to watch the television, because I don't even have a scorecard for what's happening up there. But I did send an email to Jim, with my desire for my quest, for that thing that I've been looking for years and years and years with the bubbles and everything else. I would love for all of you to go to the corner of Morrell Road and Wickham Road and look at that lovely fountain over there. I'm hoping that kind of fountain is going to be what welcomes everyone up Morrell Road to the CDD, even though we have a little bit of property.

Mr. Dale: No, that's the lower end version. We got a nicer one coming.

Mr. Moller: Ours will shoot water about 20 to 30 feet in the air and will have about a 30-foot drop.

Resident (Mary Ann Ferrara, 6840 Raccoon Court): And we're going to have different colors.

Mr. Moller: It will have LED lights. Actually, I don't know if you just heard, but I finally got the account open yesterday. It took me 45 days with FPL. We have seven accounts already. What's one more?

Resident (Mary Ann Ferrara, 6840 Raccoon Court): Well, I haven't given up hope. I'm here. I come faithfully to any meeting that I can make.

Mr. Dale: I don't have anything. With that, I will entertain a motion to adjourn.

**TENTH ORDER OF BUSINESS**

**Adjournment**

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman



# SECTION V

# SECTION A

# SECTION 1

**ATTACHMENT “A”**  
**Policies and Procedures**  
**Viera East Golf Course**  
Fiscal Year 2025

**I. PUBLIC COURSE**

The Viera East Golf Course (“Golf Course”) is a public golf course owned and operated by the Viera East Community Development District (“the District”), a unit of special-purpose local government created pursuant to Chapter 190, Florida Statutes. Viera East Golf Course staff will be referred to as “Golf Course Management” to include the General Manager, Golf Professional, Food and Beverage Manager, and their designated staff. The Viera East Golf Course is open to the general public, including residents and nonresidents of the District. The golf course may not be used for any purpose except golf without the approval of the Golf Course Management. Fishing, boating, picnicking, biking, kite flying, soccer, football, recreation walking or running and dog walking are not permitted at any time on golf course property.

**II. RATES, FEES AND CHARGES**

The rates, fees and charges governing the use and enjoyment of the Golf Course are contained in and set pursuant to Chapter IV of the Rules of the District. These rules were duly adopted by the District Board of Supervisors in accordance with Chapters 190 and 120, Florida Statutes.

CDD Residents will receive a discount on published normal full daily golf rates based on schedule. CDD Residents may choose to use the appropriate golf discount or any promotional special rates but not both. Some discount restrictions may apply on golf equipment and clothing for certain manufacturers. The General Manager may adjust these discounts, with board approval, if it is in the best interest of the District. **Residents may be required to submit proof of residency. Residency may be verified and an ID card may be obtained from the CDD Office.**

The District will offer a Season Pass. They will be available in 6- or 12-month increments. This is only for Monday through Thursday play.

A Season pass is not assignable, transferable, alienable or divisible. Extensions of Plans will not be allowed.

**III. MEMBERSHIP REFUNDS, CREDITS, AND TRANSFERS**

A. There will be no **refunds** for any reason except documented health reasons. The refund will be prorated based on the schedule below and the member will not be able to rejoin the club for 12-months following the refund. A copy of the medical certification from a licensed physician must be kept on file.

B. Upon approval of the **refund**, the following stipulations will apply:

- a. The amount of the **refund** will be prorated based on the refund schedule found below.
- b. In the event a **refund** is issued, the remaining term of the Membership year will be cancelled and any play after issuing a credit will be at the applicable daily rate.
- c. The **refund** issued will only be applied to the next time you register for any prepay plan

- C. If the **refund** request is received by the 10<sup>th</sup> of the month, a **refund** will be issued for that month based on the **refund** schedule below. Requests received after the 10<sup>th</sup> of the month, will be prorated based on the month immediately following the month of the request.
- D. There will be no transfers for any reason during the term of the Season Pass increment.
- E. **Leave of Absence** will be considered for medical reasons only. Should a member request a Leave of Absence, the Course will require written documentation from a medical professional stating the nature of the injury and expected duration for the recovery period. All requests for Leave of Absence should be submitted in writing to the attention of the General Manager and include the following: requested date of commencement for leave of absence and anticipated return date. The leave must be for a minimum of 30 days. Leave for non-medical reasons and for medical reasons less than 30 days will not be considered. If granted, the medical leave will freeze the membership until the member is able to return to play (after a minimum of 30 days). Once the member's play has resumed, the membership expiration date will be adjusted to reflect the days missed (number of days during which the membership was frozen). Under no circumstances will there be a refund of money for leave of absence. Misuse of this policy will result in immediate and indefinite suspension from the club. The General Manager is authorized to make decisions regarding requests for leaves of absence and will operate under this authority in the best interest of the Viera East Golf Course and the requesting member.

**REFUNDEBULE**

**Note:** The percentage is the amount that will be refunded. There will be no refund issued on sales tax.

**12 MONTH PLANS**

	<b><u>Refund</u></b>		<b><u>Refund</u></b>
Month 1	90%	Month 7	30%
Month 2	80%	Month 8	20%
Month 3	70%	Month 9	10%
Month 4	60%	Month 10	None
Month 5	50%	Month 11	None
Month 6	40%	Month 12	None

**6 MONTH PLANS**

Receive 80% refund/70% credit in month 1, 60% refund/50% credit in month 2, 40% refund/30% credit in month 3, and 20% refund/10% credit in month 4 of the plan  
 No refunds/credits after month 4.

**IV. RESIDENCY STATUS OF USERS**

Whether a particular user of the Golf Course shall be classified as a resident or a nonresident for the calculation of rates, fees, and charges is determined in accordance with Chapter IV of the rules of the District.

**V. COURSE EXPECTATIONS.**

B. Proper attire is encouraged at all times.

- (Men) Appropriate length shorts, collared shirts or mock turtlenecks are required. Tennis (short shorts), cutoffs, running shorts, swim attire, t-shirts, fishnet shirts, tank tops and denim are not permitted on the golf course.
- (Women) Same as above, but women may wear sleeveless and collarless tops. Short shorts and halter-tops are prohibited.
- (Juniors ages 16 and under) Same as adults, but neat and clean t-shirts will be allowed.
- All golfers must wear appropriate footwear. Viera East Golf Course is a spike-less facility. Metal or ceramic spikes are not permitted. The Golf Course Management will change spikes upon request for a nominal fee.

**VI. STARTING TIMES**

A. Viera East Community Development District residents may request starting 14 days in advance. Loyalty Members can request starting times 10 days in advance. Outside play can request times 7 days in advance

The General Manager and/or Head Golf Professional may use discretion on occasion to modify the tee sheet structure should circumstances warrant such action. Such modification should receive voted approval by the Board of Supervisors if proposed changes are to be a permanent, extending through the end of the fiscal year. Less permanent tee sheet changes may be implemented on a case by case basis and require only written concurrence from a majority of the Board of Supervisors. Should a majority of the Board not support the proposed temporary change; proposed tee sheet modification will not be implemented.

B. Reservations can be made in person, by telephone, or by the internet.

C. Viera East Golf Course recognizes Wednesday as a “Ladies Day” and Thursday as a “Men’s Day”. Other events may be scheduled at the discretion of Golf Course Management. The Golf Course will host a shotgun start for these events at the discretion of the Head Golf Professional. Golf Course Management will establish a shotgun time with seasonal and special maintenance in mind. Regular tee times will be available before and after the shotgun. The golf shop may alter the tee sheet as necessary to accommodate these groups, either by blocking tee times before the shotgun or starting the groups before the shotgun from the 10<sup>th</sup> tee. A specific number of foursome positions will be made available for these events, and will be noticed on a sign up sheet on the respective bulletin boards seven days in advance of play. Tournaments, other outings, or scheduled course maintenance work that will limit this regular activity will be noticed on the sign up sheet. All players interested in playing in the shotgun should sign up on these sheets or make reservations in the shotgun through the Pro Shop staff. The golf staff will check the sign up sheets several days in advance and adjust the number of needed positions on the tee time sheet. Shotgun starts for other than Ladies’ Day, Men’s days, and other events will only be provided as needed for tournaments per Chapter IV, Section 16 or for operational and maintenance requirements.

D. Advance tee time booking for any resident or public player is a privilege that cannot be abused. Players are expected to call at least 72 hours in advance to cancel or adjust the size of their group. Golfers who repeatedly fail to show for starting times without notifying Golf Course Management of the cancellation may lose their starting time or playing privileges without refund of any fees or dues or be charged for the reservation. Tee time reservations for the general public may require a credit card number to hold the tee time for all weekend and holiday play at the discretion of the Head Golf Professional or General Manager. Customers may request a cancellation/adjustment number for proof of cancellation/adjustment. Golfers

should call if there is concern that the golf course may be closed or tee times may be delayed due to weather. The Golf Course Management will use their best judgment in regards questionable course conditions.

- E. All player's names (first and last), telephone number and email address may be required when securing a starting time reservation.

## **VII. USE OF PERSONAL GOLF CARTS**

- A. Trail Fees, as established under Section 8, Chapter IV of the District Rules are a fee established by Golf Club Management paid in advance for a specific period for use by owners of a private cart on the Viera East Golf Course. **The use of personal golf cars is a privilege granted by the Golf Course after payment of the Trail Fee. Payment of the Trail Fee does not confer an absolute right to such usage and all personal golf car use shall be at the discretion of the Golf Course Management.** As a courtesy, a Family advance cardholder with trail fees whose cart is in use by another member of the family is allowed to utilize a club golf cart at no charge provided a cart is available. Proper personal golf cart utilization is required for golf staff to allow club cart usage at no charge. The Golf Course Management reserves the right to charge for course cart usage.

- B. All personal golf carts used by such persons must comply with the following:

1. Each cart shall be maintained by its owner in a satisfactory and safe operating condition.
1. Each cart shall be painted and decorated tastefully in accordance with the décor and standards of the Golf Course.
2. Each cart shall be a four (4) wheel electric type cart with a solid top and appropriate golf specific tires.
3. Adequate insurance, in amounts and terms as determined by the Board of Supervisors of the District, shall be maintained on each cart, and proof of current insurance shall be supplied and kept on file in the District Office at the Golf Course. This proof of insurance must be turned into the District Office before the golf cart is used on the course.
4. Each cart must be equipped with operable headlights and rear view mirrors.
5. Each cart must be equipped with sand to fill divots.
6. Each cart must display a current Trail Fee Decal, as issued by the District Office.
7. In the interests of decorum and fairness, users of personal golf carts are not allowed to equip carts with radios, tape decks or other audio components, televisions, or to blow horns while on Golf Course property. Personal coolers are not allowed on Golf Course property. Users of personal carts may not bring their own beverages of any sort or food onto the golf course. Food and beverages are available from the Golf Course restaurant and beverage cart. Resident and non-resident golf carts must be inspected by the Golf Course Management prior to authorization for use on the Golf Course property. Any personal golf cart determined by the Golf Course Management to not comply with the above mandates shall be barred from use on Golf Course property. Continued usage of such a cart shall constitute a trespass under Section 810.09, Florida Statutes. Prohibition of the use of a particular golf cart does not entitle the owner to return of the Trail Fee.

- C. **All golfers using their personal golf cart must at all times check in with the Golf Shop before**

**taking their golf cart onto the course.** Appropriate fees must be paid for all guests in private carts before play commences. Golf Course Management will direct such persons to the appropriate starting point. No more than 2 persons per cart shall be allowed.

- D. Only the owner of the golf cart who has complied with Section 8, Chapter IV of the District Rules and permanently residing adults within the household who have paid appropriate fees shall be entitled to use that person's personal golf cart on Golf Course property.
- E. Only licensed golfers aged 16 and over shall be eligible to use a personal golf cart on Golf Course property. Such persons shall provide appropriate proof of age in the form of a valid driver's license if requested by Golf Course Management.
- F. All personal golf cart users shall respect the privilege accorded them and shall operate the golf cart in a safe and responsible manner. Golf carts shall be operated at safe speeds and only on appropriate areas of the Golf Course.
- G. Residents and non-residents must own and have an operational golf cart to pay annual or daily trail fees.
- H. Every effort must be made to minimize golf cart wear of the golf course. Players must adhere to posted restrictions/rules concerning golf cart proximity to greens and tees. Golf carts must be operated on cart paths around greens and tee areas. Players are generally encouraged to pair up with golfers in the same golf cart. Single riders that join groups during the round are also encouraged to pair up at the turn where feasible. Non-compliance with posted or written rules may result in loss of privileges as referenced in Section VI. A. Golf Course Management may restrict golf cart use per group due to course conditions.
- I. All personal golf carts must be removed from the course no later than 15 minutes prior to dusk.
- J. All regular play shall start on hole #1 unless authorized by the Golf Course Management.
- K. Violation of any of the above policies may result in cancellation of Trail Fee privileges without a return of the Trail Fee.

## **VIII. USE OF CLUB-PROVIDED GOLF CARTS**

- A. Use of Golf Course golf carts shall be in accordance with Section 7, Chapter IV of the District Rules.

All golf cart fees are per person. Individuals may pay a fee for an additional rider. Single riders are encouraged to pair up with other single riders in the group to reduce wear and tear on the golf carts and the course whenever possible. The General Manager has the authority to require players to pair up when conditions warrant.

- B. Golf carts are obtained from the Golf Pro Shop. Golf cart rentals may be paid for by cash, local check, or by credit card. Rental fees are payable in advance.
- C. Course golf carts and rental golf clubs must be returned to the golf cart staging area immediately following play.



## **IX. GENERAL GOLF CART RULES**

- A. Only golfers who are licensed drivers aged 16 and over shall be eligible to use a golf cart on golf course property. Such persons shall provide appropriate proof of age in the form of a valid driving license if requested by Golf Course Management.
- B. Golf carts shall be operated at safe speeds and only on appropriate areas of the Golf Course. Golf carts should not be taken onto private property. Golf cart rental customers are responsible for damage to golf carts that may have occurred during play and subsequent operation of the golf cart. Rental customers are required to report such damage to the pro-shop or cart facility staff. Complete contact information must be provided prior to leaving the golf course.
- C. No golf carts shall be allowed on the golf course later than 15 minutes before dusk. All rented carts must be returned prior to or at that time.
- D. Golf Cart Rules
  - 1. No more than two riders and two sets of golf clubs are permitted per golf cart. Each golfer must have their own bag and set of clubs.
  - 2. Golf carts must stay on paths in the vicinity of all tees and greens.
  - 3. Please keep golf carts on cart paths where provided or at least 60 feet from greens and a safe distance from slopes, water hazards, bunkers, and tee boxes.
  - 4. Golf carts may not be used beyond the number of holes for which first rented.
  - 5. Golf carts are not allowed off the golf course property.
  - 6. Only beverages and coolers purchased from the Viera East Golf Course restaurant Hook & Eagle will be allowed on golf cart; exceptions to this policy are for documented medical reasons only.
  - 7. Golf carts and rental golf clubs must be returned to the golf cart staging area immediately following play.
  - 8. Golf Course Management reserves the right to refuse or cancel the use of a golf cart, without refunding any fees to any person(s) not following any golf cart rules or course regulations.
  - 9. Riding spectators will be allowed along if appropriate golf cart fees have been paid and the space is available.
  - 10. Juniors riding in a golf cart must be of a size that allows their feet to rest flat on the floorboard when seated. If not, approval from the Golf Course Management must be obtained. Golf Course Management reserves the right to refuse golf course use to any junior golfer.

## **X. HANDICAP GOLF CART FLAG POLICY**

Golfers requiring the use of a handicap flag shall request the use of such from the Golf Course Management by presenting a copy of a valid DMV issued handicap parking decal (issued in the name of the decal owner) and a copy of the corresponding golfer's valid state issued driver's license.

- A. Golfers issued handicap flags are asked to stay on the concrete paths where provided around all tee boxes and greens whenever possible.
- B. All Golfers issued handicap flags must remain at least 30 feet from the edge of all greens and tee boxes. If for any reason, a golfer needs closer access to the tees and the greens, authorization may be given on a case by case basis as determined by Golf Course Management. If this type of authorization is granted a special type of handicap flag will be issued to the golfer.
- C. At no time should a golf cart be driven or parked between a greenside bunker and the green, or between a bulkhead and the green.
- D. The handicap flag must be clearly displayed on the golf cart at all times.
- E. When outside conditions dictate a closure of the fairways (i.e. too wet, annual overseeding), handicap flag play will not be allowed.
- F. Golfers desiring a daily handicap flag may request such flag from the golf shop staff. The golfer must leave either a valid resident I.D. card or valid state issued driver's license with the golf shop staff and a nominal refundable deposit may be required. The golfer requesting this daily handicap flag must show proof of a handicap valid state issued driver's license/I.D. card or a valid DMV issued handicap parking decal. If the issued handicap flag is lost, stolen, not returned or damaged, the deposit will not be refunded.

## **XI. GENERAL RULES AND REGULATIONS**

- A. U.S.G.A. rules govern all play, except where modified by local rules as created by professional golf staff. The U.S.G.A. handicap system is based on the assumption that every player will endeavor to make the best score that he or she can in every round played and will report every acceptable round for handicap purposes.
- B. All golfers must register and pay appropriate fees in the Golf Pro Shop prior to play.
- C. All golfers must have their own bag and golf clubs. Rentals are available.
- D. Proper attire is required. (See Dress Code.)
- E. Slow Play - In the interest of all, golfers should play at a pace which is consistent with the day's pace of play and which positions the group within ½ hole of the group preceding. Groups are encouraged to play when ready and play without delay. Player Assistants are in control of all play on the golf course. If a group has fallen out of position and has interfered with the pace of the following group or groups, they will be asked to increase their pace of play. If this has not been accomplished within a reasonable amount of time, the Player Assistant may:
  - Have the group step aside and allow the group behind to play through.
  - Ask the group to cease play and reposition themselves directly behind the group in front of

them.

- If a group is unable to maintain a proper pace after such actions have taken place, they may be asked to leave the golf course and come back at a time more suitable to such a pace.

Proper “Pace of Play” is 4 hours and 14 minutes based on the USGA pace rating for the golf course. Proper pace of play is also dependent on the pace of play of those players ahead. Groups recognizing that they are a hole or more behind the group ahead should make every effort to improve their pace of play in order to finish in less than 4 hours and 14 minutes.

- F. Golfers are allowed to retrieve his/her golf ball lost on that hole on that day of play. U.S. G.A. Rules allow you up to 5 minutes to search for a lost ball on the hole of play only. If ball is not readily identifiable and retrievable, player must abandon search. Ball hawking is not permitted at any time. Play must not be delayed. Players not abiding may be asked to leave the course.
- G. Private beverage coolers are prohibited, unless required for medical reasons.
- H. Please repair ball marks, rake bunkers and fill divots with the sand that is provided on golf carts.
- I. Walking is permitted after 2:00 P.M. Monday through Thursday only. Walking will not be permitted January 1st thru March 31<sup>st</sup> or when course conditions do not permit. Electric golf cart usage is mandatory at all other times.
- J. Practice, with the exception of instruction from the professional golf staff, must be confined to the Practice Areas/Range/Green. All practice areas are supervised by the professional golf staff and availability shall be at their discretion. All golfers using the front practice range or the rear practice tee, bunker and/or putting green must register with the golf shop prior to practice. Use of personal golf balls is permitted at practice area at rear of driving range for short game practice for all CDD Residents and public players registered to play golf. Other practice may be approved based on availability and at the discretion of the golf operations staff. All other golfers using the practice area must pay in advance for use of club practice balls. Course practice balls, tokens, and baskets cannot be removed from practice facility.
- K. The Golf Course Management has total control of all pairings and play on the golf course. Golfers or guests not abiding with staff requests may be asked to leave without entitlement to a refund or rain check.
- L. Bicycles, skateboards, and roller blades are not allowed on cart paths, parking lot or Clubhouse area.
- M. Except for service animals (such as Seeing Eye dogs), pets are not permitted on the course facilities or club grounds at any time.

## **XI. TOURNAMENTS**

- A. All tournament play shall be in accordance with Section 16, Chapter IV of the District Rules.
- B. The Golf Course operates a restaurant to provide food for patrons. Patrons of the Golf Course are requested to refrain from bringing food with them for tournament participants. However, where charitable organizations request authorization to bring donated food to the course for tournament participants, Golf Course Management may utilize discretion in allowing this to occur provided an adequate set up/service fee is paid. Set up/service fees should take into consideration the number of tournament participants and Golf Course staffing requirements.

- C. The Golf Course operates a bar providing beer, wine, liquor, and non-alcoholic beverages to its patrons. In the discretion of the Golf Course Management, tournament sponsors may arrange for alternative beverage service. Payments of appropriate fees (corkage fees) for this privilege are required.

## **XII. COURSE CLOSING**

If for any reason the golf course is closed for the entire day, all golf reservations for that day will be canceled. If the course is closed temporarily for a period of time due to frost, fog or rain, tee time reservations will be honored beginning at the time the course was closed for play. Tee times will resume where they were left off.

- A. The golf course may be closed for the following reasons:

- Lightning – The Viera East Golf Course is equipped with the Thorguard Lightning Prediction System with course alert sirens. If the Thorguard system predicts dangerous lightning in our area the Thorguard system will automatically send a signal to the course alert sirens to warn players of dangerous lightning on the golf course grounds. Lightning is a severe hazard that must be taken seriously. ALL players must immediately stop play and seek shelter at the clubhouse any time they believe lightning threatens them, even if a signal has not been sounded.

### **Viera East Golf Course uses the following signals:**

#### **ONE prolonged horn blast:**

#### **DISCONTINUE PLAY IMMEDIATELY**

**All players must leave the golf course and practice areas and return to the Clubhouse immediately.**

#### **THREE consecutive horn blasts:**

#### **RESUMPTION OF PLAY**

**All activity may resume on the course and practice areas.**

- Excessive Rainfall - excessive rainfall would be defined by puddles on the greens, fairways and cart paths, or by a golf cart leaving tracks that are damaging to the turf. The course should be closed for a period of time long enough to prevent damage to the course and ensure customer satisfaction with their playing experience. The period of time will vary by amount of rain and course condition prior to the rain.
- Course Maintenance - course closure for maintenance will be scheduled in advance. Closure will occur ONLY if the work being done could not be completed in a timely manner with play on the course. Examples would be aerification or major rebuilding work.
- Hurricanes or other Disasters - the course will be closed in advance of an oncoming hurricane allowing enough time for personnel to complete preparations and evacuate safely. The course will re-open only after the storm has passed, the buildings are inspected, and the course is playable. Reasonable time will be allowed for any clean-up necessary to ensure all persons' safety.

In the event of a temporary closing, all departments will be open for normal business hours. For extended course closure of more than four hours, the golf shop will remain open until 4:30 P.M. All other departments' personnel will be de-staffed.

### **XIII. RAIN CHECK POLICY**

The Golf Course Management may, in their discretion, close the course during times when play would be dangerous to either persons or the course. There is no obligation to close the course because of inclement weather. All golf play shall be at the player's own risk. A voucher for replay will be issued by the Golf Course Management when inclement weather restricts play on the golf course based on the number of unplayed holes.

The Golf Course Management is under no obligation to issue a rain check for reasons other than inclement weather.

### **XIV. GOLF MAINTENANCE AND LANDSCAPING**

The Golf Course Superintendent will be responsible for the development of all golf course landscaping programs and installation or removal of all material. Requests by residents for landscaping to be placed on golf course property must be made in writing to the Golf Course General Manager, who will consult with the Golf Course Superintendent and evaluate the request. The Golf Staff will make the decision on the request and reply to the resident. The cost of any residential request will be the responsibility of the resident, to include material, installation, and additional costs during establishment period.

**Viera East Golf Course Range of Rates  
FISCAL YEAR 2025**



**Attachement "A", Chapter IV: Rates, Fees & Charges**

	<b>Range of Rates</b>
<b>Green Fees</b>	
18 Holes	\$1-\$90
<b>Cart Rental</b>	
Cart/pp/9 holes	\$5-\$20
Cart/pp/18 Holes	\$7-\$30
Cart/public/18 holes	\$7-\$30
<b>Miscellaneous</b>	
Rental Clubs	\$15-\$60
Driving Range	\$1-\$25
<b>League Play</b>	
9 Holes w/ Cart	\$10-\$25
<b>Junior Golf Fee</b>	
18 Holes	\$11-\$50
<b>Prepaid Season Pass</b>	
12 Months	\$2,000-\$5,500
6 Months	\$1,500-\$3,800

# SECTION 2



Viera East Golf Course Rate  
 Schedule (Fiscal Year 2025)  
 Attachment "A", Chapter IV:  
 Rates, Fees, Charges



7.00% INCREASE from last FY

## DAILY GOLF RATES

### FALL SEASON (October 16, 2024 - December 31, 2024)

Weekday	PUBLIC	PUBLIC 9	Loyalty 18	Loyalty 9	CDD 18	CDD 9
AM (open-11:59)	\$66.63	\$49.22	\$53.30	\$39.40	\$46.60	\$34.50
Mid-Day (Noon-2pm)	\$53.30	\$39.38	\$42.60	\$31.50	\$37.30	\$27.60
PM (After 2:00pm)	\$39.98	\$29.53	\$32.00	\$23.60	\$28.00	\$20.70
Weekend	PUBLIC	PUBLIC 9	Loyalty 18	Loyalty 9	CDD 18	CDD 9
AM (open-11:59)	\$74.03	\$52.43	\$59.20	\$41.90	\$44.40	\$31.50
Mid-Day (Noon-2pm)	\$59.23	\$41.94	\$47.40	\$33.60	\$35.50	\$25.20
PM (After 2:00pm)	\$44.42	\$31.46	\$35.50	\$25.20	\$26.70	\$18.90

### PEAK SEASON (January 1, 2025 - April 15, 2025)

Weekday	PUBLIC	PUBLIC 9	Loyalty 18	Loyalty 9	CDD 18	CDD 9
AM (open-11:59)	\$78.39	\$56.71	\$62.70	\$45.40	\$54.90	\$39.70
Mid-Day (Noon-2pm)	\$62.71	\$45.37	\$50.20	\$36.30	\$43.90	\$31.80
PM (After 2:00pm)	\$47.03	\$34.03	\$37.60	\$27.20	\$32.90	\$23.80
Weekend	PUBLIC	PUBLIC 9	Loyalty 18	Loyalty 9	CDD 18	CDD 9
AM (open-11:59)	\$87.10	\$58.85	\$69.70	\$47.10	\$52.30	\$35.30
Mid-Day (Noon-2pm)	\$69.68	\$47.08	\$55.70	\$37.70	\$41.80	\$28.20
PM (After 2:00pm)	\$52.26	\$35.31	\$41.80	\$28.20	\$31.40	\$21.20

### SPRING SEASON (April 16, 2025 - May 31, 2025)

Weekday	PUBLIC	PUBLIC 9	Loyalty 18	Loyalty 9	CDD 18	CDD 9
AM (open-11:59)	\$66.63	\$49.22	\$53.30	\$39.40	\$46.60	\$34.50
Mid-Day (Noon-2pm)	\$53.30	\$39.38	\$42.60	\$31.50	\$37.30	\$27.60
PM (After 2:00pm)	\$39.98	\$29.53	\$32.00	\$23.60	\$28.00	\$20.70
Weekend	PUBLIC	PUBLIC 9	Loyalty 18	Loyalty 9	CDD 18	CDD 9
AM (open-11:59)	\$74.03	\$52.43	\$59.20	\$41.90	\$44.40	\$31.50
Mid-Day (Noon-2pm)	\$59.23	\$41.94	\$47.40	\$33.60	\$35.50	\$25.20
PM (After 2:00pm)	\$44.42	\$31.46	\$35.50	\$25.20	\$26.70	\$18.90

### SUMMER SEASON (June 1, 2025 - October 15, 2025)

Weekday	PUBLIC	PUBLIC 9	Loyalty 18	Loyalty 9	CDD 18	CDD 9
AM (open-11:59)	\$54.87	\$43.87	\$43.90	\$35.10	\$38.40	\$30.70
Mid-Day (Noon-2pm)	\$43.90	\$26.32	\$35.10	\$21.10	\$30.70	\$18.40
PM (After 2:00pm)	\$32.92	\$26.32	\$26.30	\$21.10	\$23.00	\$18.40
Twilight Rate (After 4pm)	\$25.00	\$25.00	\$20.00	\$20.00	\$17.50	\$17.50
Weekend	PUBLIC	PUBLIC 9	Loyalty 18	Loyalty 9	CDD 18	CDD 9
AM (open-11:59)	\$60.97	\$47.08	\$48.80	\$37.70	\$36.60	\$28.20
Mid-Day (Noon-2pm)	\$48.77	\$37.66	\$39.00	\$30.10	\$29.30	\$22.60
PM (After 2:00pm)	\$36.58	\$28.25	\$29.30	\$22.60	\$21.90	\$16.90
Twilight Rate (After 4pm)	\$30.00	\$30.00	\$24.00	\$24.00	\$18.00	\$18.00

- \* Weekend rates effective Friday - Sunday
- \* Weekday rates effective Monday - Thursday
- \* All rates above include the cart fee and are per player
- \* \$18.00 walking rate available after 2pm Mon-Thurs (blackout period of Jan 1st - March 31st)
- \* All Rates are subject to change at any time and applicable Florida sales tax
- \* Active Military or Veterans 10% off Daily Rates
- \* Replay Rates - Spring/Fall Season \$20, Season \$25, Off Season \$15
- \* Viera East CDD Residents receive 30-40% off Public Rate.
- \* Loyalty Program receives 20% off Public Rate.



**FY 2024-2025**  
**Season Pass CDD Rate**  
**Monday - Thursday**

7%

Increase from last FY

**CDD Residents**

<b>6 Month</b>	<b>Base Price</b>	<b>FY Increase</b>	<b>New Base Price</b>
Greens Fees w/ Trail Fee	\$2,507.65	\$175.54	\$2,683.19
Greens Fees w/ Cart	\$2,912.11	\$203.85	\$3,115.96
Greens Fees Only (Daily Cart @ Current Rate)	\$1,536.95	\$107.59	\$1,644.54
<b>12 Month</b>			
Greens Fees w/ Trail Fee	\$3,582.36	\$250.77	\$3,833.13
Greens Fees w/ Annual Cart	\$4,160.16	\$291.21	\$4,451.37
Greens Fees Only (Daily Cart @ Current Rate)	\$2,195.64	\$153.69	\$2,349.33

**Season Pass**  
**Monday - Thursday**

**Non CDD Residents**

<b>6 Month</b>	<b>CDD + \$600</b>		
Greens Fees w/ Trail Fee	\$3,107.65	\$217.54	\$3,325.19
Greens Fees w/ Cart	\$3,512.11	\$245.85	\$3,757.96
Greens Fees Only (Daily Cart @ Current Rate)	\$2,136.95	\$149.59	\$2,286.54
<b>12 Month</b>			
Greens Fees w/ Trail Fee	\$4,182.36	\$292.77	\$4,475.13
Greens Fees w/ Cart	\$4,760.16	\$333.21	\$5,093.37
Greens Fees Only (Daily Cart @ Current Rate)	\$2,795.64	\$195.69	\$2,991.33

**2% Discount when paying cash/check**  
**All rates are subject to a 7% sales tax.**

	Viera East CDD Resident	Non CDD Resident
<b>Golf Cart Fees</b>		
18 Holes	Pre-Pay \$17.00 all others \$23.00	Pre-Pay \$17.00 all others \$23.00
9 Holes	\$14.00	\$14.00
Rider Fee	\$10.00	\$10.00
<b>Miscellaneous</b>		
Rental Clubs 18 Holes	\$15 - \$50.00	\$15 - \$50.00
<b>Range Balls*</b>		
Bulk 10 Warm Up Baskets	n/a	n/a
Bulk 10 Small Baskets	n/a	n/a
Warm Up Basket 15 Practice Balls	\$2.90 + tax	\$3.20 + tax
Small Basket 30 Practice Balls	\$5.70 + tax	\$6.40 + tax
Medium Basket 60 Practice Balls	\$8.60 + tax	\$9.50 + tax
Large Basket 90 Practice Balls	\$10.50 + tax	\$11.60 + tax
Annual Season Pass Range Plan	\$397.50. per person + tax	\$437.25 per person + tax
<b>Loyalty Program</b>		
20% Discount on daily rack rate round includes free warm up bucket	N/A	\$109.00 + tax

# SECTION B

# SECTION 1

## RESOLUTION 2024-06

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE VIERA EAST COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2024, submitted to the Board of Supervisors (“**Board**”) of the Viera East Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VIERA EAST COMMUNITY DEVELOPMENT DISTRICT:**

#### **SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Viera East Community Development District for the Fiscal Year Ending September 30, 2025.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least two (2) years.

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2024/2025, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
CAPITAL RESERVE FUND(S)	\$ _____
DEBT SERVICE SERIES 2020	\$ _____
FOOD AND BEVERAGE	\$ _____
GOLF COURSE	\$ _____
REC DEBT SERVICE	\$ _____
TOTAL ALL FUNDS	\$ _____

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2024/2025 or within sixty (60) days following the end of the Fiscal Year 2024/2025 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within five (5) days after adoption and remain on the website for at least two (2) years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 22ND DAY OF AUGUST 2024.**

ATTEST:

**VIERA EAST COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A**      Fiscal Year 2024/2025 Budget

***Viera East***  
***Community Development District***

***Approved Proposed Budget***  
***FY 2025***  
***Meeting Date: August 22, 2024***





**Viera East  
Community Development District**

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

	Actuals FY 2023	Adopted Budget FY 2024	Actuals As of 7/31/24	Projected Next 2 Months	Total Projected @ 9/30/24	Proposed Budget FY 2025
<i>Revenues</i>						
Maintenance Assessments	\$1,378,973	\$1,378,973	\$1,392,551	\$0	\$1,392,551	\$ 1,378,973
Golf Course Administrative Services	\$56,280	\$56,280	\$46,900	\$9,380	\$56,280	\$56,280
Donations for Park Materials	\$0	\$5,000	\$0	\$0	\$0	\$5,000
Miscellaneous Income- Farmers Market	\$25,351	\$20,000	\$4,166	\$0	\$4,166	\$20,000
Interest Income	\$2	\$100	\$1	\$0	\$1	\$100
<b>Total Revenues</b>	<b>\$ 1,460,606</b>	<b>\$ 1,460,353</b>	<b>\$ 1,443,618</b>	<b>\$ 9,380</b>	<b>\$ 1,452,998</b>	<b>\$ 1,460,353</b>

*Administrative Expenditures*

Supervisors Fees	\$26,389	\$30,519	\$19,838	\$3,968	\$23,805	\$30,519
Engineering Fees	\$1,288	\$5,000	\$16,850	\$3,370	\$20,220	\$5,000
Attorney's Fees	\$17,488	\$20,000	\$6,055	\$1,211	\$7,265	\$20,000
Dissemination	\$1,000	\$1,000	\$833	\$167	\$1,000	\$1,050
Trustee Fees	\$4,041	\$5,600	\$3,367	\$673	\$4,040	\$5,600
Annual Audit	\$14,000	\$14,000	\$11,667	\$2,333	\$14,000	\$14,000
Collection Agent	\$2,500	\$2,500	\$0	\$2,500	\$2,500	\$2,500
Management Fees	\$106,557	\$109,754	\$91,462	\$18,292	\$109,754	\$115,242
Postage	\$1,195	\$2,000	\$745	\$149	\$894	\$2,000
Printing & Binding	\$980	\$2,500	\$243	\$49	\$292	\$2,500
Insurance- Liability	\$8,813	\$10,368	\$7,601	\$1,520	\$9,121	\$15,229
Legal Advertising	\$3,050	\$2,500	\$0	\$500	\$500	\$2,500
Other Current Charges	\$1,263	\$750	\$1,260	\$252	\$1,512	\$1,200
Office Supplies	\$524	\$1,500	\$1,627	\$325	\$1,952	\$2,000
Dues & Licenses	\$175	\$175	\$175	\$0	\$175	\$175
Information Technology	\$4,378	\$4,509	\$3,854	\$771	\$4,625	\$4,735
<b>Total Administrative</b>	<b>\$ 193,641</b>	<b>\$ 212,675</b>	<b>\$ 165,575</b>	<b>\$ 36,080</b>	<b>\$ 201,655</b>	<b>\$ 224,250</b>

*Operating Expenditures*

Salaries	\$152,655	\$168,699	\$140,763	\$28,153	\$168,916	\$178,500
Administration Fee	\$1,017	\$1,228	\$834	\$167	\$1,001	\$1,436
FICA Expense	\$12,047	\$12,905	\$11,242	\$2,248	\$13,491	\$14,155
Health Insurance	\$14,275	\$10,000	\$5,860	\$1,172	\$7,032	\$5,000
Workers Compensation	\$2,274	\$3,348	\$2,322	\$464	\$2,786	\$3,790
Unemployment	\$581	\$1,078	\$756	\$151	\$907	\$1,119
Retirement Contribution	\$0	\$5,061	\$0	\$1,000	\$1,000	\$5,061
Other Contractual	\$8,574	\$12,000	\$5,319	\$1,064	\$6,382	\$10,000
Marketing- Lifestyle/Amenities	\$38,092	\$75,000	\$72,483	\$14,497	\$86,979	\$95,000
Training	\$807	\$0	\$0	\$0	\$0	\$500
Uniforms	\$263	\$500	\$168	\$34	\$201	\$0
<b>Total Operating</b>	<b>\$ 230,583</b>	<b>\$ 289,819</b>	<b>\$ 239,747</b>	<b>\$ 48,949</b>	<b>\$ 288,696</b>	<b>\$ 314,561</b>

*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	\$3,000	\$3,000
Environmental Services	\$3,117	\$20,000	\$1,510	\$4,409	\$5,918	\$10,000
Water Management System	\$122,719	\$132,000	\$111,408	\$22,282	\$133,689	\$134,248
Midge Control	\$0	\$10,000	\$0	\$0	\$0	\$8,000
Contingencies	\$6,650	\$2,000	\$7,377	\$0	\$7,377	\$10,000
Fire Line Management	\$0	\$3,500	\$500	\$1,500	\$2,000	\$3,500
Basin Repair	\$57	\$3,000	\$1,100	\$1,500	\$2,600	\$3,000
<b>Total Maintenance</b>	<b>\$ 142,532</b>	<b>\$ 356,500</b>	<b>\$ 379,054</b>	<b>\$ 37,690</b>	<b>\$ 416,744</b>	<b>\$ 349,748</b>

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

	Actuals FY 2023	Adopted Budget FY 2024	Actuals As of 7/31/24	Projected Next 2 Months	Total Projected @ 9/30/24	Proposed Budget FY 2025
<i>Grounds Maintenance Expenditures</i>						
Salaries	\$159,063	\$222,718	\$160,583	\$32,117	\$192,700	\$232,730
Bonus Program	\$40,166	\$0	\$41,823	\$0	\$41,823	\$0
Administrative Fees	\$1,973	\$2,320	\$1,636	\$327	\$1,963	\$2,840
FICA	\$12,599	\$18,958	\$12,862	\$2,572	\$15,434	\$19,787
Health Insurance	\$20,758	\$17,975	\$22,624	\$4,525	\$27,149	\$32,893
Workers Compensation	\$2,438	\$4,420	\$2,640	\$528	\$3,168	\$4,942
Unemployment	\$1,260	\$2,484	\$1,301	\$260	\$1,561	\$2,608
Retirement Contribution	\$0	\$6,682	\$0	\$1,000	\$1,000	\$6,682
Telephone/Internet	\$12,263	\$13,000	\$13,112	\$2,622	\$15,734	\$15,660
Utilities	\$9,448	\$15,000	\$6,359	\$1,272	\$7,631	\$15,000
Property Appraiser	\$2,202	\$1,990	\$1,989	\$0	\$1,989	\$1,990
Insurance- Property	\$2,886	\$3,411	\$2,993	\$599	\$3,592	\$3,344
Repairs	\$23,633	\$25,000	\$16,917	\$3,383	\$20,300	\$25,000
Fuel	\$19,957	\$21,000	\$14,202	\$2,840	\$17,043	\$21,000
Park Maintenance	\$31,761	\$45,000	\$22,916	\$4,583	\$27,500	\$45,000
Sidewalk Repair	\$6,057	\$10,000	\$13,712	\$0	\$13,712	\$15,000
Chemicals	\$2,377	\$4,000	\$1,604	\$321	\$1,925	\$4,000
Contingencies	\$2,201	\$5,000	\$8,912	\$0	\$8,912	\$10,000
Refuse	\$10,050	\$12,000	\$8,475	\$1,695	\$10,170	\$12,000
Office Supplies	\$60	\$500	\$0	\$0	\$0	\$0
Uniforms	\$3,535	\$3,000	\$2,716	\$543	\$3,259	\$4,000
Fire Alarm System	\$5,780	\$7,500	\$3,658	\$732	\$4,389	\$7,500
Rain Bird Pump System	\$28,041	\$27,585	\$23,444	\$4,689	\$28,133	\$28,041
Park Materials	\$0	\$10,000	\$0	\$0	\$0	\$10,000
Bay Hill Flow Way Maintenance	\$0	\$25,000	\$0	\$0	\$0	\$20,000
Maintenance Reserve- Transfer Out	\$420,817	\$96,816	\$96,816	\$0	\$96,816	\$31,777
Maintenance Reserve- Transfer Out (Excess)	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Grounds Expenditures</b>	<b>\$ 819,325</b>	<b>\$ 601,359</b>	<b>\$ 481,294</b>	<b>\$ 64,608</b>	<b>\$ 545,903</b>	<b>\$ 571,793</b>
<b>Total Expenses</b>	<b>\$ 1,386,082</b>	<b>\$ 1,460,353</b>	<b>\$ 1,265,670</b>	<b>\$ 187,328</b>	<b>\$ 1,452,998</b>	<b>\$ 1,460,353</b>
<b>Excess Revenue/(Expenditures)</b>	<b>\$ 74,525</b>	<b>\$ -</b>	<b>\$ 177,948</b>	<b>\$ (177,948)</b>	<b>\$ -</b>	<b>\$ (0)</b>

	FY 2024	FY 2025
Net Assessment- General	\$ 1,350,028	\$ 1,350,028
Net Assessment- Recreation	\$ 28,945	\$ 28,945
Total Net Assessments	\$ 1,378,973	\$ 1,378,973
Discounts @ 6%	\$ 88,020	\$ 88,020
Gross Assessment	<b>\$ 1,466,993</b>	<b>\$ 1,466,993</b>
Assessable Units - Residential	4,204	4,204
Assessable Units - Non-Residential	1,869	1,869
Total Units	<b>6,073</b>	<b>6,073</b>
Gross Assessment per Unit - General Fund	\$ 236	\$ 236
Gross Assessment per Unit - Recreation	\$ 129	\$ 129
Gross Assessment per Unit - Debt Service	\$ 139	\$ 139
	<b>\$ 504</b>	<b>\$ 504</b>

# 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)
<b>Total</b>	<b><u>\$ 56,280</u></b>

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            \$1,050

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
<b>Total</b>	<b>\$ 15,229</b>	<b>\$ 3,344</b>	<b>\$ 18,573</b>

# 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

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.

# Viera East

## Community Development District

### General Fund Budget

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	\$ 4,318
Ecolab Pest Elimination	\$ 3,720
Xelar Copier	\$ 1,444
Additional Contract Funds	\$ 518
<b>Total Annual Budget</b>	<b>\$ 10,000</b>

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.

<b>Description</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
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		\$ 3,685
<b>Total</b>	<b>\$ 12,124</b>	<b>\$ 134,248</b>

Midge Control

Lake spraying for midge control throughout the CDD.

Contingencies

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

Fire Line Maintenance

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

Basin Repair

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



# Viera East

## Community Development District

### General Fund Budget

**Grounds Maintenance Expenditures:**

Salaries & Wages

The District currently has a 5 full time and 1 part time employee's to handle the grounds maintenance of the District. The proposed amount includes a 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

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
Contengincy		\$ 912
<b>Total</b>		<b>\$ 15,660</b>

Utilities

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

# Viera East

## Community Development District

### General Fund Budget

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

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
<b>Total</b>	<b>\$ 15,229</b>	<b>\$ 3,344</b>	<b>\$ 18,573</b>

Repairs

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

Fuel

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

Park Maintenance

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

Sidewalk Repair

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

Chemicals

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

Contingencies

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

# Viera East

## Community Development District

### General Fund Budget

Refuse

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

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

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
		\$ 1,376
<b>Total</b>		<b><u>\$ 4,000</u></b>

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
<b>Total Annual Budget</b>		<b><u>\$ 7,500</u></b>

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
<b>Total Annual Budget</b>		<b><u>\$ 28,041</u></b>

# Viera East

## Community Development District

### General Fund Budget

#### Maintenance Reserves – Transfer Out

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

#### Maintenance Reserves – Transfer Out (PY Excess)

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

**Viera East  
Community Development District  
Capital Reserve Fund  
Proposed Budget FY 2025**

	Adopted Budget FY 2024	Actuals Thru 7/31/24	Projected Next 2 Months	Total Projected @ 9/30/24	Proposed Budget FY 2025
<i>Revenues</i>					
Beginning Fund Balance	\$1,570,109	\$1,502,594	\$0	\$1,502,594	\$1,660,412
Interest Income	\$500	\$6,093	\$1,219	\$7,312	\$500
Reserve Funding - Transfer In (General)	\$96,816	\$96,816	\$0	\$96,816	\$31,777
Reserve Funding - Transfer In (Golf)	\$140,691	\$140,691	\$0	\$140,691	\$84,410
Reserve Funding - Transfer In (General Excess)	\$0	\$0	\$0	\$0	\$0
Reserve Funding - Transfer In (Golf Excess)	\$0	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$ 1,808,117</b>	<b>\$ 1,746,195</b>	<b>\$ 1,219</b>	<b>\$ 1,747,413</b>	<b>\$ 1,777,098</b>

*Expenditures*

Capital Outlay	\$100,000	\$72,471	\$14,494	\$86,965	\$80,000
Truck Maintenance	\$25,000	\$0	\$0	\$0	\$25,000
Sign Project	\$20,000	\$0	\$0	\$0	\$20,000
Vehicle Purchase	\$0	\$0	\$0	\$0	\$20,000
Bank Fees	\$0	\$30	\$6	\$36	\$0
<b>Total Expenditures</b>	<b>\$ 145,000</b>	<b>\$ 72,501</b>	<b>\$ 14,500</b>	<b>\$ 87,001</b>	<b>\$ 145,000</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 1,663,117</b>	<b>\$ 1,673,693</b>	<b>\$ (13,282)</b>	<b>\$ 1,660,412</b>	<b>\$ 1,632,098</b>

**Potential Capital Reserve Split**

	<u>General Fund</u>	<u>Golf Course</u>	<u>Total</u>
Beginning Balance- 9/30/22	\$ 495,856	\$ 1,006,738	\$ 1,502,594
Interest Income	\$ -	\$ -	\$ 7,312
FY24 Contributions	\$ 96,816	\$ 140,691	\$ 237,508
FY24 Gross Profit	\$ -	\$ -	\$ -
FY24 Projected Excess	\$ -	\$ -	\$ -
FY24 Expenses	\$ -	\$ (86,965)	\$ (86,965)
FY24 Bank Fees	\$ -	\$ -	\$ (36)
<b>Projected Excess Revenue Fund End of FY24</b>	<b>\$ 592,672</b>	<b>\$ 1,060,464</b>	<b>\$ 1,660,412</b>

**Viera East**  
**Community Development District**  
**Debt Service Fund**  
**Series 2020**  
**Approved Proposed Budget FY 2025**

	Adopted Budget FY 2024	Actual Thru 7/31/24	Projected Next 2 Months	Total Projected 9/30/24	Proposed Budget FY 2025
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Revenues

Special Assessments	\$ 655,615	\$ 662,070	\$ -	\$ 662,070	\$ 655,615
Interest Income	\$ 500	\$ 21,192	\$ 4,238	\$ 25,430	\$ 500
Beginning Fund Balance	\$ 93,497	\$ 90,901	\$ -	\$ 90,901	\$ 132,287
<b>Total Revenues</b>	<b>\$ 749,612</b>	<b>\$ 774,164</b>	<b>\$ 4,238</b>	<b>\$ 778,402</b>	<b>\$ 788,402</b>

Expenditures

Series 2020

Interest-11/1	\$ 85,558	\$ 85,558	\$ -	\$ 85,558	\$ 80,658
Principal- 5/1	\$ 475,000	\$ 475,000	\$ -	\$ 475,000	\$ 500,000
Interest-5/1	\$ 85,558	\$ 85,558	\$ -	\$ 85,558	\$ 80,658
<b>Total Expenditures</b>	<b>\$ 646,115</b>	<b>\$ 646,115</b>	<b>\$ -</b>	<b>\$ 646,115</b>	<b>\$ 661,315</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 103,497</b>	<b>\$ 128,049</b>	<b>\$ 4,238</b>	<b>\$ 132,287</b>	<b>\$ 127,087</b>

\* Excess Revenues needed to pay the 11/1/25 Interest Payment \$ 75,658

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

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

Date	Bond Balance	Interest	Principal	Interest	Fiscal Year Total
11/01/20				\$ 52,497.38	\$ 52,497.38
05/01/21	7,685,000			\$ 90,307.50	
11/01/21				\$ 90,307.50	\$ 180,615.00
05/01/22	7,685,000			\$ 90,307.50	
11/01/22				\$ 90,307.50	\$ 180,615.00
05/01/23	7,685,000	2.000%	\$475,000	\$ 90,307.50	
11/01/23				\$ 85,557.50	\$ 650,865.00
05/01/24	7,210,000	2.000%	\$490,000	\$ 85,557.50	
11/01/24				\$ 80,657.50	\$ 656,215.00
05/01/25	6,720,000	2.000%	\$500,000	\$ 80,657.50	
11/01/25				\$ 75,657.50	\$ 656,315.00
05/01/26	6,220,000	2.000%	\$795,000	\$ 75,657.50	
11/01/26				\$ 67,707.50	\$ 938,365.00
05/01/27	5,425,000	2.000%	\$380,000	\$ 67,707.50	
11/01/27				\$ 63,907.50	\$ 511,615.00
05/01/28	5,045,000	2.000%	\$385,000	\$ 63,907.50	
11/01/28				\$ 60,057.50	\$ 508,965.00
05/01/29	4,660,000	2.000%	\$395,000	\$ 60,057.50	
11/01/29				\$ 56,107.50	\$ 511,165.00
05/01/30	4,265,000	2.125%	\$400,000	\$ 56,107.50	
11/01/30				\$ 51,857.50	\$ 507,965.00
05/01/31	3,865,000	2.600%	\$410,000	\$ 51,857.50	
11/01/31				\$ 46,527.50	\$ 508,385.00
05/01/32	3,455,000	2.600%	\$425,000	\$ 46,527.50	
11/01/32				\$ 41,002.50	\$ 512,530.00
05/01/33	3,030,000	2.600%	\$435,000	\$ 41,002.50	
11/01/33				\$ 35,347.50	\$ 511,350.00
05/01/34	2,595,000	2.600%	\$445,000	\$ 35,347.50	
11/01/34				\$ 29,562.50	\$ 509,910.00
05/01/35	2,150,000	2.750%	\$455,000	\$ 29,562.50	
11/01/35				\$ 23,306.25	\$ 507,868.75
05/01/36	1,695,000	2.750%	\$470,000	\$ 23,306.25	
11/01/36				\$ 16,843.75	\$ 510,150.00
05/01/37	1,225,000	2.750%	\$485,000	\$ 16,843.75	
11/01/37				\$ 10,175.00	\$ 512,018.75
05/01/38	740,000	2.750%	\$740,000	\$ 10,175.00	
				<b>\$ 1,992,585</b>	<b>\$ 8,927,410</b>

Viera East  
Community Development District  
Restaurant- Hook and Eagle  
Approved Proposed Operating Budget  
Fiscal Year 2025

	Actual FY 2023	Adopted Budget FY 2024	Actual Thru 7/31/24	Projected Next 2 Months	Total Projected @ 9/30/24	Proposed Budget FY 2025
<i>Revenues</i>						
Food Sales	\$365,261	\$334,093	\$382,007	\$76,401	\$458,408	\$404,923
Snack Sales	\$8,802	\$10,000	\$8,218	\$1,644	\$9,861	\$11,000
Beverage Sales	\$5,964	\$31,005	\$45,793	\$9,159	\$54,951	\$34,106
Beer Sales	\$164,815	\$179,140	\$145,152	\$29,030	\$174,183	\$197,054
Wine Sales	\$47,856	\$12,402	\$5,485	\$1,097	\$6,582	\$13,642
Liquor Sales	\$114,465	\$92,220	\$119,553	\$23,911	\$143,463	\$101,442
Miscellaneous Income	\$0	\$0	\$493	\$0	\$493	\$0
<b>Total Revenues</b>	<b>\$ 707,164</b>	<b>\$ 658,860</b>	<b>\$ 706,700</b>	<b>\$ 141,242</b>	<b>\$ 847,942</b>	<b>\$ 762,167</b>
<i>Restaurant Expenditures</i>						
Restaurant Manager Contract	\$65,000	\$65,000	\$10,833	\$2,167	\$13,000	\$0
Salaries	\$189,450	\$183,610	\$244,484	\$48,897	\$293,380	\$320,250
Administrative Fee	\$7,403	\$8,034	\$5,990	\$1,198	\$7,188	\$7,956
FICA Expense	\$23,702	\$15,217	\$28,156	\$5,631	\$33,787	\$29,041
Health Insurance	\$10,003	\$8,813	\$14,129	\$2,826	\$16,955	\$14,000
Workers Compensation	\$2,920	\$2,336	\$3,900	\$780	\$4,680	\$7,300
Unemployment	\$6,373	\$5,750	\$5,047	\$1,009	\$6,056	\$6,882
Telephone	\$4,392	\$5,250	\$4,808	\$962	\$5,769	\$5,250
Utilities	\$11,617	\$10,000	\$7,857	\$1,571	\$9,428	\$11,000
Pest Control	\$1,218	\$1,200	\$666	\$133	\$799	\$1,200
Merchant Fees	\$25,901	\$27,500	\$21,017	\$4,203	\$25,221	\$27,500
Equipment Lease	\$1,677	\$1,500	\$944	\$189	\$1,133	\$1,500
Kitchen Equipment/Supplies	\$2,333	\$3,000	\$4,133	\$827	\$4,959	\$3,000
Paper & Plastic Supplies	\$13,445	\$10,000	\$12,017	\$2,403	\$14,421	\$15,000
Operating Supplies	\$19,874	\$25,000	\$15,890	\$3,178	\$19,068	\$20,000
First Aid	\$0	\$500	\$0	\$0	\$0	\$0
Entertainment	\$17,150	\$14,400	\$585	\$117	\$702	\$0
Delivery/Gas	\$7,054	\$6,000	\$4,250	\$850	\$5,101	\$7,000
Dues & License	\$9,751	\$5,000	\$10,057	\$2,011	\$12,068	\$11,500
<b>Total Restaurant Expenditures</b>	<b>\$ 419,262</b>	<b>\$ 398,110</b>	<b>\$ 394,763</b>	<b>\$ 78,953</b>	<b>\$ 473,716</b>	<b>\$ 488,379</b>
<i>Cost of Goods Sold</i>						
Food Cost	\$156,429	\$132,750	\$215,532	\$43,106	\$258,638	\$139,388
Snack Cost	\$2,899	\$5,000	\$3,998	\$800	\$4,798	\$5,250
Beverage Cost	\$70,607	\$16,000	\$31,275	\$6,255	\$37,530	\$16,800
Beer Cost	\$20,669	\$71,000	\$60,925	\$12,185	\$73,110	\$74,550
Wine Cost	\$4,400	\$5,000	\$5,537	\$1,107	\$6,645	\$5,250
Liquor Cost	\$42,513	\$31,000	\$56,350	\$11,270	\$67,621	\$32,550
<b>Total Cost of Goods Sold</b>	<b>\$ 297,517</b>	<b>\$ 260,750</b>	<b>\$ 373,618</b>	<b>\$ 74,724</b>	<b>\$ 448,342</b>	<b>\$ 273,788</b>
<b>Total Revenues</b>	<b>\$ 707,164</b>	<b>\$ 658,860</b>	<b>\$ 706,700</b>	<b>\$ 141,242</b>	<b>\$ 847,942</b>	<b>\$ 762,167</b>
<b>Total Expenditures</b>	<b>\$ 716,779</b>	<b>\$ 658,860</b>	<b>\$ 768,381</b>	<b>\$ 153,676</b>	<b>\$ 922,058</b>	<b>\$ 762,167</b>
<b>Operating Income (Loss)</b>	<b>\$ (9,615)</b>	<b>\$ -</b>	<b>\$ (61,681)</b>	<b>\$ (12,435)</b>	<b>\$ (74,116)</b>	<b>\$ -</b>
<i>Non Operating Revenues/(Expenditures)</i>						
Interfund Transfer Out- Golf Course	\$0	\$0	\$0	\$0	\$0	\$0
Interfund Transfer In- Golf Course	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Non Operating Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Non Operating Income / (Loss)</b>	<b>\$ (9,615)</b>	<b>\$ -</b>	<b>\$ (61,681)</b>	<b>\$ (12,435)</b>	<b>\$ (74,116)</b>	<b>\$ -</b>



# Viera East

## Community Development District

### Food & Beverage Operating Budget

***Revenues:***

Food

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

Wine

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

Beer

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

Beverage

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

Liquor

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

***Expenditures:***

Restaurant Manager Contract

Estimated cost for a full time restaurant manager at Hook and Eagle Tavern.

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 \$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	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

# Viera East

## Community Development District

### Food & Beverage Operating 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.

Telephone

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

<b>Vendor</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
Charter Communications	\$ 421	\$ 5,052
Contengency		\$ 198
<b>Total</b>		<b>\$ 5,250</b>

Utilities

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

<b>Vendor</b>	<b>Account</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
FPL	03449-33189	\$ 700	\$ 8,400
City of Cocoa	150351-112664	\$ 200	\$ 2,400
Contingency			\$ 200
<b>Total</b>			<b>\$ 11,000</b>

Pest Control

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

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

Equipment Lease

The estimated cost to Ecolab for the dish machine rental.

**Viera East**  
**Community Development District**  
**Food & Beverage Operating Budget**

<b>Vendor</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
Gordan Food Services	\$ 83	\$ 996
Contingency		\$ 504
<b>Total</b>		<b>\$ 1,500</b>

Kitchen Equipment/Supplies

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

Paper & Plastic Supplies

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

Operating supplies

Represents various operating supplies purchased

First Aid

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

Delivery/Gas

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

<b>Vendor</b>	<b>Account</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
Florida City Gas	83490-45156	\$ 400	\$ 4,800
Contingency- Delivery Fees			\$ 2,200
<b>Total</b>			<b>\$ 7,000</b>

Dues and License

Represents the cost of all restaurant operating licenses through DPBR.

**COGS:**

Food

Represents food supplies purchased for the restaurant or catering events.

Snack

Represents snacks purchased for the restaurant.

**Viera East**  
**Community Development District**  
**Food & Beverage Operating Budget**

Beer

Represents beer purchased for the restaurant.

Wine

Represents wine purchased for the restaurant.

Liquor

Represents liquor purchased for the restaurant.

***Other Sources and Uses:***

Transfer In- Golf Course

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

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

	Actual FY 2023	Adopted Budget FY 2024	Actual Thru 7/31/24	Projected Next 2 Months	Total Projected @ 9/30/24	Proposed Budget FY 2025
<i>Revenues</i>						
Greens Fees	\$1,860,246	\$1,863,778	\$1,754,755	\$350,951	\$2,105,706	\$1,994,243
Gift Cards- Sales	\$24,009	\$25,750	\$12,169	\$2,434	\$14,602	\$26,523
Gift Cards- Usage	(\$17,611)	(\$25,750)	(\$7,890)	(\$1,578)	(\$9,468)	(\$26,523)
Season Advance/Trail Fees	\$133,929	\$150,000	\$100,982	\$20,196	\$121,178	\$125,000
Loyalty Program	\$24,474	\$42,000	\$22,430	\$4,486	\$26,916	\$25,000
Driving Range	\$98,941	\$82,400	\$80,711	\$16,142	\$96,853	\$84,872
Golf Lessons	\$4,040	\$2,163	\$12,300	\$2,460	\$14,760	\$7,000
Merchandise Sales	\$127,097	\$118,450	\$125,564	\$25,113	\$150,676	\$122,004
Assessments -Recreation Operating	\$18,232	\$18,239	\$15,199	\$3,040	\$18,239	\$18,239
Miscellaneous Income	\$45,693	\$15,000	\$4,605	\$921	\$5,526	\$15,000
<b>Total Revenues</b>	<b>\$ 2,319,050</b>	<b>\$ 2,292,030</b>	<b>\$ 2,120,824</b>	<b>\$ 424,165</b>	<b>\$ 2,544,989</b>	<b>\$ 2,391,358</b>

*General Expenditures*

Other Contractual Services	\$19,356	\$20,000	\$11,722	\$2,344	\$14,067	\$20,000
Telephone	\$2,567	\$2,500	\$3,373	\$675	\$4,048	\$4,058
Utilities	\$4,321	\$5,400	\$3,511	\$702	\$4,213	\$5,400
Repairs & Maintenance	\$15,960	\$15,000	\$4,753	\$951	\$5,704	\$15,000
Marketing- Golf Marketing	\$18,140	\$0	\$0	\$0	\$0	\$0
Bank Charges	\$51,138	\$45,000	\$56,183	\$11,237	\$67,420	\$55,000
Office Supplies	\$4,248	\$4,500	\$2,189	\$438	\$2,627	\$4,500
Operating Supplies	\$2,223	\$4,000	\$7,077	\$1,415	\$8,492	\$5,000
Dues, Licenses & Subscriptions	\$3,187	\$9,500	\$11,673	\$2,335	\$14,008	\$12,000
Drug Testing- All departments	\$0	\$500	\$0	\$0	\$0	\$500
Training, Education & Employee Relations	\$3,429	\$9,000	\$95	\$19	\$114	\$9,000
Contractual Security	\$8,757	\$4,000	\$2,796	\$559	\$3,355	\$4,000
IT Services	\$6,072	\$3,000	\$1,737	\$347	\$2,084	\$3,000
<b>Total Golf Course Expenditures</b>	<b>\$ 139,397</b>	<b>\$ 122,400</b>	<b>\$ 105,110</b>	<b>\$ 21,022</b>	<b>\$ 126,131</b>	<b>\$ 137,458</b>

*Golf Operations:*

Salaries	\$272,961	\$306,020	\$257,794	\$51,559	\$309,353	\$314,250
Administrative Fee	\$13,161	\$12,876	\$11,473	\$2,295	\$13,767	\$16,848
FICA Expense	\$21,380	\$22,509	\$20,387	\$4,077	\$24,465	\$26,671
Health Insurance	\$13,899	\$12,632	\$6,751	\$1,350	\$8,101	\$10,500
Workers Compensation	\$4,280	\$5,890	\$3,766	\$753	\$4,519	\$7,077
Unemployment	\$7,008	\$10,828	\$6,670	\$1,334	\$8,004	\$10,935
Golf Printing	\$0	\$2,500	\$1,238	\$248	\$1,486	\$2,500
Utilities	\$21,146	\$22,500	\$15,083	\$3,017	\$18,100	\$22,500
Repairs	\$4,089	\$1,000	\$2,948	\$590	\$3,537	\$1,000
Pest Control	\$1,062	\$1,300	\$666	\$133	\$799	\$1,300
Supplies	\$13,950	\$12,000	\$13,908	\$2,782	\$16,690	\$15,000
Uniforms	\$0	\$1,500	\$130	\$26	\$157	\$1,500
Training, Education & Employee Relations	\$0	\$9,000	\$920	\$184	\$1,104	\$9,000
Cart Lease	\$85,823	\$87,000	\$95,701	\$19,140	\$114,841	\$135,196
Cart Maintenance	\$726	\$5,000	\$7,943	\$1,589	\$9,531	\$5,000
Driving Range	\$3,772	\$10,000	\$5,605	\$1,121	\$6,726	\$10,000
<b>Total Golf Operation Expenditures</b>	<b>\$ 463,257</b>	<b>\$ 522,555</b>	<b>\$ 450,984</b>	<b>\$ 90,197</b>	<b>\$ 541,181</b>	<b>\$ 589,277</b>

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

	Actual FY 2023	Adopted Budget FY 2024	Actual Thru 7/31/24	Projected Next 2 Months	Total Projected @ 9/30/24	Proposed Budget FY 2025
<i>Merchandise Sales:</i>						
Cost of Goods Sold	\$117,168	\$90,000	\$89,150	\$17,830	\$106,980	\$90,000
<b>Total Merchandise Sales</b>	<b>\$ 117,168</b>	<b>\$ 90,000</b>	<b>\$ 89,150</b>	<b>\$ 17,830</b>	<b>\$ 106,980</b>	<b>\$ 90,000</b>
<i>Golf Course Maintenance:</i>						
Salaries	\$438,213	\$466,847	\$ 349,231	\$69,846	\$419,077	\$474,149
Administrative Fees	\$5,906	\$5,368	\$ 4,309	\$862	\$5,170	\$6,616
FICA Expense	\$34,631	\$37,693	\$ 27,658	\$5,532	\$33,190	\$43,881
Employee Insurance	\$28,064	\$38,695	\$ 31,051	\$6,210	\$37,262	\$38,513
Workers Compensation	\$7,165	\$9,328	\$ 5,671	\$1,134	\$6,805	\$10,462
Unemployment	\$4,180	\$7,160	\$ 3,819	\$764	\$4,583	\$6,418
Utilities/Water	\$30,176	\$30,000	\$ 25,782	\$5,156	\$30,938	\$30,000
Repairs	\$60,488	\$48,000	\$ 33,791	\$6,758	\$40,549	\$48,000
Restaurant Repairs	\$10,378	\$7,500	\$ 7,650	\$1,530	\$9,180	\$10,000
Fuel & Oil	\$41,399	\$40,000	\$ 28,346	\$5,669	\$34,015	\$40,000
Pest Control	\$1,985	\$1,800	\$ 2,253	\$451	\$2,704	\$2,000
Irrigation/Drainage	\$11,504	\$20,000	\$ 10,282	\$2,056	\$12,338	\$20,000
Sand and Topsoil	\$13,157	\$26,500	\$ 9,274	\$1,855	\$11,129	\$26,500
Flower/Mulch	\$7,676	\$7,000	\$ 1,592	\$318	\$1,910	\$7,000
Fertilizer	\$148,876	\$175,000	\$ 143,279	\$28,656	\$171,935	\$175,000
Seed/Sod	\$3,868	\$10,000	\$ -	\$2,500	\$2,500	\$10,000
Trash Removal	\$2,556	\$3,000	\$ 2,414	\$483	\$2,896	\$3,000
Contingency	\$16,325	\$7,500	\$ 6,563	\$1,313	\$7,876	\$7,500
First Aid	\$500	\$800	\$ 259	\$52	\$311	\$800
Operating Supplies	\$16,537	\$20,000	\$ 8,131	\$1,626	\$9,757	\$20,000
Training	\$6,358	\$9,000	\$ 1,432	\$286	\$1,718	\$9,000
Janitorial Supplies	\$353	\$1,000	\$ 207	\$41	\$248	\$1,000
Janitorial Services	\$19,671	\$20,000	\$ 24,708	\$4,942	\$29,650	\$13,956
Soil & Water Testing	\$0	\$1,000	\$ -	\$500	\$500	\$1,000
Uniforms	\$10,692	\$10,000	\$ 7,886	\$1,577	\$9,463	\$10,000
Equipment Rental	\$4,635	\$2,000	\$ 5,317	\$1,063	\$6,380	\$2,000
Equipment Lease	\$176,668	\$187,550	\$ 178,066	\$35,613	\$213,679	\$216,000
<b>Total Golf Course Maintenance</b>	<b>\$ 1,101,960</b>	<b>\$ 1,192,741</b>	<b>\$ 918,969</b>	<b>\$ 186,794</b>	<b>\$ 1,105,763</b>	<b>\$ 1,232,795</b>
<i>Administrative Expenditures:</i>						
Legal Fees	\$2,266	\$1,500	\$563	\$113	\$675	\$1,500
Engineering	\$500	\$0	\$500	\$100	\$600	\$0
Arbitrage	\$1,000	\$600	\$500	\$100	\$600	\$600
Dissemination	\$4,089	\$1,000	\$833	\$167	\$1,000	\$1,050
Trustee Fees	\$1,500	\$4,100	\$3,408	\$682	\$4,089	\$4,100
Annual Audit	\$56,280	\$5,000	\$4,167	\$833	\$5,000	\$5,000
Golf Course Administrative Services	\$101,385	\$56,280	\$46,900	\$9,380	\$56,280	\$56,280
Insurance	\$12,497	\$133,663	\$122,491	\$24,498	\$146,989	\$161,889
Property Taxes	\$0	\$15,000	\$7,707	\$1,541	\$9,248	\$15,000
<b>Total Administrative Expenditures</b>	<b>\$ 179,516</b>	<b>\$ 217,143</b>	<b>\$ 187,068</b>	<b>\$ 37,414</b>	<b>\$ 224,482</b>	<b>\$ 245,419</b>
<i>Reserves:</i>						
Renewal & Replacement	\$252,806	\$140,691	\$140,691	\$0	\$140,691	\$84,410
<b>Total Reserves</b>	<b>\$ 252,806</b>	<b>\$ 140,691</b>	<b>\$ 140,691</b>	<b>\$ -</b>	<b>\$ 140,691</b>	<b>\$ 84,410</b>
<b>Total Revenues</b>	<b>\$ 2,319,050</b>	<b>\$ 2,292,030</b>	<b>\$ 2,120,824</b>	<b>\$ 424,165</b>	<b>\$ 2,544,989</b>	<b>\$ 2,391,358</b>
<b>Total Expenditures</b>	<b>\$ 2,254,105</b>	<b>\$ 2,285,530</b>	<b>\$ 1,891,972</b>	<b>\$ 353,256</b>	<b>\$ 2,245,229</b>	<b>\$ 2,379,358</b>
<b>Operating Income (Loss)</b>	<b>\$ 64,945</b>	<b>\$ 6,500</b>	<b>\$ 228,852</b>	<b>\$ 70,909</b>	<b>\$ 299,760</b>	<b>\$ 12,000</b>

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

	Actual FY 2023	Adopted Budget FY 2024	Actual Thru 7/31/24	Projected Next 2 Months	Total Projected @ 9/30/24	Proposed Budget FY 2025
<b><u>Non Operating Revenues/(Expenditures):</u></b>						
Assessments -Recreation Debt Service	\$579,178	\$560,250	\$490,996	\$69,254	\$560,250	\$560,250
Interest Income	\$9,374	\$1,000	\$15,523	\$3,105	\$18,628	\$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)	(\$64,792)	(\$12,958)	(\$77,750)	(\$53,250)
Principal Expense	(\$470,000)	(\$490,000)	(\$408,333)	(\$81,667)	(\$490,000)	(\$520,000)
<b>Total Non Operating Revenues/(Expenditures)</b>	<b>\$ 99,831</b>	<b>\$ (6,500)</b>	<b>\$ 33,394</b>	<b>\$ (22,266)</b>	<b>\$ 11,128</b>	<b>\$ (12,000)</b>
<b>Net Non Operating Income / (Loss)</b>	<b>\$ 164,777</b>	<b>\$ -</b>	<b>\$ 262,246</b>	<b>\$ 48,642</b>	<b>\$ 310,888</b>	<b>\$ -</b>

# 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:

<b>Vendor</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
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
<b>Total Annual Budget</b>		<b>\$ 20,000</b>

Telephone

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

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

Utilities

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

<b>Vendor</b>	<b>Account</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
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
<b>Total</b>			<b>\$ 5,400</b>

# 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:

<b>Vendor</b>	<b>Description</b>	<b>Annual Amount</b>
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
<b>Total Annual Budget</b>		<b>\$ 12,000</b>

Training, Education & Employee Relations

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

Contractual Security

Security system costs for the maintenance and clubhouse alarm systems.

IT Services

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

# Viera East

## Community Development District

### Recreational Operating Budget

#### **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:

<b>Vendor</b>	<b>Account</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
FPL	03449-33189	\$ 700	\$ 8,400
FPL	07938-52104	\$ 1,000	\$ 12,000
City of Cocoa	150351-112664	\$ 125	\$ 1,500
Contingency			\$ 600
<b>Total</b>			<b>\$ 22,500</b>

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.

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

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.

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

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
<b>Total</b>			<b>\$ 30,000</b>

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
<b>Total</b>		<b>\$ 2,000</b>

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:

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

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.

Soil & Water Testing

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

# Viera East

## Community Development District

### Recreational Operating Budget

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.

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

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.

Golf Course Administrative Services

Cost of Administrative services provided for the CDD.



# Viera East

## Community Development District

### Recreational Operating Budget

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

#### 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
<b>Total</b>	<b>\$ 161,888</b>

#### 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
			<b>\$ 3,305,000</b>	<b>\$ 678,581</b>	<b>\$ 4,464,400</b>

# SECTION 2

## RESOLUTION 2024-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VIERA EAST COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2024/2025; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Viera East Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Brevard County, Florida (“**County**”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”), attached hereto as **Exhibit “A”** and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector

(“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the Viera East Trace Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B”** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VIERA EAST COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits “A” and “B,”** is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION.** The collection of the operation and maintenance special assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits “A” and “B.”** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 22nd day of August 2024.

ATTEST:

**VIERA EAST COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Budget  
**Exhibit B:** Assessment Roll























































































ParcelID	Units	Type	O&M	Debt	Rec	Total
25 3634-SZ*-2.49	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
25 3634-SZ*-2.50	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
25 3634-SZ*-2.51	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
25 3634-SZ*-2.52	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
25 3634-SZ*-2.53	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
25 3634-SZ*-2.54	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
25 3634-SZ*-2.55	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
25 3634-SZ*-2.56	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
25 3634-SZ*-2.57	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
25 3634-SZ*-2.58	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
25 3634-SZ*-2.59	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
25 3634-SZ*-2.60	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
25 3634-SZ*-2.61	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
25 3634-SZ*-2.62	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
25 3634-SZ*-2.63	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
25 3634-SZ*-2.64	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
25 3634-SZ*-2.65	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
25 3634-SZ*-2.66	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
25 3634-SZ*-2.67	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
25 3634-SZ*-2.68	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
25 3634-SZ*-2.69	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
25 3634-SZ*-2.70	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
25 3634-SZ*-2.71	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
25 3634-SZ*-2.72	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
25 3634-SZ*-2.73	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
25 3634-SZ*-2.74	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
25 3634-SZ*-2.75	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
25 3634-SZ*-2.76	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
25 3634-SZ*-2.77	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
25 3634-SZ*-2.78	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
25 3634-SZ*-2.79	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
25 3634-SZ*-2.80	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
25 3634-SZ*-2.81	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
25 3634-SZ*-2.82	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
25 3634-SZ*-2.83	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
25 3634-SZ*-2.84	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
25 3634-SZ*-2.85	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
25 3634-SZ*-2.86	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
25 3634-SZ*-2.87	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
25 3634-SZ*-2.88	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
25 3634-SZ*-2.89	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
25 3634-SZ*-2.90	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
25 3634-SZ*-2.91	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
25 3634-SZ*-2.92	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
25 3634-SZ*-2.93	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
25 3634-SZ*-2.94	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
25 3634-SZ*-2.95	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
25 3634-SZ*-2.96	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
25 3634-SZ*-2.97	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
25 3634-SZ*-2.98	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
25 3634-SZ*-2.99	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
25 3634-SZ*-3	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
25 3634-30*-7.02	0.19	Commercial	\$415.49	\$105.56	\$97.79	\$618.84
25 3634-30*-7.03	0.19	Commercial	\$415.49	\$105.56	\$97.79	\$618.84
25 3634-30*-7.04	0.19	Commercial	\$415.49	\$105.56	\$97.79	\$618.84
25 3634-30*-7.05	0.19	Commercial	\$415.49	\$105.56	\$97.79	\$618.84
25 3634-30*-7.06	0.19	Commercial	\$415.49	\$105.56	\$97.79	\$618.84
25 3634-30*-7.07	0.19	Commercial	\$415.49	\$105.56	\$97.79	\$618.84
25 3634-30*-7.08	0.2	Commercial	\$437.36	\$111.12	\$102.94	\$651.41
25 3634-30*-7.09	0.2	Commercial	\$437.36	\$111.12	\$102.94	\$651.41
25 3634-SG*-1.01	1.21	Commercial	\$2,646.01	\$672.28	\$622.76	\$3,941.05
25 3634-30*-4.02	0.38	Commercial	\$830.98	\$211.13	\$195.58	\$1,237.68
25 3634-30*-4.03	0.39	Commercial	\$852.85	\$216.68	\$200.73	\$1,270.26
25 3634-30*-4.04	0.39	Commercial	\$852.85	\$216.68	\$200.73	\$1,270.26
25 3634-SG*-1.02	0.78	Commercial	\$1,705.69	\$433.37	\$401.45	\$2,540.51
25 3634-30*-2.07	0.19	Commercial	\$415.49	\$105.56	\$97.79	\$618.84
25 3634-30*-2.08	0.19	Commercial	\$415.49	\$105.56	\$97.79	\$618.84
25 3634-30*-2.09	0.19	Commercial	\$415.49	\$105.56	\$97.79	\$618.84
25 3634-00-513.A	0.34	Commercial	\$743.51	\$188.90	\$174.99	\$1,107.40
25 3634-00-513.B	0.35	Commercial	\$765.37	\$194.46	\$180.14	\$1,139.97
25 3634-SS*-1.01	1.19	Commercial	\$2,602.27	\$661.16	\$612.47	\$3,875.91
25 3634-30*-2.12	0.52	Commercial	\$1,137.13	\$288.91	\$267.63	\$1,693.67
25 3634-30*-2.10	0.59	Commercial	\$1,290.20	\$327.80	\$303.66	\$1,921.67
26 3610-01*-1	2.8	Commercial	\$6,123.00	\$1,555.68	\$1,441.10	\$9,119.78
26 3610-01*-2	2.2	Commercial	\$4,810.93	\$1,222.32	\$1,132.30	\$7,165.54
26 3610-01*-3	3.49	Commercial	\$7,631.88	\$1,939.04	\$1,796.23	\$11,367.16
26 3603-03*-1	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3603-03*-2	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3603-03*-3	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3603-03*-4	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52

















ParcelID	Units	Type	O&M	Debt	Rec	Total
26 3610-54*-164	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-54*-165	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-54*-166	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-54*-167	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-54*-168	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-54*-169	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-54*-170	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-54*-171	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-54*-172	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-54*-173	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-54*-174	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-54*-175	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-54*-176	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-54*-177	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-54*-178	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-54*-179	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-54*-180	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-54*-181	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-54*-182	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-54*-183	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-54*-184	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-54*-185	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-54*-186	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-54*-187	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-54*-188	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-54*-189	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-54*-190	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-54*-191	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-54*-192	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-75*-3	0.94	Commercial	\$2,055.58	\$522.26	\$483.80	\$3,061.64
26 3610-05*-1	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-05*-2	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-05*-3	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-05*-4	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-05*-5	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-05*-6	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-05*-7	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-05*-8	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-05*-9	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-05*-10	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-05*-11	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-05*-12	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-05*-13	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-05*-14	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-05*-15	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-05*-16	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-05*-17	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-05*-18	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-05*-19	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-05*-20	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-05*-21	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-05*-22	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-05*-23	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-05*-24	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-05*-25	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-05*-26	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-05*-27	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-05*-28	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-75*-2	0.67	Commercial	\$1,465.15	\$372.25	\$344.84	\$2,182.23
26 3610-75*-4	0.65	Commercial	\$1,421.41	\$361.14	\$334.54	\$2,117.09
26 3610-75*-6	0.85	Commercial	\$1,858.77	\$472.26	\$437.48	\$2,768.50
26 3610-75*-1	7	Commercial	\$15,307.49	\$3,889.20	\$3,602.76	\$22,799.45
26 3610-75*-2.01	1.01	Commercial	\$2,208.65	\$561.16	\$519.83	\$3,289.64
26 3610-00-757	4.78	Commercial	\$10,452.83	\$2,655.77	\$2,460.17	\$15,568.77
26 3610-50*-2.03	1	Commercial	\$2,186.78	\$555.60	\$514.68	\$3,257.06
26 3610-75*-5.01	1.35	Commercial	\$2,952.16	\$750.06	\$694.82	\$4,397.04
26 3603-05-AA-1	8.87	Commercial	\$19,396.78	\$4,928.17	\$4,565.21	\$28,890.16
26 3610-00-758	5.52	Commercial	\$12,071.05	\$3,066.91	\$2,841.03	\$17,979.00
26 3610-00-760	3	Commercial	\$6,560.35	\$1,666.80	\$1,544.04	\$9,771.19
26 3603-RL*-A	0	County	\$0.00	\$0.00	\$0.00	\$0.00
26 3603-52*-A	0	County	\$0.00	\$0.00	\$0.00	\$0.00
26 3603-RR-A-1	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3603-RR-A-2	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3603-RR-A-3	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3603-RR-A-4	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3603-RR-A-5	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3603-RR-A-6	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3603-RR-A-7	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3603-RR-A-8	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3603-RR-A-9	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52





ParcelID	Units	Type	O&M	Debt	Rec	Total
26 3603-TE-I-15	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3603-TE-I-16	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3603-TE-I-17	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3603-TE-I-18	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3603-TE-I-19	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3603-TE-I-20	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3603-TE-I-21	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3603-TE-I-22	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3603-TE-I-23	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3603-TE-I-24	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3603-TE-I-25	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3603-TE-I-26	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3603-TE-I-27	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3603-TE-I-28	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3603-TE-I-29	1	Single Family	\$235.95	\$138.90	\$128.67	\$503.52
26 3610-75-*5.17	0.18	Commercial	\$393.62	\$100.01	\$92.64	\$586.27
26 3610-75-*5.18	0.19	Commercial	\$415.49	\$105.56	\$97.79	\$618.84
26 3610-75-*5.19	0.26	Commercial	\$568.56	\$144.46	\$133.82	\$846.84
26 3610-75-*5.20	0.25	Commercial	\$546.70	\$138.90	\$128.67	\$814.27
26 3610-75-*5.21	0.13	Commercial	\$284.28	\$72.23	\$66.91	\$423.42
26 3610-75-*5.22	0.31	Commercial	\$677.90	\$172.24	\$159.55	\$1,009.69
26 3610-75-*5.23	0.13	Commercial	\$284.28	\$72.23	\$66.91	\$423.42
26 3610-75-*5.24	0.22	Commercial	\$481.09	\$122.23	\$113.23	\$716.55
26 3610-75-*5.25	0.34	Commercial	\$743.51	\$188.90	\$174.99	\$1,107.40
26 3610-75-*5.26	0.49	Commercial	\$1,071.52	\$272.24	\$252.19	\$1,595.96
26 3610-75-*5.27	0.43	Commercial	\$940.32	\$238.91	\$221.31	\$1,400.54
26 3610-00-764	1.29	Commercial	\$2,820.95	\$716.72	\$663.94	\$4,201.61
26 3610-76-A-2.01	1.31	Commercial	\$2,864.69	\$727.84	\$674.23	\$4,266.75
26 3610-00-765.A	0.26	Commercial	\$568.56	\$144.46	\$133.82	\$846.84
26 3610-00-765.B	0.26	Commercial	\$568.56	\$144.46	\$133.82	\$846.84
26 3610-00-765.C	0.26	Commercial	\$568.56	\$144.46	\$133.82	\$846.84
26 3610-00-765.D	0.26	Commercial	\$568.56	\$144.46	\$133.82	\$846.84
26 3610-00-765.E	0.26	Commercial	\$568.56	\$144.46	\$133.82	\$846.84
26 3610-00-765.F	0.26	Commercial	\$568.56	\$144.46	\$133.82	\$846.84
26 3610-00-765.G	0.27	Commercial	\$590.43	\$150.01	\$138.96	\$879.41
26 3610-00-765.H	0.27	Commercial	\$590.43	\$150.01	\$138.96	\$879.41
26 3610-00-765.I	0.27	Commercial	\$590.43	\$150.01	\$138.96	\$879.41
26 3610-00-765.J	0.27	Commercial	\$590.43	\$150.01	\$138.96	\$879.41
26 3610-00-765.L	0.27	Commercial	\$590.43	\$150.01	\$138.96	\$879.41
26 3610-00-765.M	0.27	Commercial	\$590.43	\$150.01	\$138.96	\$879.41
26 3610-00-765.N	0.27	Commercial	\$590.43	\$150.01	\$138.96	\$879.41
26 3610-00-765.O	0.27	Commercial	\$590.43	\$150.01	\$138.96	\$879.41
26 3610-00-765.P	0.27	Commercial	\$590.43	\$150.01	\$138.96	\$879.41
26 3610-76-A-2.02	0.25	Commercial	\$546.70	\$138.90	\$128.67	\$814.27
26 3610-76-A-2.03	0.24	Commercial	\$524.83	\$133.34	\$123.52	\$781.70
26 3610-76-A-2.04	0.24	Commercial	\$524.83	\$133.34	\$123.52	\$781.70
26 3610-76-A-2.05	0.25	Commercial	\$546.70	\$138.90	\$128.67	\$814.27
26 3610-76-A-2.06	0.24	Commercial	\$524.83	\$133.34	\$123.52	\$781.70
26 3610-00-750.1	0.4	Commercial	\$874.71	\$222.24	\$205.87	\$1,302.83
26 3610-00-750.2	0.4	Commercial	\$874.71	\$222.24	\$205.87	\$1,302.83
26 3610-00-750.3	0.4	Commercial	\$874.71	\$222.24	\$205.87	\$1,302.83
26 3610-00-750.4	0.4	Commercial	\$874.71	\$222.24	\$205.87	\$1,302.83
26 3610-00-750.5	0.4	Commercial	\$874.71	\$222.24	\$205.87	\$1,302.83
26 3610-00-750.7	0.4	Commercial	\$874.71	\$222.24	\$205.87	\$1,302.83
26 3610-00-750.6	0.4	Commercial	\$874.71	\$222.24	\$205.87	\$1,302.83
26 3610-00-750.8	0.4	Commercial	\$874.71	\$222.24	\$205.87	\$1,302.83
26 3610-00-750.9	0.4	Commercial	\$874.71	\$222.24	\$205.87	\$1,302.83
25 3634-00-512.A	0.07	Commercial	\$153.07	\$38.89	\$36.03	\$227.99
25 3634-00-512.B	0.07	Commercial	\$153.07	\$38.89	\$36.03	\$227.99
25 3634-00-512.C	0.08	Commercial	\$174.94	\$44.44	\$41.17	\$260.56
25 3634-00-512.D	0.08	Commercial	\$174.94	\$44.44	\$41.17	\$260.56
25 3634-00-514	1.12	Commercial	\$2,449.20	\$622.27	\$576.44	\$3,647.91
25 3633-76-A-1	10.12	Commercial	\$22,130.21	\$5,622.67	\$5,208.56	\$32,961.45
25 3633-76-*B	3.01	Commercial	\$6,582.21	\$1,657.31	\$1,549.19	\$9,788.70
25 3634-XB-A-2	2.34	Commercial	\$5,117.08	\$1,300.10	\$1,204.35	\$7,621.53
26 3610-00-765.Q	0.27	Commercial	\$590.43	\$150.01	\$138.96	\$879.41
26 3610-00-765.R	0.27	Commercial	\$590.43	\$150.01	\$138.96	\$879.41
25 3634-XG-A-1	1.61	Commercial	\$3,520.72	\$894.52	\$828.63	\$5,243.87
25 3634-XG-A-2	3.48	Commercial	\$7,610.01	\$1,933.49	\$1,791.09	\$11,334.58
25 3634-XG-A-3	2.19	Commercial	\$4,789.06	\$1,216.76	\$1,127.15	\$7,132.97
25 3634-00-515	1.02	Commercial	\$2,230.52	\$566.71	\$524.97	\$3,322.21
25 3633-76-A-1.01	10.67	Commercial	\$23,332.94	\$5,928.25	\$5,491.64	\$34,752.83
25 3633-76-A-1.03	0.9	Commercial	\$1,968.10	\$495.54	\$463.21	\$2,926.85
<b>Total Gross Assessments</b>			<b>\$1,439,262.34</b>	<b>\$697,569.57</b>	<b>\$646,211.62</b>	<b>\$2,783,043.53</b>
<b>Total Net Assessments</b>			<b>\$1,352,906.60</b>	<b>\$655,715.40</b>	<b>\$607,438.92</b>	<b>\$2,616,060.92</b>



# SECTION VI

# SECTION A



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

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

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

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

One Year: 10/01/24 – 09/30/25  
Monthly Thereafter

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

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

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

### Service Fees:

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

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

**Attachment A - \$4,739.84 monthly**  
**Attachment B - \$4,585.60 monthly**  
**Attachment C - \$1,780 quarterly**  
**Attachment D - \$440 every other month**  
**Attachment E - \$938.60 monthly**  
**Attachment F - \$220 every other month**

## **AQUATIC SERVICE ADDENDUM**

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



**VIERA EAST COMMUNITY DEVELOPMENT DISTRICT 2024-25  
NATURAL AREAS MANAGEMENT & AQUATIC WEED CONTROL  
ATTACHMENT B - 31 SITES**

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

<b>MAP GRID #</b>	<b>SITE NUMBER</b>	<b>SITE NAME</b>	<b>SURFACE ACRES</b>	<b>MONTH</b>
B 3	1	GOLF COURSE 12/13 FAIRWAYS	18.53	\$ 592.96
B 2	7	DURBAN-ADDINGTON	10.73	\$ 343.36
A/B 1	14	PARKSTONE	1.90	\$ 60.80
B 1	15	OAKLEFE-HOLE 17	1.61	\$ 51.52
B 1	16	VEGC NORTH ENTRANCE	0.94	\$ 30.08
B 1	17	GOLF VISTA BLVD	0.75	\$ 24.00
A 1	18A	STRATFORD ENTRANCE	0.55	\$ 17.60
B 1	23	COLLINGTREE	14.15	\$ 452.80
B/C 7	28	HAMMOCK TRACE-WEST	4.83	\$ 154.56
D 3	29	HERON'S LNDG-VIERA BLVD	8.40	\$ 268.80
B 2/3	30	MAINTENANCE GARAGE SOUTH	0.67	\$ 21.44
C 4	36	GRAND ISLE-SOUTH	3.46	\$ 110.72
B/C 4	41	BAYHILL	9.82	\$ 314.24
B 3/4	42	BAYHILL NORTH	1.39	\$ 44.48
B 3/4	42A	STAR RUSH POND	0.10	\$ 3.20
B 3/4	42B	STAR RUSH CANAL	0.55	\$ 17.60
B 4	43A	BAYHILL-FLOWWAY	6.42	\$ 205.44
A/B 1	45	V.E.G.C. NORTH FLOWWAY WEST	7.24	\$ 231.68
B/C 3	53	OSPREY RIDGE-S	9.33	\$ 298.56
C 2	56	OSPREY RIDGE-NW	0.87	\$ 27.84
B 2	57	OSPREY LANDING	4.65	\$ 148.80
B 1	61	HERITAGE NORTH	9.01	\$ 288.32
B/C 1	62	V.E.G.C. NORTH FLOWWAY EAST	10.48	\$ 335.36
B 2	64	CLUBHOUSE DRIVE NORTHSIDE	1.82	\$ 58.24
B/C 2	65	CLUBHOUSE DRIVE SOUTHSIDE	1.66	\$ 53.12
B/C 2	66	BENNINGTON WEST	1.65	\$ 52.80
B 1	67	TEMPLETON WEST	2.95	\$ 94.40
C 1	68	TEMPLETON EAST	1.24	\$ 39.68
B 1/2	69	SOMMERVILLE	2.62	\$ 83.84
D 2/3	84	HERON'S LANDING-NORTH	4.38	\$ 140.16
C 3	85	HERON'S LANDING NORTHWEST	0.60	\$ 19.20

<b>MONTHLY FEE</b>	<b>\$ 4,585.60</b>
<b>ANNUAL FEE</b>	<b>\$ 55,027.20</b>

**VIERA EAST COMMUNITY DEVELOPMENT DISTRICT 2024-25  
 HEADER CANAL QUARTERLY SERVICE  
 ATTACHMENT C - EMERGENT VEGETATION CONTROL**

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

MAP GRID #	SITE NUMBER	SITE NAME	SURFACE ACRES	QUARTERLY
A-C 1-7	48	VIERA - WEST HEADER CANAL	26.61	\$ 1,780.00

**SERVICE FEE (4 TIMES A YEAR) \$ 1,780.00**  
**ANNUAL FEE \$ 7,120.00**

**VIERA EAST COMMUNITY DEVELOPMENT DISTRICT 2024-25  
 BAYHILL FLOW-WAY BOAT WORK WITH FLOATING VEGETATION CONTROL  
 ATTACHMENT D**

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

MAP GRID #	SITE NUMBER	SITE NAME	SURFACE ACRES	EVEN MONTHS
B 4	43A	BAYHILL-FLOWWAY W/FLOATING	6.42	\$ 440.00

**SERVICE FEE (6 TIMES A YEAR) \$ 440.00**  
**ANNUAL FEE \$ 2,640.00**

**VIERA EAST COMMUNITY DEVELOPMENT DISTRICT 2024-25  
 AQUATIC WEED CONTROL FOR WINGATE & AUBURN LAKES  
 ATTACHMENT E - 13 SITES**

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

MAP GRID #	SITE NUMBER	SITE NAME	SURFACE ACRES	MONTH
C 1	71	WINGATE ESTATES - TRACT H	2.80	\$ 91.00
C 1	72	WINGATE ESTATES - TRACT I	3.24	\$ 105.30
C 1	73	WINGATE ESTATES - TRACT K	4.91	\$ 159.58
C 1	74	WINGATE ESTATES - TRACT M	1.46	\$ 47.45
C 1	75	WINGATE ESTATES - TRACT D	1.58	\$ 51.35
C 1	76	AUBURN LAKES - TRACT 3	0.98	\$ 31.85
D 1	77	AUBURN LAKES - TRACT 16	1.77	\$ 57.53
D 1	78	AUBURN LAKES - TRACT 4	2.73	\$ 88.73
D 1	79	AUBURN LAKES - TRACT 5	1.56	\$ 50.70
C/D 1/2	80	AUBURN LAKES - TRACT 6	5.43	\$ 176.48
C 1/2	81	AUBURN LAKES - TRACT 7	0.82	\$ 26.65
D 2	82	AUBURN LAKES - TRACT 10	0.62	\$ 20.15
D 2	83	AUBURN LAKES - TRACT 12	0.98	\$ 31.85

**MONTHLY FEE \$ 938.60**  
**ANNUAL FEE \$ 11,263.20**

**VIERA EAST COMMUNITY DEVELOPMENT DISTRICT 2024-25  
 GRAND ISLE AIRBOAT WORK WITH FLOATING VEGETATION CONTROL  
 ATTACHMENT F - GRAND ISLE TRACTS M2 & M3**

*NOTE: Chemical control every other month for maintenance of the wetland*

MAP GRID #	SITE NUMBER	SITE NAME	SURFACE ACRES	EVEN MONTHS
C 4	M2/M3	GRAND ISLE LK 36 TRACTS M2/M3	1.10	\$ 220.00

<b>SERVICE FEE (6 TIMES A YEAR)</b>	<b>\$</b>	<b>220.00</b>
<b>ANNUAL FEE</b>	<b>\$</b>	<b>1,320.00</b>



# SECTION VII

# SECTION A

Viera East CDD Action Items  
8/22/2024

<b>Item #</b>	<b>Action Item</b>	<b>Assigned To:</b>	<b>Status</b>	<b>Date Added</b>	<b>Estimated Start</b>	<b>Estimated Completion</b>	<b>Comments/Estimated Completion</b>
1	Driving Range Parking	Moller	<b>Ongoing</b>	<b>3/9/23</b>			CDD to install signage for Roadway Parking
2	WMD	Showe	<b>Ongoing</b>	<b>2/22/24</b>			Awaiting Information from VEGCDA
3	Park Improvements	Moller/Webb	<b>Ongoing</b>	<b>2/22/24</b>			

# SECTION VIII

# SECTION A

**Music on the Patio Saturdays 5pm-9pm**

24-Jan	\$1,201
24-Feb	\$1,243
24-Mar	\$1,526
24-Apr	\$1,042
24-May*	\$1,335
24-Jun	\$1,241
24-Jul	\$1,457

**Saturdays w/o Music 5pm-9pm**

23-Jan	\$490
23-Feb	\$791
23-Mar	\$460
23-Apr	\$698
23-May	\$677
23-Jun	\$689
23-Jul	\$389

These are average numbers taken on Saturdays from 5pm – 9pm.

2024 numbers were taken on nights live music was offered.

2023 numbers were taken on all Saturday nights not offering live music.

\*May 22<sup>nd</sup> was on a Wednesday; all other nights were on Saturdays.

# SECTION B

# SECTION 1





## **Memorandum**

**To:** Board of Supervisors

**From:** District Management

**Date:** August 22, 2024

**RE:** HB7013 – Special Districts Performance Measures and Standards

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To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

**Exhibit A:**  
Goals, Objectives and Annual Reporting Form

# Viera East Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

## **1. Community Communication and Engagement**

### **Goal 1.1: Public Meetings Compliance**

**Objective:** Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of three board meetings were held during the Fiscal Year.

**Achieved:** Yes  No

### **Goal 1.2: Notice of Meetings Compliance**

**Objective:** Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes  No

### **Goal 1.3: Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes  No

## **2. Infrastructure and Facilities Maintenance**

### **Goal 2.1: General Manager or Staff Site Inspections**

**Objective:** CDD staff will conduct inspections to ensure safety and proper functioning of the District's infrastructure.

**Measurement:** CDD staff conduct bi-monthly inspections of CDD property

**Standard:** 100% of site visits were successfully completed

**Achieved:** Yes  No

## **3. Financial Transparency and Accountability**

### **Goal 3.1: Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes  No

### **Goal 3.2: Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

**Standard:** CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes  No

### **Goal 3.3: Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

**Achieved:** Yes  No

Chair/Vice Chair: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Viera East Community Development District

Date: \_\_\_\_\_

District Manager: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Viera East Community Development District

Date: \_\_\_\_\_

# SECTION 2

**NOTICE OF MEETINGS  
VIERA EAST  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Viera East Community Development District will hold their meetings for **Fiscal Year 2025** in the Multi-Purpose Building of the Faith Lutheran Church, 5550 Faith Drive, Viera, Florida at **6:30 p.m. on the fourth Thursday** of each month with exceptions indicated as follows:

October 24, 2024  
November 21, 2024\*  
December 19, 2024\*  
January 23, 2025  
February 27, 2025  
March 27, 2025  
April 24, 2025  
May 22, 2025  
June 26, 2025  
July 31, 2025\*  
August 28, 2025  
September 25, 2025

In addition, the Board of Supervisors will conduct a workshop to discuss future agenda items **at 6:30 p.m.** at the above referenced address on the following dates:

October 10, 2024  
November 7, 2024  
December 12, 2024  
January 7, 2025  
January 9, 2025  
February 13, 2025  
March 13, 2025  
April 10, 2025  
May 6, 2025  
May 8, 2025  
June 12, 2025  
July 17, 2025\*  
August 14, 2025  
September 11, 2025

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager, at 219 East Livingston Street, Orlando, FL 32801.

The meetings may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Governmental Management Services –  
Central Florida, LLC  
District Manager



# SECTION IX

# SECTION A

**Viera East**  
**Community Development District**  
 Check Register Summary  
 July 19, 2024 through August 13, 2024

Fund	Date	Check #'s	Amount
<i>General Fund</i>			
	7/25/24	5136-5150	\$ 4,795.78
	8/1/24	5151-5156	\$ 16,104.21
	8/8/24	5157-5160	\$ 23,785.42
		<u>Sub-Total</u>	<u>\$ 44,685.41</u>
<i>Capital Reserve</i>			
	6/27/24	-	\$ -
		<u>Sub-Total</u>	<u>\$ -</u>
<i>Golf Course</i>			
	7/25/24	31851-31867	\$ 14,918.34
	8/1/24	31868-31885	\$ 23,954.52
	8/8/24	31886-31898	\$ 13,613.15
		<u>Sub-Total</u>	<u>\$ 52,486.01</u>
<b>Total</b>			<b>\$ 97,171.42</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/25/24	00267	7/17/24	24-07-09	202407	340	53800	47900		BERRY DISPOSAL	*	425.00	425.00	005136
7/25/24	00034	7/17/24	05488049	202406	340	53800	47300		CITY OF COCOA	*	219.82	219.82	005137
7/25/24	00310	7/25/24	ENTERTAI	202407	300	15500	10000		FRED CAVESE	*	150.00	150.00	005138
7/25/24	00286	7/16/24	9917875	202407	340	53800	41000		FUSION, LLC	*	1,237.69	1,237.69	005139
7/25/24	00320	7/25/24	ENTERTAI	202407	300	15500	10000		GRACE TAPERT	*	150.00	150.00	005140
7/25/24	00292	7/25/24	ENTERTAI	202407	300	15500	10000		LACEY CONNELLY	*	200.00	200.00	005141
7/25/24	00321	7/25/24	ENTERTAI	202407	300	15500	10000		MARTIN GALLAGHER	*	200.00	200.00	005142
7/25/24	00191	7/24/24	SC-T0001	202407	340	53800	46000		PIRTEK SPACE COAST	*	263.28	263.28	005143
7/25/24	00291	7/25/24	ENTERTAI	202407	300	15500	10000		ROCKSTAR KARAOKE ENTERTAINMENT LLC	*	350.00	350.00	005144
7/25/24	00291	7/25/24	ENTERTAI	202407	300	15500	10000		ROCKSTAR KARAOKE ENTERTAINMENT LLC	*	350.00	350.00	005145
7/25/24	00291	7/25/24	ENTERTAI	202407	300	15500	10000		ROCKSTAR KARAOKE ENTERTAINMENT LLC	*	350.00	350.00	005146
7/25/24	00291	7/25/24	ENTERTAI	202407	300	15500	10000		ROCKSTAR KARAOKE ENTERTAINMENT LLC	*	350.00	350.00	005147

VIER --VIERA EAST-- AWOLFE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	TO DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/25/24	00291	7/25/24	ENTERTAI	202407	300-15500	10000		ENTERTAINMENT AUG24	*	350.00		
								ROCKSTAR KARAOKE ENTERTAINMENT LLC			350.00	005148
7/25/24	00288	7/25/24	ENTERTAI	202407	300-15500	10000		ENTERTAINMENT AUG24	*	150.00		
								WILL PURDY			150.00	005149
7/25/24	00188	7/25/24	30901531	202407	340-53800	54100		UNIFORM JULY24	*	49.99		
								UNIFIRST CORPORATION			49.99	005150
8/01/24	00323	7/26/24	507	202407	300-13100	10600		FAWN RIDGE FOUNTAIN JUL24	*	14,900.00		
								ENVIRONMENTAL RESTORATION SERVICES			14,900.00	005151
8/01/24	00283	7/24/24	EMPLOYEE	202407	320-53800	51200		LUNCH EXPENSE JUL24	*	148.51		
								HARVEY MEISTER			148.51	005152
8/01/24	00279	8/01/24	PHONE RE	202407	320-53800	41000		CELL PHONE REIMBURSE	*	225.00		
								JIM MOLLER			225.00	005153
8/01/24	00196	7/25/24	21WR9890	202407	340-53800	46000		HYDRAULICS REPAIR JUL24	*	720.43		
								RING POWER CORPORATION			720.43	005154
8/01/24	00185	7/27/24	60078519	202407	310-51300	41000		OFFICE SUPPLIES JUL24	*	60.28		
								STAPLES ADVANTAGE			60.28	005155
8/01/24	00188	8/01/24	30901551	202408	340-53800	54100		UNIFORM EXPENSE AUG24	*	49.99		
								UNIFIRST CORPORATION			49.99	005156
8/08/24	00285	7/19/24	2019	202407	340-53800	47300		GRASS CUTTING JUL24	*	1,800.00		
								A NEW LIFE LAWN CARE & MORE			1,800.00	005157
8/08/24	00040	8/01/24	10114 ST	202407	330-53800	47200		AQUATIC SERVICE JUL24	*	10,623.59		
								ECOR INDUSTRIES, INC.			10,623.59	005158
8/08/24	00268	6/03/24	26031	202406	310-51300	32200		AUDIT FYE23	*	11,300.00		
								GRAU AND ASSOCIATES			11,300.00	005159

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CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/08/24	00188	8/08/24	30901569	202408	340-53800	54100	UNIFORMS JUL24 UNIFIRST CORPORATION	*	61.83	61.83	005160
8/15/24	00267	8/07/24	24-08-03	202408	340-53800	47900	30YD ROLLOFF AUG24 BERRY DISPOSAL	*	425.00	425.00	005161
8/15/24	00210	8/09/24	31871-75	202407	340-53800	47300	ELECTRIC JUL24 FPL	*	80.60	80.60	005162
8/15/24	00126	8/01/24	481	202408	310-51300	34000	MANAGEMENT FEES AUG24	*	9,146.17		
		8/01/24	481	202408	310-51300	35100	INFORMATION TECH. AUG24	*	375.75		
		8/01/24	481	202408	310-51300	31700	DISSEMINATION AGENT AUG24	*	83.33		
		8/01/24	481	202408	310-51300	42500	COPIES AUG24 GOVERNMENTAL MANAGEMENT SERVICES	*	48.00	9,653.25	005163
8/15/24	00190	8/09/24	365956	202408	340-53800	46000	AUTO PARTS AUG24 NAPA AUTO PARTS	*	212.16	212.16	005164
8/15/24	00245	8/14/24	5794	202408	340-53800	47300	IRRIGATION REPAIR AUG24 PROFESSIONAL IRRIGATION SERVICE	*	1,900.00	1,900.00	005165
									TOTAL FOR BANK A	56,956.42	
									TOTAL FOR REGISTER	56,956.42	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/25/24	01654	7/23/24	LORL1731 MATS JUL24	202407	320-57200	51100	ALSCO	*	154.68	154.68	031851
7/25/24	01380	7/22/24	28 BUSINESS SRVC RATE JUL24	202407	320-57200	54500	BLACK HOLE MAKERS LLC	*	405.00	405.00	031852
7/25/24	01550	7/23/24	698768 BREAD JUL24	202407	300-14100	10000	CHUCK INDEPENDENT BREAD DIST, LLC	*	170.30	290.25	031853
		7/25/24	698769 BREAD JUL24	202407	300-14100	10000		*	119.95		
7/25/24	00024	7/15/24	06100997 WATER & SEWER JUN24	202406	390-57200	43000	CITY OF COCOA UTILITIES	*	389.37	389.37	031854
7/25/24	01394	7/15/24	63467412 RENTAL EXPENSE JUL24	202407	330-57200	54600	ECOLAB	*	139.10	139.10	031855
7/25/24	01196	7/11/24	93927270 CANOPY JUL24	202407	350-57200	46300	E-Z-GO A TEXTRON COMPANY	*	688.55	688.55	031856
7/25/24	00587	7/10/24	15946004 GASOLINE JUL24	202407	390-57200	46100	GLOVER OIL COMPANY INC	*	1,200.24	3,295.24	031857
		7/10/24	15946004 GASOLINE JUL24	202407	300-13100	10000		*	591.17		
		7/18/24	15957796 GASOLINE JUL24	202407	390-57200	46100		*	776.36		
		7/18/24	15957796 GASOLINE JUL24	202407	300-13100	10000		*	382.38		
		7/18/24	15957797 DIESEL JUL24	202407	390-57200	46100		*	231.21		
		7/18/24	15957797 DIESEL JUL24	202407	300-13100	10000		*	113.88		
7/25/24	01372	7/19/24	37035383 COPIER JUL24	202407	320-57200	34100		GREAT AMERICA FINANCIAL SVCS	*		
		7/19/24	37035383 COPIER JUL24	202407	300-13100	10000	*	156.34			

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CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/25/24	00871	6/03/24	10228082	202406 390-57200-46000	HEX NUT JUN24 KIMBALL MIDWEST	*	35.32	35.32	031859
7/25/24	00808	7/24/24	059802	202407 300-10100-11000	REPLENISH SAFE PETTY CASH	*	758.00	758.00	031860
7/25/24	01369	6/27/24	8013138	202406 300-14200-10000	GOLF BALLS JUN24 SRIXON/CLEVELAND GOLF/XXIO	*	931.80	931.80	031861
7/25/24	00130	7/23/24	62231875	202407 300-14100-10000	FOOD JUL24	*	818.15		
		7/23/24	62231875	202407 300-14100-10200	BEVERAGES JUL24	*	44.95		
		7/23/24	62231875	202407 330-57200-43100	FUEL JUL24 SYSCO	*	6.50	869.60	031862
7/25/24	01667	7/18/24	41087122	202407 390-57200-47100	TRAINING & TRAVEL JUL24 THE TORO COMPANY	*	2,409.68	2,409.68	031863
7/25/24	00117	7/17/24	41215430	202407 390-57200-46000	AUTO PARTS JUL24 WESCOTURF INC.	*	637.91	637.91	031864
7/25/24	00024	7/15/24	01204587	202406 320-57200-43000	WATER & SEWER JUN24	*	159.52		
		7/15/24	01204587	202406 320-57200-43000	WATER & SEWER JUN24	*	159.52		
		7/15/24	01204587	202406 350-57200-43000	WATER & SEWER JUN24	*	159.52		
		7/22/24	06949429	202406 320-57200-43000	WATER & SEWER JUN24 CITY OF COCOA UTILITIES	*	78.60	557.16	031865
7/25/24	01629	8/01/24	SUP00596	202407 340-57200-54000	MAINTENANCE FEES CLUB CADDIE	*	649.00	649.00	031866
7/25/24	01257	12/16/22	61389B	202407 340-57200-46000	REPAIR KITS AND PARTS THOR GUARD, INC.	*	2,395.00	2,395.00	031867

VIER --VIERA EAST-- AWOLFE



CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/01/24	01643	7/29/24	10203947	202407	320-57200-46000		LABOR SERVICIE JUL24 ACCURATE AIR CONDITIONING HEATING	*	446.95	446.95	031868
8/01/24	01413	7/22/24	91853642	202407	300-14200-10000		GOLF GLOVES JUL24 ACUSHNET COMPANY	*	987.84	987.84	031869
8/01/24	01654	7/30/24	LORL1733	202407	320-57200-51100		MATS JUL24 ALSCO	*	154.68	154.68	031870
8/01/24	00987	7/26/24	29613	202407	320-57200-48000		1/6 PAGE AD AUG24 7/26/24 29614 202407 320-57200-48000 1/4 PAGE AD AUG24 BLUEWATER CREATIVE GROUP INC	*	330.00	763.50	031871
8/01/24	01550	7/30/24	698770	202407	300-14100-10000		BREAD JUL24 8/01/24 698771 202408 300-14100-10000 BREAD AUG24 CHUCK INDEPENDENT BREAD DIST, LLC	*	201.90	323.30	031872
8/01/24	00564	7/17/24	53699	202407	390-57200-47300		BIN C TOPDRESS JUL24 GOLF SPECIALTIES, INC.	*	1,155.20	1,155.20	031873
8/01/24	00808	8/01/24	049027	202408	300-10100-11000		REPLENISH PETTYCASH AUG24 PETTY CASH	*	310.00	310.00	031874
8/01/24	99999	8/01/24	VOID	202408	000-00000-00000		VOID CHECK *****INVALID VENDOR NUMBER*****	C	.00	.00	031875
8/01/24	99999	8/01/24	VOID	202408	000-00000-00000		VOID CHECK *****INVALID VENDOR NUMBER*****	C	.00	.00	031876
8/01/24	01324	7/16/24	JULY STA	202407	390-57200-51100		VACUUM JUL24 7/16/24 JULY STA 202407 300-13100-10000 FOOD CATERING JUL24 7/16/24 JULY STA 202407 330-57200-51100 STICKER LABELS JUL24	*	219.00	185.00	9.94

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7/16/24		JULY STA 202407	390-57200-49800		BANDAGES JUL24	*	23.98	
7/16/24		JULY STA 202407	390-57200-51100		OPERATING SUPPLIES JUL24	*	253.90	
7/16/24		JULY STA 202407	320-57200-41000		HULU SUBSCRIPTION JUL24	*	99.13	
7/16/24		JULY STA 202407	330-57200-46000		BOTTLE RACK JUL24	*	34.98	
7/16/24		JULY STA 202407	390-57200-51100		CLEANING SUPPLIES JUL24	*	184.06	
7/16/24		JULY STA 202407	390-57200-51100		CLEANING SUPPLIES JUL24	*	31.98	
7/16/24		JULY STA 202407	300-13100-10000		ICE MAKER JUL24	*	69.99	
7/16/24		JULY STA 202407	340-57200-51100		DRESS JUL24	*	87.73	
7/16/24		JULY STA 202407	300-13100-10000		GC MAINTENANCE JUL24	*	20.00	
7/16/24		JULY STA 202407	390-57200-46000		ICE MACHINE PARTS JUL24	*	96.53	
7/16/24		JULY STA 202407	300-13100-10000		BATTERY CARTRIDGE JUL24	*	86.89	
7/16/24		JULY STA 202407	320-57200-41000		CRICKET WIRELESS JUL24	*	239.00	
7/16/24		JULY STA 202407	300-13100-10000		SPECTRUM MOBILE JUL24	*	29.55	
7/16/24		JULY STA 202407	390-57200-46000		DUMP VALVE JUL24	*	52.00	
7/16/24		JULY STA 202407	340-57200-54100		NAME TAGS JUL24	*	31.49	
7/16/24		JULY STA 202407	300-13100-10000		GUTTER DOWN SPOUT JUL24	*	29.99	
7/16/24		JULY STA 202407	390-57200-49800		PEDIALYTE&GATORADE JUL24	*	106.24	
7/16/24		JULY STA 202407	330-57200-46000		GLASS FILM JUL24	*	49.59	
7/16/24		JULY STA 202407	300-13100-10000		POSTAGE STAMPS JUL24	*	230.25	
7/16/24		JULY STA 202407	300-13100-10000		WIX SUBSCRIPTION JUL24	*	348.00	
7/22/24		JUL STAT 202407	300-14100-10000		FOOD JUL24	*	95.23	
7/22/24		JUL STAT 202407	300-14100-10000		FOOD JUL24	*	23.02	
7/22/24		JUL STAT 202407	330-57200-51100		TOOTHPICKS JUL24	*	5.96	

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7/22/24		JUL STAT 202407	300-14100-10200		MILK JUL24	*	3.99	
7/22/24		JUL STAT 202407	300-14100-10000		FOOD JUL24	*	26.38	
7/22/24		JUL STAT 202407	330-57200-51100		OPERATING SUPPLIES JUL24	*	34.20	
7/22/24		JUL STAT 202407	300-14100-10000		FOOD JUL24	*	162.37	
7/22/24		JUL STAT 202407	300-14100-10000		FOOD JUL24	*	28.74	
7/22/24		JUL STAT 202407	330-57200-51100		JANITORIAL SUPPLIES JUL24	*	233.78	
7/22/24		JUL STAT 202407	300-14100-10000		FOOD JUL24	*	32.94	
7/22/24		JUL STAT 202407	330-57200-51025		KITCHEN SUPPLIES JUL24	*	15.48	
7/22/24		JUL STAT 202407	300-14100-10000		FOOD JUL24	*	50.83	
7/22/24		JUL STAT 202407	330-57200-51050		PAPER SUPPLIES JUL24	*	11.75	
7/22/24		JUL STAT 202407	300-14100-10000		FOOD JUL24	*	56.28	
7/22/24		JUL STAT 202407	300-14100-10000		FOOD JUL24	*	50.37	
7/22/24		JUL STAT 202407	320-57200-49000		INTEREST JUL24	*	.89-	
7/16/24		JULY STA 202407	390-57200-51100		VACUUM JUL24	V	219.00-	
7/16/24		JULY STA 202407	300-13100-10000		FOOD CATERING JUL24	V	185.00-	
7/16/24		JULY STA 202407	330-57200-51100		STICKER LABELS JUL24	V	9.94-	
7/16/24		JULY STA 202407	390-57200-49800		BANDAGES JUL24	V	23.98-	
7/16/24		JULY STA 202407	390-57200-51100		OPERATING SUPPLIES JUL24	V	253.90-	
7/16/24		JULY STA 202407	320-57200-41000		HULU SUBSCRIPTION JUL24	V	99.13-	
7/16/24		JULY STA 202407	330-57200-46000		BOTTLE RACK JUL24	V	34.98-	
7/16/24		JULY STA 202407	390-57200-51100		CLEANING SUPPLIES JUL24	V	184.06-	
7/16/24		JULY STA 202407	390-57200-51100		CLEANING SUPPLIES JUL24	V	31.98-	
7/16/24		JULY STA 202407	300-13100-10000		ICE MAKER JUL24	V	69.99-	

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7/16/24		JULY STA 202407	340-57200-51100		DRESS JUL24	V	87.73-	
7/16/24		JULY STA 202407	300-13100-10000		GC MAINTENANCE JUL24	V	20.00-	
7/16/24		JULY STA 202407	390-57200-46000		ICE MACHINE PARTS JUL24	V	96.53-	
7/16/24		JULY STA 202407	300-13100-10000		BATTERY CARTRIDGE JUL24	V	86.89-	
7/16/24		JULY STA 202407	320-57200-41000		CRICKET WIRELESS JUL24	V	239.00-	
7/16/24		JULY STA 202407	300-13100-10000		SPECTRUM MOBILE JUL24	V	29.55-	
7/16/24		JULY STA 202407	390-57200-46000		DUMP VALVE JUL24	V	52.00-	
7/16/24		JULY STA 202407	340-57200-54100		NAME TAGS JUL24	V	31.49-	
7/16/24		JULY STA 202407	300-13100-10000		GUTTER DOWN SPOUT JUL24	V	29.99-	
7/16/24		JULY STA 202407	390-57200-49800		PEDIALYTE&GATORADE JUL24	V	106.24-	
7/16/24		JULY STA 202407	330-57200-46000		GLASS FILM JUL24	V	49.59-	
7/16/24		JULY STA 202407	300-13100-10000		POSTAGE STAMPS JUL24	V	230.25-	
7/16/24		JULY STA 202407	300-13100-10000		WIX SUBSCRIPTION JUL24	V	348.00-	
7/22/24		JUL STAT 202407	300-14100-10000		FOOD JUL24	V	95.23-	
7/22/24		JUL STAT 202407	300-14100-10000		FOOD JUL24	V	23.02-	
7/22/24		JUL STAT 202407	330-57200-51100		TOOTHPICKS JUL24	V	5.96-	
7/22/24		JUL STAT 202407	300-14100-10200		MILK JUL24	V	3.99-	
7/22/24		JUL STAT 202407	300-14100-10000		FOOD JUL24	V	26.38-	
7/22/24		JUL STAT 202407	330-57200-51100		OPERATING SUPPLIES JUL24	V	34.20-	
7/22/24		JUL STAT 202407	300-14100-10000		FOOD JUL24	V	162.37-	
7/22/24		JUL STAT 202407	300-14100-10000		FOOD JUL24	V	28.74-	
7/22/24		JUL STAT 202407	330-57200-51100		JANITORIAL SUPPLIES JUL24	V	233.78-	
7/22/24		JUL STAT 202407	300-14100-10000		FOOD JUL24	V	32.94-	

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7/22/24		JUL STAT	202407	330-57200-51025	KITCHEN SUPPLIES JUL24	V	15.48-		
7/22/24		JUL STAT	202407	300-14100-10000	FOOD JUL24	V	50.83-		
7/22/24		JUL STAT	202407	330-57200-51050	PAPER SUPPLIES JUL24	V	11.75-		
7/22/24		JUL STAT	202407	300-14100-10000	FOOD JUL24	V	56.28-		
7/22/24		JUL STAT	202407	300-14100-10000	FOOD JUL24	V	50.37-		
7/22/24		JUL STAT	202407	320-57200-49000	INTEREST JUL24	V	.89		
REGIONS BANK								.00	031877
8/01/24	00130	7/30/24	62233602	202407 300-14100-10000	FOOD JUL24	*	883.38		
		7/30/24	62233602	202407 300-14100-10200	BEVERAGES JUL24	*	513.40		
		7/30/24	62233602	202407 330-57200-43100	FUEL JUL24	*	6.50		
SYSCO								1,403.28	031878
8/01/24	00243	7/10/24	37603104	202407 300-14200-10000	GOLF BALLS JUL24	*	389.88		
		7/11/24	37607136	202407 300-14200-10000	GOLF BALLS JUL24	*	259.52		
TAYLOR MADE GOLF COMPANY, INC								649.40	031879
8/01/24	01512	7/29/24	8976037	202407 390-57200-54600	TORO REELMASTER JUL24	*	1,248.01		
		7/29/24	8976037	202407 390-57200-54600	CUSHMAN SHUTTLE JUL24	*	242.06		
		7/29/24	8976037	202407 350-57200-46100	RXV ELITE JUL24	*	10,784.30		
		7/29/24	8976037	202407 390-57200-54600	HAULER 800X GAS JUL24	*	253.59		
THE HUNTINGTON NATIONAL BANK								12,527.96	031880
8/01/24	00068	7/26/24	92560890	202407 320-57200-34100	8 YD DUMPSTER JUL24	*	1,443.94		
		7/26/24	92564000	202407 390-57200-47900	6 YD DUMPSTER JUL24	*	438.82		
WASTE MANAGEMENT								1,882.76	031881
8/01/24	99999	8/01/24	VOID	202408 000-00000-00000	VOID CHECK	C	.00		
*****INVALID VENDOR NUMBER*****								.00	031882

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8/01/24	01324	7/16/24	JULY STA 202407	390-57200-51100	VACUUM JUL24	*	219.00	
		7/16/24	JULY STA 202407	300-13100-10000	FOOD CATERING JUL24	*	185.00	
		7/16/24	JULY STA 202407	330-57200-51100	STICKER LABELS JUL24	*	9.94	
		7/16/24	JULY STA 202407	390-57200-49800	BANDAGES JUL24	*	23.98	
		7/16/24	JULY STA 202407	390-57200-51100	OPERATING SUPPLIES JUL24	*	253.90	
		7/16/24	JULY STA 202407	320-57200-41000	HULU SUBSCRIPTION JUL24	*	99.13	
		7/16/24	JULY STA 202407	330-57200-46000	BOTTLE RACK JUL24	*	34.98	
		7/16/24	JULY STA 202407	390-57200-51100	CLEANING SUPPLIES JUL24	*	184.06	
		7/16/24	JULY STA 202407	390-57200-51100	CLEANING SUPPLIES JUL24	*	31.98	
		7/16/24	JULY STA 202407	300-13100-10000	ICE MAKER JUL24	*	69.99	
		7/16/24	JULY STA 202407	340-57200-51100	DRESS JUL24	*	87.73	
		7/16/24	JULY STA 202407	300-13100-10000	GC MAINTENANCE JUL24	*	20.00	
		7/16/24	JULY STA 202407	390-57200-46000	ICE MACHINE PARTS JUL24	*	96.53	
		7/16/24	JULY STA 202407	300-13100-10000	BATTERY CARTRIDGE JUL24	*	86.89	
		7/16/24	JULY STA 202407	320-57200-41000	CRICKET WIRELESS JUL24	*	239.00	
		7/16/24	JULY STA 202407	300-13100-10000	SPECTRUM MOBILE JUL24	*	29.55	
		7/16/24	JULY STA 202407	390-57200-46000	DUMP VALVE JUL24	*	52.00	
		7/16/24	JULY STA 202407	340-57200-54100	NAME TAGS JUL24	*	31.49	
		7/16/24	JULY STA 202407	300-13100-10000	GUTTER DOWN SPOUT JUL24	*	29.99	
		7/16/24	JULY STA 202407	390-57200-49800	PEDIALYTE&GATORADE JUL24	*	106.24	
		7/16/24	JULY STA 202407	330-57200-46000	GLASS FILM JUL24	*	49.59	
		7/16/24	JULY STA 202407	300-13100-10000	POSTAGE STAMPS JUL24	*	230.25	
		7/16/24	JULY STA 202407	300-13100-10000	WIX SUBSCRIPTION JUL24	*	348.00	

REGIONS BANK 2,519.22 031883

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8/01/24	99999	8/01/24	VOID	202408 000-00000-00000		C	.00	
			VOID CHECK					
*****INVALID VENDOR NUMBER*****								.00 031884
8/01/24	01324	7/22/24	JUL STAT	202407 300-14100-10000	FOOD JUL24	*	95.23	
		7/22/24	JUL STAT	202407 300-14100-10000	FOOD JUL24	*	23.02	
		7/22/24	JUL STAT	202407 330-57200-51100	TOOTHPICKS JUL24	*	5.96	
		7/22/24	JUL STAT	202407 300-14100-10200	MILK JUL24	*	3.99	
		7/22/24	JUL STAT	202407 300-14100-10000	FOOD JUL24	*	26.38	
		7/22/24	JUL STAT	202407 330-57200-51100	OPERATING SUPPLIES JUL24	*	34.20	
		7/22/24	JUL STAT	202407 300-14100-10000	FOOD JUL24	*	162.37	
		7/22/24	JUL STAT	202407 300-14100-10000	FOOD JUL24	*	28.74	
		7/22/24	JUL STAT	202407 330-57200-51100	JANITORIAL SUPPLIES JUL24	*	233.78	
		7/22/24	JUL STAT	202407 300-14100-10000	FOOD JUL24	*	32.94	
		7/22/24	JUL STAT	202407 330-57200-51025	KITCHEN SUPPLIES JUL24	*	15.48	
		7/22/24	JUL STAT	202407 300-14100-10000	FOOD JUL24	*	50.83	
		7/22/24	JUL STAT	202407 330-57200-51050	PAPER SUPPLIES JUL24	*	11.75	
		7/22/24	JUL STAT	202407 300-14100-10000	FOOD JUL24	*	56.28	
		7/22/24	JUL STAT	202407 300-14100-10000	FOOD JUL24	*	50.37	
		7/22/24	JUL STAT	202407 320-57200-49000	INTEREST JUL24	*	.89-	
REGIONS BANK								830.43 031885
8/08/24	01643	8/05/24	10203947	202408 320-57200-46000	GASKET REPLACEMENT AUG24	*	689.75	
ACCURATE AIR CONDITIONING HEATING								689.75 031886
8/08/24	01413	7/24/24	91855880	202407 300-14200-10000	GOLF BALLS JUL24	*	1,003.00	
		7/26/24	91857627	202407 300-14200-10000	GOLF BALLS JUL24	*	976.80	

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		7/29/24	91858583	202407	300	14200	10000			*	459.91			
			GOLF BALLS JUL24											
		7/30/24	91859727	202407	300	14200	10000			*	325.58			
			GOLF BALLS JUL24											
			ACUSHNET COMPANY										2,765.29	031887
8/08/24	01654	7/02/24	LORL1725	202407	320	57200	51100			*	154.68			
			MATS JUL24											
		8/06/24	LORL1735	202408	320	57200	51100			*	154.68			
			MATS AUG24											
			ALSCO										309.36	031888
8/08/24	01668	8/05/24	39075	202408	390	57200	51160			*	440.00			
			CLEANING SERVICES AUG24											
			BREVARD HOME CLEANING										440.00	031889
8/08/24	01550	8/03/24	698772	202408	300	14100	10000			*	86.16			
			BREAD AUG24											
		8/06/24	698773	202408	300	14100	10000			*	161.10			
			BREAD AUG24											
			CHUCK INDEPENDENT BREAD DIST, LLC										247.26	031890
8/08/24	01196	8/05/24	93958830	202408	390	57200	46000			*	651.40			
			EQUIPMENT PARTS AUG24											
		8/05/24	93958831	202408	390	57200	46000			*	485.98			
			HAULER COWL AUG24											
			E-Z-GO A TEXTRON COMPANY										1,137.38	031891
8/08/24	01652	8/08/24	1127328	202408	320	57200	48000			*	229.63			
			ACCOUNT BALANCE AUG24											
			GANNET FLORIDA LOCALIQ										229.63	031892
8/08/24	01427	7/26/24	18701	202407	340	57200	51100			*	107.69			
			IMPACT TOUR 2.0											
			GLOBAL GOLF SALES										107.69	031893
8/08/24	00587	8/02/24	15987798	202408	390	57200	46100			*	537.35			
			GASOLINE AUG24											
		8/02/24	15987798	202408	300	13100	10000			*	264.66			
			GASOLINE AUG24											
		8/02/24	15987799	202408	390	57200	46100			*	648.06			
			DIESEL AUG24											
		8/02/24	15987799	202408	300	13100	10000			*	319.20			
			DIESEL AUG24											
			GLOVER OIL COMPANY INC										1,769.27	031894

VIER --VIERA EAST-- AWOLFE



CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/08/24	00483	7/25/24	JULY STA	202407	330	57200	46000		SAND	*	337.15		
		7/25/24	JULY STA	202407	300	13100	10000		HEX	*	5.64		
		7/25/24	JULY STA	202407	300	13100	10000		REPAIRS & SAFETY SUPPLIES	*	41.42		
		7/25/24	JULY STA	202407	330	57200	46000		RESTARAUNT	*	11.38		
		7/25/24	JULY STA	202407	390	57200	47100		IRRIGATION SUPPLIES	*	166.17		
		7/25/24	JULY STA	202407	330	57200	46000		RESTARAUNT	*	41.01		
		7/25/24	JULY STA	202407	330	57200	46000		RESTARAUNT	*	34.02		
		7/25/24	JULY STA	202407	340	57200	46000		BATH REPAIR	*	9.48		
		7/25/24	JULY STA	202407	340	57200	46000		BATH REPAIR	*	6.63		
		7/25/24	JULY STA	202407	300	13100	10000		REPAIRS	*	10.89		
		7/25/24	JULY STA	202407	300	13100	10000		REPAIRS	*	12.40		
		7/25/24	JULY STA	202407	300	13100	10000		REPAIRS	*	6.18		
		7/25/24	JULY STA	202407	300	13100	10000		REPAIRS	*	18.30		
----- LOWE'S -----												662.61	031895
8/08/24	01514	7/29/24	0266242	202407	390	57200	47500		TURF JUL24	*	4,512.16		
----- NOBLE TURF, LLC -----												4,512.16	031896
8/08/24	01369	6/26/24	8011304S	202407	300	14200	10000		GOLF ACCESSORIES JUL24	*	374.00		
----- SRIXON/CLEVELAND GOLF/XXIO -----												374.00	031897
8/08/24	00807	7/25/24	30901531	202407	390	57200	54100		UNIFORMS JUL24	*	114.06		
		8/01/24	30901569	202408	390	57200	54100		UNIFORMS AUG24	*	114.06		
		8/08/24	30901569	202408	390	57200	54100		UNIFORMS AUG24	*	140.63		
----- UNIFIRST CORPORATION -----												368.75	031898
8/15/24	01643	8/12/24	10203948	202408	320	57200	46000		SERVICE CALL AUG24	*	295.00		

VIER --VIERA EAST-- AWOLFE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		8/15/24	10203947	202408	300	13100	10400		FREEZER EQUIPMENT INSTALL	*	39,740.63		
									ACCURATE AIR CONDITIONING HEATING			40,035.63	031899
8/15/24	01654	8/13/24	LORL1737	202408	320	57200	51100		MATS AUG24	*	154.68		
									ALSCO			154.68	031900
8/15/24	01668	8/05/24	39422	202408	390	57200	51160		CLEANING SERVICE AUG24	*	255.00		
									BREVARD HOME CLEANING			255.00	031901
8/15/24	01553	8/01/24	02124630	202408	320	57200	34100		PHONE & INTERNET AUG24	*	335.31		
									CHARTER COMMUNICATIONS			335.31	031902
8/15/24	01550	8/10/24	698774	202408	300	14100	10000		BREAD AUG24	*	170.25		
		8/14/24	698775	202408	300	14100	10000		BREAD AUG24	*	123.00		
									CHUCK INDEPENDENT BREAD DIST, LLC			293.25	031903
8/15/24	01241	8/10/24	24AUG-74	202408	320	57200	46000		WINDOW CLEANING AUG24	*	275.00		
									CRYSTAL HI RISE, INC.			275.00	031904
8/15/24	00076	8/08/24	21R13338	202407	300	13100	10500		UTILITIES JUL24	*	375.11		
									FLORIDA CITY GAS			375.11	031905
8/15/24	00035	8/09/24	07938-52	202407	350	57200	43000		ELECTRIC AUG24	*	563.41		
		8/09/24	10579-42	202407	300	11500	10000		ELECTRIC JUL24	*	22.44		
		8/09/24	10579-42	202407	320	57200	43000		ELECTRIC JUL24	*	61.62		
		8/09/24	83490-45	202407	390	57200	43000		ELECTRIC JUL24	*	2,311.42		
		8/09/24	83490-45	202407	300	13100	10000		ELECTRIC JUL24	*	577.86		
		8/09/24	91273-57	202407	320	57200	43000		ELECTRIC JUL24	*	28.40		
									FPL			3,565.15	031906
8/15/24	01071	8/01/24	482	202408	310	57200	31700		GOLF DISSEMINATION AUG24	*	83.33		
									GOVERNMENTAL MANAGEMENT SERVICES			83.33	031907

VIER --VIERA EAST-- AWOLFE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/15/24	01664	8/08/24	REIMBURS	202408 320-57200-49800	JACK TRAYLOR	*	24.00	24.00	031908
-----									
8/15/24	01210	8/10/24	70017453	202408 320-57200-51000	STAPLES ADVANTAGE	*	191.06	191.06	031909
-----									
8/15/24	00130	5/20/24	62216588	202405 330-57200-43100	DRIED HIBISCUS MAY24	*	27.95		
		6/07/24	62220643	202406 330-57200-43100	TABLEWARE JUN24	*	36.96		
		6/21/24	62223737	202406 330-57200-43100	KITCHEN SUPPLIES JUN24	*	68.06		
		6/22/24	62224177	202406 330-57200-43100	BASKET FRYER JUN24	*	24.14		
		6/26/24	62225325	202406 330-57200-43100	SUPPLY STORAGE JUN24	*	41.03		
		7/18/24	62230689	202407 330-57200-43100	SUPPLY STORAGE JUL24	*	47.86		
		7/20/24	62231247	202407 330-57200-43100	JANSAN SUPPLIES JUL24	*	543.46		
		7/23/24	62231794	202407 330-57200-43100	SUPPLY STORAGE JUL24	*	87.35		
		8/13/24	62237031	202408 300-14100-10000	FOOD AUG24	*	964.44		
		8/13/24	62237031	202408 300-14100-10200	BEVERAGES AUG24	*	650.06		
		8/13/24	62237031	202408 330-57200-51050	PAPER PRODUCTS AUG24	*	361.47		
		8/13/24	62237031	202408 330-57200-43100	FULE AUG24	*	6.50		
								2,859.28	031910
-----									
8/15/24	01512	8/08/24	8989684	202408 390-57200-54600	CUSHMAN HAULER 800X AUG24	*	131.31		
								131.31	031911
-----									
8/15/24	01502	8/05/24	1027	202408 390-57200-48000	VE SUMMER BLOG AUG24	*	80.00		
		8/05/24	1027	202408 390-57200-48000	VE SUMMER BLOG AUG24	V	80.00-		
								.00	031912
-----									
8/15/24	01544	8/09/24	16-AUG-2	202408 320-57200-51100	CLUBHOUSE DRIVE AUG24	*	22.44		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		8/09/24 16-AUG-2	202408 320-57200-51100	CLUBHOUSE DRIVE AUG24 VIERA EAST GOLF CLUB	V	22.44-	.00 031913
8/15/24 01558		8/12/24 50309556	202408 390-57200-54600	KUBOTA TRACTOR AUG24 WELLS FARGO FINANCIAL LEASING, INC.	*	652.46	652.46 031914
8/15/24 01630		8/05/24 1027	202408 320-57200-48000	SUMMER BLOG AUG24 SAVVY SYNERGY BY MELISSA	*	80.00	80.00 031915
TOTAL FOR BANK B						101,796.58	
TOTAL FOR REGISTER						101,796.58	

VIER --VIERA EAST-- AWOLFE

# SECTION B

***Viera East***  
***Community Development District***

***Unaudited Financial Reporting***  
***July 31, 2024***



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**Viera East**  
**Community Development District**  
**Combined Balance Sheet**  
**July 31, 2024**

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Golf Course/ Recreation Fund	Totals Governmental Fund
<b>Assets:</b>						
<u>Cash:</u>						
Operating Account	\$ 830,386	\$ -	\$ -	\$ -	\$ 605,729	\$ 1,436,114
Capital Reserve Account	\$ -	\$ 1,469,011	\$ -	\$ -	\$ -	\$ 1,469,011
Assessments Receivable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accounts Receivable	\$ -	\$ -	\$ -	\$ -	\$ 215	\$ 215
Due from Capital Projects	\$ -	\$ 79,752	\$ -	\$ -	\$ -	\$ 79,752
Due from Capital Reserve	\$ 16,132	\$ -	\$ -	\$ -	\$ -	\$ 16,132
Due from Golf Course	\$ 24,210	\$ 426	\$ -	\$ -	\$ -	\$ 24,635
Due from General Fund	\$ -	\$ 5,846	\$ 107,036	\$ -	\$ 274,482	\$ 387,364
Due from Other	\$ -	\$ -	\$ -	\$ -	\$ 13,080	\$ 13,080
Prepaid Expenses	\$ 8,322	\$ -	\$ -	\$ -	\$ 86,616	\$ 94,938
Inventory- Pro Shop	\$ -	\$ -	\$ -	\$ -	\$ 49,586	\$ 49,586
Inventory- Hook & Eagle	\$ -	\$ -	\$ -	\$ -	\$ 27,341	\$ 27,341
<u>Investments:</u>						
State Board of Administration	\$ -	\$ 134,820	\$ -	\$ -	\$ -	\$ 134,820
<u>Series 2012</u>						
Reserve	\$ -	\$ -	\$ -	\$ -	\$ 285,128	\$ 285,128
Benefit Assessment	\$ -	\$ -	\$ -	\$ -	\$ 984	\$ 984
Bond Service	\$ -	\$ -	\$ -	\$ -	\$ 7,616	\$ 7,616
Recreation Fees	\$ -	\$ -	\$ -	\$ -	\$ 82,534	\$ 82,534
Prepaid Expenses - Debt	\$ -	\$ -	\$ -	\$ -	\$ 81,667	\$ 81,667
<u>Series 2020</u>						
Reserve	\$ -	\$ -	\$ 238,781	\$ -	\$ -	\$ 238,781
Temporary Interest	\$ -	\$ -	\$ 15	\$ -	\$ -	\$ 15
Bond Service	\$ -	\$ -	\$ 9,183	\$ -	\$ -	\$ 9,183
Project	\$ -	\$ -	\$ -	\$ 146,085	\$ -	\$ 146,085
Improvements (Net of Depreciation	\$ -	\$ -	\$ -	\$ -	\$ 1,438,328	\$ 1,438,328
<b>Total Assets</b>	<b>\$879,050</b>	<b>\$ 1,689,855</b>	<b>\$ 355,015</b>	<b>\$ 146,085</b>	<b>\$ 2,953,304</b>	<b>\$ 6,023,309</b>
<b>Liabilities:</b>						
Accounts Payable	\$ 38,891	\$ -	\$ -	\$ -	\$ 32,280	\$ 71,171
Accrued Expenses	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ 500
Deferred Revenue- Season Advance	\$ -	\$ -	\$ -	\$ -	\$ 45,701	\$ 45,701
Deferred Revenue- Special Assessm	\$ -	\$ -	\$ -	\$ -	\$ 3,040	\$ 3,040
Deferred Revenue- Special Assessm	\$ -	\$ -	\$ -	\$ -	\$ 74,950	\$ 74,950
Due to General Fund	\$ -	\$ 16,132	\$ -	\$ -	\$ 24,210	\$ 40,342
Due to Golf Course	\$ 274,482	\$ -	\$ -	\$ -	\$ -	\$ 274,482
Due to Debt Service	\$ 107,036	\$ -	\$ -	\$ -	\$ -	\$ 107,036
Due to Capital Reserve	\$ 5,846	\$ -	\$ -	\$ 79,752	\$ 426	\$ 86,024
Accrued Interest Payable	\$ -	\$ -	\$ -	\$ -	\$ 19,438	\$ 19,438
Accrued Principal Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accrued Payroll Payable	\$ 13,823	\$ -	\$ -	\$ -	\$ 41,358	\$ 55,180
Notes Payable	\$ -	\$ -	\$ -	\$ -	\$ 359,212	\$ 359,212
Sales Tax Payable	\$ -	\$ -	\$ -	\$ -	\$ 24,904	\$ 24,904
Event Deposits	\$ -	\$ -	\$ -	\$ -	\$ (1,962)	\$ (1,962)
Bonds Payable- Series 2012	\$ -	\$ -	\$ -	\$ -	\$ 1,555,000	\$ 1,555,000
Bond Discount	\$ -	\$ -	\$ -	\$ -	\$ (6,574)	\$ (6,574)
Deferred Loss	\$ -	\$ -	\$ -	\$ -	\$ (59,258)	\$ (59,258)
<b>Total Liabilities</b>	<b>\$440,078</b>	<b>\$ 16,132</b>	<b>\$ -</b>	<b>\$ 79,752</b>	<b>\$ 2,113,224</b>	<b>\$ 2,649,186</b>
<b>Fund Balance:</b>						
Nonspendable:						
Prepaid Items	\$ 8,322	\$ -	\$ -	\$ -	\$ -	\$ 8,322
Restricted for:						
Debt Service - Series 2020	\$ -	\$ -	\$ 355,015	\$ -	\$ -	\$ 355,015
Capital Projects - Series 2020	\$ -	\$ -	\$ -	\$ 66,333	\$ -	\$ 66,333
Assigned for:						
Capital Reserves	\$ -	\$ 1,673,723	\$ -	\$ -	\$ -	\$ 1,673,723
Unassigned	\$ 430,649	\$ -	\$ -	\$ -	\$ 840,080	\$ 1,270,730
<b>Total Fund Balances</b>	<b>\$438,972</b>	<b>\$ 1,673,723</b>	<b>\$ 355,015</b>	<b>\$ 66,333</b>	<b>\$ 840,080</b>	<b>\$ 3,374,123</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 879,050</b>	<b>\$ 1,689,855</b>	<b>\$ 355,015</b>	<b>\$ 146,085</b>	<b>\$ 2,953,304</b>	<b>\$ 6,023,309</b>



# Viera East

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
<b>Revenues:</b>				
Maintenance Assessments	\$ 1,378,973	\$ 1,378,973	\$ 1,392,551	\$ 13,578
Golf Course Administrative Services	\$ 56,280	\$ 46,900	\$ 46,900	\$ 0
Donations for Park Materials	\$ 5,000	\$ 4,167	\$ -	\$ (4,167)
Miscellaneous Income- Farmers Market	\$ 20,000	\$ 16,667	\$ 4,166	\$ (12,500)
Interest Income	\$ 100	\$ 83	\$ 1	\$ (83)
<b>Total Revenues</b>	<b>\$1,460,353</b>	<b>\$1,446,789</b>	<b>\$1,443,618</b>	<b>\$ (3,171)</b>
<b>Expenditures:</b>				
<b>General &amp; Administrative:</b>				
Supervisors Fees	\$ 30,519	\$ 25,433	\$ 19,838	\$ 5,595
Engineering Fees	\$ 5,000	\$ 4,167	\$ 16,850	\$ (12,683)
Attorney's Fees	\$ 20,000	\$ 16,667	\$ 6,055	\$ 10,612
Dissemination	\$ 1,000	\$ 833	\$ 833	\$ 0
Trustee Fees	\$ 5,600	\$ 4,667	\$ 0	\$ 4,667
Annual Audit	\$ 14,000	\$ 11,667	\$ 11,667	\$ (0)
Collection Agent	\$ 2,500	\$ 2,083	\$ -	\$ 2,083
Management Fees	\$ 109,754	\$ 91,462	\$ 91,462	\$ (0)
Postage	\$ 2,000	\$ 1,667	\$ 745	\$ 922
Printing & Binding	\$ 2,500	\$ 2,083	\$ 243	\$ 1,840
Insurance- Liability	\$ 10,368	\$ 8,640	\$ 7,601	\$ 1,039
Legal Advertising	\$ 2,500	\$ 2,083	\$ -	\$ 2,083
Other Current Charges	\$ 750	\$ 625	\$ 1,260	\$ (635)
Office Supplies	\$ 1,500	\$ 1,250	\$ 1,627	\$ (377)
Dues & Licenses	\$ 175	\$ 146	\$ 175	\$ (29)
Information Technology	\$ 4,509	\$ 3,757	\$ 3,854	\$ (97)
<b>Total General &amp; Administrative</b>	<b>\$ 212,675</b>	<b>\$ 177,229</b>	<b>\$ 162,208</b>	<b>\$ 15,021</b>

# Viera East

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
<b><i>Operations &amp; Maintenance</i></b>				
<b>Operating Expenditures</b>				
Salaries	\$ 168,699	\$ 140,583	\$ 140,763	\$ (181)
Administration Fee	\$ 1,228	\$ 1,023	\$ 834	\$ 189
FICA Expense	\$ 12,905	\$ 10,754	\$ 11,242	\$ (488)
Health Insurance	\$ 10,000	\$ 8,333	\$ 5,860	\$ 2,474
Workers Compensation	\$ 3,348	\$ 2,790	\$ 2,322	\$ 468
Unemployment	\$ 1,078	\$ 898	\$ 756	\$ 142
Retirement Contribution	\$ 5,061	\$ 4,217	\$ -	\$ 4,217
Other Contractual	\$ 12,000	\$ 10,000	\$ 5,319	\$ 4,681
Marketing- Lifestyle/Amenities	\$ 75,000	\$ 62,500	\$ 72,483	\$ (9,983)
Uniforms	\$ 500	\$ 417	\$ 168	\$ 249
<b>Subtotal Field Expenditures</b>	<b>\$ 289,819</b>	<b>\$ 241,516</b>	<b>\$ 239,747</b>	<b>\$ 1,769</b>
<b>Maintenance Expenditures</b>				
Canal Maintenance	\$ 14,000	\$ 11,667	\$ -	\$ 11,667
Lake Bank Restoration	\$ 164,000	\$ 136,667	\$ 257,160	\$ (120,493)
Lake Bank Education Project	\$ 8,000	\$ 6,667	\$ -	\$ 6,667
Environmental Services	\$ 20,000	\$ 16,667	\$ 1,510	\$ 15,157
Water Management System	\$ 132,000	\$ 110,000	\$ 111,408	\$ (1,408)
Midge Control	\$ 10,000	\$ 8,333	\$ -	\$ 8,333
Contingencies	\$ 2,000	\$ 1,667	\$ 7,377	\$ (5,710)
Fire Line Management	\$ 3,500	\$ 2,917	\$ 500	\$ 2,417
Basin Repair	\$ 3,000	\$ 2,500	\$ 1,100	\$ 1,400
<b>Subtotal Maintenance Expenditures</b>	<b>\$ 356,500</b>	<b>\$ 297,083</b>	<b>\$ 379,054</b>	<b>\$ (81,971)</b>

**Viera East**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2024**

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
<b>Grounds Maintenance Expenditures</b>				
Salaries	\$ 222,718	\$ 185,598	\$ 160,583	\$ 25,015
Bonus Program	\$ -	\$ -	\$ 41,823	\$ (41,823)
Administrative Fees	\$ 2,320	\$ 1,933	\$ 1,636	\$ 298
FICA	\$ 18,958	\$ 15,798	\$ 12,862	\$ 2,937
Health Insurance	\$ 17,975	\$ 14,979	\$ 22,624	\$ (7,645)
Workers Compensation	\$ 4,420	\$ 3,683	\$ 2,640	\$ 1,043
Unemployment	\$ 2,484	\$ 2,070	\$ 1,301	\$ 769
Retirement Contribution	\$ 6,682	\$ 5,568	\$ -	\$ 5,568
Telephone	\$ 13,000	\$ 10,833	\$ 13,112	\$ (2,278)
Utilities	\$ 15,000	\$ 12,500	\$ 6,359	\$ 6,141
Property Appraiser	\$ 1,990	\$ 1,658	\$ 1,989	\$ (331)
Insurance- Property	\$ 3,411	\$ 2,843	\$ 2,993	\$ (151)
Repairs	\$ 25,000	\$ 20,833	\$ 16,917	\$ 3,917
Fuel	\$ 21,000	\$ 17,500	\$ 14,202	\$ 3,298
Park Maintenance	\$ 45,000	\$ 37,500	\$ 22,916	\$ 14,584
Sidewalk Repair	\$ 10,000	\$ 8,333	\$ 13,712	\$ (5,379)
Chemicals	\$ 4,000	\$ 3,333	\$ 1,604	\$ 1,729
Contingencies	\$ 5,000	\$ 4,167	\$ 8,912	\$ (4,746)
Refuse	\$ 12,000	\$ 10,000	\$ 8,475	\$ 1,525
Office Supplies	\$ 500	\$ 417	\$ -	\$ 417
Uniforms	\$ 3,000	\$ 2,500	\$ 2,716	\$ (216)
Fire Alarm System	\$ 7,500	\$ 6,250	\$ 3,658	\$ 2,592
Rain Bird Pump System	\$ 27,585	\$ 22,987	\$ 23,444	\$ (457)
Park Materials	\$ 10,000	\$ 8,333	\$ -	\$ 8,333
Bay Hill Flow Way Maintenance	\$ 25,000	\$ 20,833	\$ -	\$ 20,833
<b>Subtotal Grounds Maintenance Expenditur</b>	<b>\$ 504,542</b>	<b>\$ 420,452</b>	<b>\$ 384,478</b>	<b>\$ 35,974</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$1,150,861</b>	<b>\$ 959,051</b>	<b>\$1,003,279</b>	<b>\$ (44,227)</b>
<b>Total Expenditures</b>	<b>\$1,363,536</b>	<b>\$1,136,280</b>	<b>\$1,165,487</b>	<b>\$ (29,206)</b>
<b>Excess (Deficiency) of Revenues over Expen</b>	<b>\$ 96,816</b>		<b>\$ 278,131</b>	
<b><i>Other Financing Sources/(Uses):</i></b>				
Transfer In/(Out)- Capital Reserve	\$ (96,816)	\$ (96,816)	\$ (96,816)	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (96,816)</b>	<b>\$ (96,816)</b>	<b>\$ (96,816)</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 0</b>		<b>\$ 181,315</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 257,657</b>	
<b>Fund Balance - Ending</b>	<b>\$ 0</b>		<b>\$ 438,972</b>	

**Viera East**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2024**

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
<b>Revenues</b>				
Interest	\$ 500	\$ 417	\$ 6,093	\$ 5,676
<b>Total Revenues</b>	<b>\$ 500</b>	<b>\$ 417</b>	<b>\$ 6,093</b>	<b>\$ 5,676</b>
<b>Expenditures:</b>				
Capital Outlay	\$ 100,000	\$ 83,333	\$ 72,471	\$ 10,862
Truck Maintenance	\$ 25,000	\$ 20,833	\$ -	\$ 20,833
Sign Project	\$ 20,000	\$ 16,667	\$ -	\$ 16,667
<b>Total Expenditures</b>	<b>\$ 145,000</b>	<b>\$ 83,333</b>	<b>\$ 72,471</b>	<b>\$ 10,862</b>
<b>Excess (Deficiency) of Revenues over Expen</b>	<b>\$ (144,500)</b>		<b>\$ (66,378)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)- General Fund	\$ 96,816	\$ 96,816	\$ 96,816	\$ (0)
Transfer In/(Out)- Golf Course	\$ 140,691	\$ 140,691	\$ 140,691	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 237,508</b>	<b>\$ 237,508</b>	<b>\$ 237,507</b>	<b>\$ (0)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 93,008</b>		<b>\$ 171,129</b>	
<b>Fund Balance - Beginning</b>	<b>\$1,570,109</b>		<b>\$1,502,594</b>	
<b>Fund Balance - Ending</b>	<b>\$1,663,117</b>		<b>\$1,673,723</b>	

# Viera East

**Community Development District  
Capital Reserve Fund  
Capital Outlay Check Register Detail  
For The Period Ending July 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
07/26/24	Environmental Restoration Service	Fawn Rideg Fountain	\$ 14,900.00
<b>Total</b>			<b><u><u>\$72,471.17</u></u></b>

**Viera East**  
**Community Development District**  
**Debt Service Fund Series 2020**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2024**

	Adopted Budget	Prorated Budge Thru 07/31/24	Actual Thru 07/31/24	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 655,615	\$ 655,615	\$ 662,070	\$ 6,455
Interest	\$ 500	\$ 417	\$ 21,192	\$ 20,775
<b>Total Revenues</b>	<b>\$ 656,115</b>	<b>\$ 656,032</b>	<b>\$ 683,262</b>	<b>\$ 27,230</b>
<b>Expenditures:</b>				
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	\$ -
<b>Total Expenditures</b>	<b>\$ 661,115</b>	<b>\$ 661,115</b>	<b>\$ 661,115</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expen</b>	<b>\$ (5,000)</b>		<b>\$ 22,147</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (5,000)</b>		<b>\$ 22,147</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 93,497</b>		<b>\$ 332,868</b>	
<b>Fund Balance - Ending</b>	<b>\$ 88,497</b>		<b>\$ 355,015</b>	

**Viera East**  
**Community Development District**  
**Capital Projects Fund Series 2020**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2024**

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 10,063	\$ 10,063
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,063</b>	<b>\$ 10,063</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 174,587	\$ (174,587)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 174,587</b>	<b>\$ (174,587)</b>
<b>Excess (Deficiency) of Revenues over Expen</b>	<b>\$ -</b>		<b>\$ (164,524)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ (164,524)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 230,858</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 66,333</b>	

**Viera East**  
**Community Development District**  
**Golf Course/ Recreation Fund- Operations**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2024**

	Adopted Budget	Current Month			Year- to - Date		
		Prorated Budget	Actual	Variance	Prorated Budget	Actual	Variance
		07/31/24	07/31/24		Thru 07/31/24	Thru 07/31/24	
<i>Number of Rounds</i>							
Paid Rounds	35,250	2,260	4,012	1,752	30,967	39,424	8,457
Member Rounds	10,000	641	269	(372)	8,785	2,682	(6,103)
Comp Rounds	3,000	192	124	(68)	2,636	1,063	(1,573)
<i>Revenue per Round</i>							
Paid Rounds	\$ 50	\$48	\$35	(13)	\$53	\$45	(9)
<b><u>Revenues:</u></b>							
Greens Fees	\$ 1,863,778	\$ 108,099	\$ 140,738	\$ 32,639	\$ 1,654,103	\$ 1,754,755	\$ 100,652
Gift Cards- Sales	\$ 25,750	\$ 1,494	\$ 261	\$ (1,232)	\$ 22,853	\$ 12,169	\$ (10,684)
Gift Cards- Usage	\$ (25,750)	\$ (1,494)	\$ (389)	\$ 1,105	\$ (22,853)	\$ (7,890)	\$ 14,963
Season Advance/Trail Fees	\$ 150,000	\$ 8,700	\$ 7,833	\$ (867)	\$ 133,125	\$ 100,982	\$ (32,143)
Associate Memberships	\$ 42,000	\$ 2,436	\$ 1,438	\$ (998)	\$ 37,275	\$ 22,430	\$ (14,845)
Driving Range	\$ 82,400	\$ 4,779	\$ 7,061	\$ 2,282	\$ 73,130	\$ 80,711	\$ 7,581
Golf Lessons	\$ 2,163	\$ 125	\$ 2,930	\$ 2,805	\$ 1,920	\$ 12,300	\$ 10,380
Merchandise Sales	\$ 118,450	\$ 6,870	\$ 10,701	\$ 3,831	\$ 105,124	\$ 125,564	\$ 20,439
Assessments -Recreation Operating	\$ 18,239	\$ 1,521	\$ 1,520	\$ (1)	\$ 15,197	\$ 15,199	\$ 2
Miscellaneous Income	\$ 15,000	\$ 1,251	\$ 443	\$ (808)	\$ 12,498	\$ 4,605	\$ (7,893)
<b>Total Revenues</b>	<b>\$2,292,030</b>	<b>\$ 133,782</b>	<b>\$ 172,537</b>	<b>\$ 38,755</b>	<b>\$ 2,032,372</b>	<b>\$ 2,120,824</b>	<b>\$ 88,452</b>
<b><u>Expenditures:</u></b>							
<b><u>General Expenditures:</u></b>							
Other Contractual Services	\$ 20,000	\$ 1,668	\$ 2,322	\$ (654)	\$ 16,664	\$ 11,722	\$ 4,942
Telephone	\$ 2,500	\$ 209	\$ 338	\$ (130)	\$ 2,083	\$ 3,373	\$ (1,290)
Utilities	\$ 5,400	\$ 450	\$ -	\$ 450	\$ 4,499	\$ 3,511	\$ 988
Repairs & Maintenance	\$ 15,000	\$ 1,251	\$ 722	\$ 529	\$ 12,498	\$ 4,753	\$ 7,745
Bank Charges	\$ 45,000	\$ 3,753	\$ 4,873	\$ (1,120)	\$ 37,494	\$ 56,183	\$ (18,689)
Office Supplies	\$ 4,500	\$ 375	\$ -	\$ 375	\$ 3,749	\$ 2,189	\$ 1,561
Operating Supplies	\$ 4,000	\$ 334	\$ 773	\$ (440)	\$ 3,333	\$ 7,077	\$ (3,744)
Dues, Licenses & Subscriptions	\$ 9,500	\$ 792	\$ 2,078	\$ (1,285)	\$ 7,915	\$ 11,673	\$ (3,758)
Drug Testing- All departments	\$ 500	\$ 42	\$ -	\$ 42	\$ 417	\$ -	\$ 417
Training, Education & Employee Relations	\$ 9,000	\$ 751	\$ -	\$ 751	\$ 7,499	\$ 95	\$ 7,404
Contractual Security	\$ 4,000	\$ 334	\$ 351	\$ (17)	\$ 3,333	\$ 2,796	\$ 537
IT Services	\$ 3,000	\$ 250	\$ 405	\$ (155)	\$ 2,500	\$ 1,737	\$ 763
<b>Subtotal General Expenditures</b>	<b>\$ 122,400</b>	<b>\$ 10,208</b>	<b>\$ 11,862</b>	<b>\$ (1,654)</b>	<b>\$ 101,984</b>	<b>\$ 105,110</b>	<b>\$ (3,126)</b>



**Viera East**  
**Community Development District**  
**Golf Course/ Recreation Fund- Operations**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2024**

	Adopted Budget	Current Month			Year- to - Date		
		Prorated Budget	Actual	Variance	Prorated Budget	Actual	Variance
		07/31/24	07/31/24		Thru 07/31/24	Thru 07/31/24	
<b><i>Administrative Expenditures:</i></b>							
Legal Fees	\$ 1,500	\$ 125	\$ -	\$ 125	\$ 1,250	\$ 563	\$ 687
Arbitrage	\$ 600	\$ 50	\$ 50	\$ 0	\$ 500	\$ 500	\$ (0)
Dissemination	\$ 1,000	\$ 83	\$ 83	\$ 0	\$ 833	\$ 833	\$ (0)
Engineering	\$ -	\$ -	\$ 500	\$ (500)	\$ -	\$ 500	\$ (500)
Trustee Fees	\$ 4,100	\$ 342	\$ 341	\$ 1	\$ 3,416	\$ 3,408	\$ 9
Annual Audit	\$ 5,000	\$ 417	\$ 417	\$ 0	\$ 4,166	\$ 4,167	\$ (1)
Golf Course Administrative Services	\$ 56,280	\$ 4,694	\$ 4,690	\$ 4	\$ 46,892	\$ 46,900	\$ (8)
Insurance	\$ 133,663	\$ 11,147	\$ 12,156	\$ (1,009)	\$ 111,368	\$ 122,491	\$ (11,123)
Property Taxes	\$ 15,000	\$ 1,251	\$ 856	\$ 395	\$ 12,498	\$ 7,707	\$ 4,791
<b>Subtotal Administrative Expenditures</b>	<b>\$ 217,143</b>	<b>\$ 18,110</b>	<b>\$ 19,093</b>	<b>\$ (984)</b>	<b>\$ 180,924</b>	<b>\$ 187,068</b>	<b>\$ (6,144)</b>
<b>Total General &amp; Administrative</b>	<b>\$ 339,543</b>	<b>\$ 28,318</b>	<b>\$ 30,955</b>	<b>\$ (2,637)</b>	<b>\$ 282,907</b>	<b>\$ 292,177</b>	<b>\$ (9,270)</b>
<b><i>Operations &amp; Maintenance</i></b>							
<b>Golf Operations Expenditures</b>							
Salaries	\$ 306,020	\$ 25,522	\$ 23,462	\$ 2,060	\$ 254,976	\$ 257,794	\$ (2,819)
Administrative Fee	\$ 12,876	\$ 1,074	\$ 1,027	\$ 47	\$ 10,728	\$ 11,473	\$ (744)
FICA Expense	\$ 22,509	\$ 1,877	\$ 1,795	\$ 82	\$ 18,754	\$ 20,387	\$ (1,633)
Health Insurance	\$ 12,632	\$ 1,054	\$ 811	\$ 243	\$ 10,525	\$ 6,751	\$ 3,774
Workers Compensation	\$ 5,890	\$ 491	\$ 371	\$ 121	\$ 4,908	\$ 3,766	\$ 1,142
Unemployment	\$ 10,828	\$ 903	\$ 508	\$ 395	\$ 9,022	\$ 6,670	\$ 2,352
Golf Printing	\$ 2,500	\$ 209	\$ -	\$ 209	\$ 2,083	\$ 1,238	\$ 845
Utilities	\$ 22,500	\$ 1,877	\$ -	\$ 1,877	\$ 18,747	\$ 15,083	\$ 3,664
Repairs	\$ 1,000	\$ 83	\$ 2,398	\$ (2,314)	\$ 833	\$ 2,948	\$ (2,115)
Pest Control	\$ 1,300	\$ 108	\$ -	\$ 108	\$ 1,083	\$ 666	\$ 417
Supplies	\$ 12,000	\$ 1,001	\$ 219	\$ 781	\$ 9,998	\$ 13,908	\$ (3,910)
Uniforms	\$ 1,500	\$ 125	\$ 31	\$ 94	\$ 1,250	\$ 130	\$ 1,119
Training, Education & Employee Relations	\$ 9,000	\$ 751	\$ -	\$ 751	\$ 7,499	\$ 920	\$ 6,579
Cart Lease	\$ 87,000	\$ 7,256	\$ 11,266	\$ (4,011)	\$ 72,488	\$ 95,701	\$ (23,212)
Cart Maintenance	\$ 5,000	\$ 417	\$ 1,836	\$ (1,419)	\$ 4,166	\$ 7,943	\$ (3,777)
Driving Range	\$ 10,000	\$ 834	\$ 233	\$ 601	\$ 8,332	\$ 5,605	\$ 2,727
<b>Subtotal Golf Operations Expenditures</b>	<b>\$ 522,555</b>	<b>\$ 43,581</b>	<b>\$ 43,957</b>	<b>\$ (376)</b>	<b>\$ 435,393</b>	<b>\$ 450,984</b>	<b>\$ (15,591)</b>
<b>Merchandise Sales</b>							
Cost of Goods Sold	\$ 90,000	\$ 7,506	\$ 9,461	\$ (1,955)	\$ 74,988	\$ 89,150	\$ (14,162)
<b>Subtotal Merchandise Sales</b>	<b>\$ 90,000</b>	<b>\$ 7,506</b>	<b>\$ 9,461</b>	<b>\$ (1,955)</b>	<b>\$ 74,988</b>	<b>\$ 89,150</b>	<b>\$ (14,162)</b>

**Viera East**  
**Community Development District**  
**Golf Course/ Recreation Fund- Operations**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2024**

	Adopted Budget	Current Month			Year- to - Date		
		Prorated Budget	Actual	Variance	Prorated Budget	Actual	Variance
		07/31/24	07/31/24		Thru 07/31/24	Thru 07/31/24	
<b>Golf Course Maintenance Expenditures</b>							
Salaries	\$ 466,847	\$ 38,935	\$ 30,807	\$ 8,128	\$ 388,977	\$ 349,231	\$ 39,746
Administrative Fees	\$ 5,368	\$ 448	\$ 397	\$ 51	\$ 4,473	\$ 4,309	\$ 164
FICA Expense	\$ 37,693	\$ 3,144	\$ 2,357	\$ 787	\$ 31,406	\$ 27,658	\$ 3,747
Employee Insurance	\$ 38,695	\$ 3,227	\$ 2,963	\$ 265	\$ 32,241	\$ 31,051	\$ 1,189
Workers Compensation	\$ 9,328	\$ 778	\$ 484	\$ 294	\$ 7,772	\$ 5,671	\$ 2,101
Unemployment	\$ 7,160	\$ 597	\$ 144	\$ 453	\$ 5,966	\$ 3,819	\$ 2,146
Utilities/Water	\$ 30,000	\$ 2,502	\$ -	\$ 2,502	\$ 24,996	\$ 25,782	\$ (786)
Repairs	\$ 48,000	\$ 4,003	\$ 1,182	\$ 2,822	\$ 39,994	\$ 33,791	\$ 6,203
Restaurant Repairs	\$ 7,500	\$ 626	\$ 508	\$ 117	\$ 6,249	\$ 7,650	\$ (1,401)
Fuel & Oil	\$ 40,000	\$ 3,336	\$ 2,768	\$ 568	\$ 33,328	\$ 28,346	\$ 4,982
Pest Control	\$ 1,800	\$ 150	\$ 371	\$ (221)	\$ 1,500	\$ 2,253	\$ (753)
Irrigation/Drainage	\$ 20,000	\$ 1,668	\$ 2,576	\$ (908)	\$ 16,664	\$ 10,282	\$ 6,382
Sand and Topsoil	\$ 26,500	\$ 2,210	\$ 1,155	\$ 1,055	\$ 22,080	\$ 9,274	\$ 12,806
Flower/Mulch	\$ 7,000	\$ 584	\$ -	\$ 584	\$ 5,832	\$ 1,592	\$ 4,240
Fertilizer	\$ 175,000	\$ 14,595	\$ 17,150	\$ (2,555)	\$ 145,810	\$ 143,279	\$ 2,531
Seed/Sod	\$ 10,000	\$ 834	\$ -	\$ 834	\$ 8,332	\$ -	\$ 8,332
Trash Removal	\$ 3,000	\$ 250	\$ 658	\$ (408)	\$ 2,500	\$ 2,414	\$ 86
Contingency	\$ 7,500	\$ 626	\$ -	\$ 626	\$ 6,249	\$ 6,563	\$ (314)
First Aid	\$ 800	\$ 67	\$ 130	\$ (64)	\$ 667	\$ 259	\$ 407
Operating Supplies	\$ 20,000	\$ 1,668	\$ 773	\$ 895	\$ 16,664	\$ 8,131	\$ 8,534
Training	\$ 9,000	\$ 751	\$ -	\$ 751	\$ 7,499	\$ 1,432	\$ 6,067
Janitorial Supplies	\$ 1,000	\$ 83	\$ -	\$ 83	\$ 833	\$ 207	\$ 627
Janitorial Services	\$ 20,000	\$ 1,668	\$ 435	\$ 1,233	\$ 16,664	\$ 24,708	\$ (8,044)
Soil & Water Testing	\$ 1,000	\$ 83	\$ -	\$ 83	\$ 833	\$ -	\$ 833
Uniforms	\$ 10,000	\$ 834	\$ 931	\$ (97)	\$ 8,332	\$ 7,886	\$ 446
Equipment Rental	\$ 2,000	\$ 167	\$ 2,500	\$ (2,333)	\$ 1,666	\$ 5,317	\$ (3,650)
Equipment Lease	\$ 187,550	\$ 15,642	\$ 17,935	\$ (2,293)	\$ 156,267	\$ 178,066	\$ (21,799)
<b>Subtotal Grounds Maintenance Expendit</b>	<b>\$1,192,741</b>	<b>\$ 99,475</b>	<b>\$ 86,224</b>	<b>\$ 13,251</b>	<b>\$ 993,792</b>	<b>\$ 918,969</b>	<b>\$ 74,823</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$1,805,296</b>	<b>\$ 150,562</b>	<b>\$ 139,642</b>	<b>\$ 10,920</b>	<b>\$ 1,504,173</b>	<b>\$ 1,459,104</b>	<b>\$ 45,069</b>
<b>Total Expenditures</b>	<b>\$2,144,839</b>	<b>\$ 178,880</b>	<b>\$ 170,597</b>	<b>\$ 8,283</b>	<b>\$ 1,787,080</b>	<b>\$ 1,751,281</b>	<b>\$ 35,799</b>
<b>Excess (Deficiency) of Revenues over Exp</b>	<b>\$ 147,191</b>		<b>\$ 1,940</b>			<b>\$ 369,543</b>	

**Viera East**  
**Community Development District**  
**Golf Course/ Recreation Fund- Operations**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2024**

	Adopted Budget	Current Month			Year- to - Date		
		Prorated Budget	Actual	Variance	Prorated Budget	Actual	Variance
		07/31/24	07/31/24		Thru 07/31/24	Thru 07/31/24	
<b><i>Other Financing Sources/(Uses):</i></b>							
Assessments -Recreation Debt Service	\$ 560,250	\$ 46,725	\$ 49,100	\$ 2,375	\$ 466,800	\$ 490,996	\$ 24,196
Interest Income	\$ 1,000	\$ 83	\$ 1,259	\$ 1,175	\$ 833	\$ 15,523	\$ 14,690
Transfer In/(Out)- Capital Reserve	\$ (140,691)	\$ (11,734)	\$ -	\$ 11,734	\$ (140,691)	\$ (140,691)	\$ -
Interest Expense	\$ (77,750)	\$ (6,484)	\$ (6,479)	\$ 5	\$ (64,781)	\$ (64,792)	\$ (10)
Principal Expense	\$ (490,000)	\$ (40,866)	\$ (40,833)	\$ 33	\$ (408,268)	\$ (408,333)	\$ (65)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (147,191)</b>	<b>\$ (12,276)</b>	<b>\$ 3,046</b>	<b>\$ 15,321</b>	<b>\$ (146,107)</b>	<b>\$ (107,297)</b>	<b>\$ 38,810</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 4,986</b>			<b>\$ 262,246</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>					<b>\$ 639,515</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>					<b>\$ 901,761</b>	

**Viera East**  
**Community Development District**  
**Restaurant- Hook and Eagle**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2024**

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
<b>Revenues:</b>				
Food Sales	\$ 334,093	\$ 278,411	\$ 382,007	\$ 103,596
Snack Sales	\$ 10,000	\$ 8,333	\$ 8,218	\$ (115)
Wine Sales	\$ 31,005	\$ 25,838	\$ 45,793	\$ 19,955
Beer Sales	\$ 179,140	\$ 149,283	\$ 145,152	\$ (4,131)
Beverage Sales	\$ 12,402	\$ 10,335	\$ 5,485	\$ (4,850)
Liquor Sales	\$ 92,220	\$ 76,850	\$ 119,553	\$ 42,703
Miscellaneous Income	\$ -	\$ -	\$ 493	\$ 493
<b>Total Revenues</b>	<b>\$ 658,860</b>	<b>\$ 549,050</b>	<b>\$706,700</b>	<b>\$ 157,650</b>
<b>Expenditures:</b>				
<b>Restaurant Expenditures:</b>				
Restaurant Manager Contract	\$ 65,000	\$ 54,167	\$ 10,833	\$ 43,333
Salaries	\$ 183,610	\$ 153,008	\$ 244,484	\$ (91,475)
Administrative Fee	\$ 8,034	\$ 6,695	\$ 5,990	\$ 705
FICA Expense	\$ 15,217	\$ 12,681	\$ 28,156	\$ (15,475)
Health Insurance	\$ 8,813	\$ 7,344	\$ 14,129	\$ (6,785)
Workers Compensation	\$ 2,336	\$ 1,947	\$ 3,900	\$ (1,954)
Unemployment	\$ 5,750	\$ 4,792	\$ 5,047	\$ (255)
Telephone	\$ 5,250	\$ 4,375	\$ 4,808	\$ (433)
Utilities	\$ 10,000	\$ 8,333	\$ 7,857	\$ 476
Pest Control	\$ 1,200	\$ 1,000	\$ 666	\$ 334
Merchant Fees	\$ 27,500	\$ 22,917	\$ 21,017	\$ 1,900
Equipment Lease	\$ 1,500	\$ 1,250	\$ 944	\$ 306
Kitchen Equipment/Supplies	\$ 3,000	\$ 2,500	\$ 4,133	\$ (1,633)
Paper & Plastic Supplies	\$ 10,000	\$ 8,333	\$ 12,017	\$ (3,684)
Operating Supplies	\$ 25,000	\$ 20,833	\$ 15,890	\$ 4,943
First Aid	\$ 500	\$ 417	\$ -	\$ 417
Entertainment	\$ 14,400	\$ 12,000	\$ 585	\$ 11,415
Delivery/Gas	\$ 6,000	\$ 5,000	\$ 4,250	\$ 750
Dues & License	\$ 5,000	\$ 4,167	\$ 10,057	\$ (5,890)
<b>Total Restaurant Expenditures</b>	<b>\$ 398,110</b>	<b>\$ 331,758</b>	<b>\$ 394,763</b>	<b>\$ (63,005)</b>
<b>Cost of Goods Sold:</b>				
Food Cost	\$ 132,750	\$ 110,625	\$ 215,532	\$ (104,907)
Snack Cost	\$ 5,000	\$ 4,167	\$ 3,998	\$ 168
Beverage Cost	\$ 16,000	\$ 13,333	\$ 31,275	\$ (17,942)
Beer Cost	\$ 71,000	\$ 59,167	\$ 60,925	\$ (1,759)
Wine Cost	\$ 5,000	\$ 4,167	\$ 5,537	\$ (1,370)
Liquor Cost	\$ 31,000	\$ 25,833	\$ 56,350	\$ (30,517)
<b>Total Operations &amp; Maintenance</b>	<b>\$ 260,750</b>	<b>\$ 217,292</b>	<b>\$ 373,618</b>	<b>\$ (156,326)</b>
<b>Total Expenditures</b>	<b>\$ 658,860</b>	<b>\$ 549,050</b>	<b>\$ 768,381</b>	<b>\$ (219,331)</b>
<b>Excess (Deficiency) of Revenues over Expen</b>	<b>\$ -</b>		<b>\$ (61,681)</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ (61,681)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ (61,681)</b>	

**Viera East**  
**Community Development District**  
**Month to Month- General Fund**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Maintenance Assessments	\$ -	\$ 314,324	\$ 881,000	\$ 30,553	\$ 20,776	\$ 13,579	\$ 68,163	\$ 5,165	\$ 58,790	\$ 200	\$ -	\$ -	\$ 1,392,551
Golf Course Administrative Services	\$ 4,690	\$ 4,690	\$ 4,690	\$ 4,690	\$ 4,690	\$ 4,690	\$ 4,690	\$ 4,690	\$ 4,690	\$ 4,690	\$ -	\$ -	\$ 46,900
Donations for Park Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Income- Farmers Market	\$ -	\$ 3,326	\$ -	\$ -	\$ 215	\$ 325	\$ -	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ 4,166
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ 1
<b>Total Revenues</b>	<b>\$ 4,690</b>	<b>\$ 322,340</b>	<b>\$ 885,690</b>	<b>\$ 35,243</b>	<b>\$ 25,681</b>	<b>\$ 18,594</b>	<b>\$ 72,853</b>	<b>\$ 10,156</b>	<b>\$ 63,480</b>	<b>\$ 4,890</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,443,618</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisors Fees	\$ 2,467	\$ 1,467	\$ 1,289	\$ 2,188	\$ 1,946	\$ 1,489	\$ 2,192	\$ 2,421	\$ 2,188	\$ 2,192	\$ -	\$ -	\$ 19,838
Engineering Fees	\$ -	\$ 1,000	\$ -	\$ 9,800	\$ 4,200	\$ -	\$ -	\$ 1,850	\$ -	\$ -	\$ -	\$ -	\$ 16,850
Attorney's Fees	\$ 3,048	\$ 1,422	\$ 111	\$ -	\$ -	\$ 113	\$ -	\$ 1,361	\$ -	\$ -	\$ -	\$ -	\$ 6,055
Dissemination	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ -	\$ -	\$ 833
Trustee Fees	\$ (3,030)	\$ 337	\$ 337	\$ 337	\$ 337	\$ 337	\$ 337	\$ 337	\$ 337	\$ 337	\$ -	\$ -	\$ 0
Annual Audit	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167	\$ -	\$ -	\$ 11,667
Collection Agent	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 9,146	\$ 9,146	\$ 9,146	\$ 9,146	\$ 9,146	\$ 9,146	\$ 9,146	\$ 9,146	\$ 9,146	\$ 9,146	\$ -	\$ -	\$ 91,462
Postage	\$ 1	\$ 151	\$ -	\$ 42	\$ 340	\$ 15	\$ 196	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 745
Printing & Binding	\$ 42	\$ 12	\$ -	\$ -	\$ -	\$ -	\$ 19	\$ 10	\$ 95	\$ 66	\$ -	\$ -	\$ 243
Insurance- Liability	\$ 760	\$ 760	\$ 760	\$ 760	\$ 760	\$ 760	\$ 760	\$ 760	\$ 760	\$ 760	\$ -	\$ -	\$ 7,601
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 25	\$ 148	\$ 130	\$ 200	\$ 163	\$ 196	\$ 14	\$ 24	\$ 19	\$ 341	\$ -	\$ -	\$ 1,260
Office Supplies	\$ 937	\$ -	\$ 62	\$ -	\$ -	\$ 62	\$ -	\$ 88	\$ -	\$ 478	\$ -	\$ -	\$ 1,627
Dues & Licenses	\$ -	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Information Technology	\$ 376	\$ 472	\$ 376	\$ 376	\$ 376	\$ 376	\$ 376	\$ 376	\$ 376	\$ 376	\$ -	\$ -	\$ 3,854
<b>Total General &amp; Administrative</b>	<b>\$ 15,022</b>	<b>\$ 16,340</b>	<b>\$ 13,461</b>	<b>\$ 24,098</b>	<b>\$ 18,518</b>	<b>\$ 13,743</b>	<b>\$ 14,288</b>	<b>\$ 17,623</b>	<b>\$ 14,170</b>	<b>\$ 14,946</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 162,208</b>
<b>Operations &amp; Maintenance</b>													
<b>Operating Expenditures</b>													
Salaries	\$ 13,456	\$ 13,196	\$ 13,621	\$ 13,009	\$ 12,378	\$ 14,828	\$ 15,902	\$ 17,074	\$ 14,917	\$ 12,381	\$ -	\$ -	\$ 140,763
Administration Fee	\$ 67	\$ 65	\$ 74	\$ 74	\$ 68	\$ 76	\$ 104	\$ 110	\$ 108	\$ 89	\$ -	\$ -	\$ 834
FICA Expense	\$ 1,029	\$ 1,483	\$ 1,042	\$ 995	\$ 947	\$ 1,134	\$ 1,217	\$ 1,306	\$ 1,141	\$ 947	\$ -	\$ -	\$ 11,242
Health Insurance	\$ 743	\$ 743	\$ 819	\$ 924	\$ 848	\$ 748	\$ 848	\$ 948	\$ (869)	\$ 108	\$ -	\$ -	\$ 5,860
Workers Compensation	\$ 213	\$ 306	\$ 215	\$ 206	\$ 196	\$ 234	\$ 251	\$ 270	\$ 236	\$ 196	\$ -	\$ -	\$ 2,322
Unemployment	\$ -	\$ -	\$ 189	\$ 263	\$ 52	\$ -	\$ 111	\$ 131	\$ 11	\$ -	\$ -	\$ -	\$ 756
Retirement Contribution	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Contractual	\$ 550	\$ 550	\$ 746	\$ 429	\$ 575	\$ 601	\$ 971	\$ (326)	\$ 611	\$ 611	\$ -	\$ -	\$ 5,319
Marketing- Lifestyle/Amenities	\$ 7,816	\$ 4,893	\$ 6,358	\$ 5,346	\$ 11,158	\$ 7,370	\$ 7,959	\$ 12,151	\$ 5,507	\$ 3,925	\$ -	\$ -	\$ 72,483
Uniforms	\$ 80	\$ 87	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 168
<b>Subtotal Operating Expenditures</b>	<b>\$ 23,954</b>	<b>\$ 21,324</b>	<b>\$ 23,064</b>	<b>\$ 21,247</b>	<b>\$ 26,222</b>	<b>\$ 24,991</b>	<b>\$ 27,362</b>	<b>\$ 31,664</b>	<b>\$ 21,662</b>	<b>\$ 18,257</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 239,747</b>

**Viera East**  
**Community Development District**  
**Month to Month- General Fund**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Maintenance Expenditures</b>													
Canal Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Bank Restoration	\$ -	\$ -	\$ -	\$ 98,640	\$ 56,110	\$ -	\$ 102,410	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 257,160
Lake Bank Education Project	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Environmental Services	\$ -	\$ 497	\$ 267	\$ 178	\$ 40	\$ -	\$ 86	\$ 296	\$ -	\$ 146	\$ -	\$ -	\$ 1,510
Water Management System	\$ 11,526	\$ 10,624	\$ 11,684	\$ 10,624	\$ 9,984	\$ 12,324	\$ 11,484	\$ 10,204	\$ 12,334	\$ 10,624	\$ -	\$ -	\$ 111,408
Midge Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingencies	\$ 1,452	\$ -	\$ -	\$ 1,050	\$ -	\$ -	\$ 4,875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,377
Fire Line Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ -	\$ -	\$ 500
Basin Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,100	\$ -	\$ -	\$ 1,100
<b>Subtotal Maintenance Expenditures</b>	<b>\$ 12,977</b>	<b>\$ 11,121</b>	<b>\$ 11,951</b>	<b>\$ 110,492</b>	<b>\$ 66,134</b>	<b>\$ 12,324</b>	<b>\$ 118,854</b>	<b>\$ 10,499</b>	<b>\$ 12,334</b>	<b>\$ 12,370</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 379,054</b>
<b>Grounds Maintenance Expenditures</b>													
Salaries	\$ 16,087	\$ 15,773	\$ 16,670	\$ 15,828	\$ 14,981	\$ 18,275	\$ 15,990	\$ 16,811	\$ 16,489	\$ 13,680	\$ -	\$ -	\$ 160,583
Bonus Program	\$ -	\$ 41,823	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,823
Administrative Fees	\$ 161	\$ 156	\$ 178	\$ 178	\$ 92	\$ 184	\$ 171	\$ 185	\$ 178	\$ 152	\$ -	\$ -	\$ 1,636
FICA	\$ 1,231	\$ 1,712	\$ 1,275	\$ 1,211	\$ 1,218	\$ 1,398	\$ 1,223	\$ 1,286	\$ 1,261	\$ 1,046	\$ -	\$ -	\$ 12,862
Health Insurance	\$ 2,016	\$ 2,016	\$ 2,358	\$ 2,408	\$ 2,354	\$ 2,059	\$ 2,354	\$ 2,354	\$ 2,354	\$ 2,351	\$ -	\$ -	\$ 22,624
Workers Compensation	\$ 254	\$ 353	\$ 263	\$ 250	\$ 237	\$ 289	\$ 253	\$ 265	\$ 261	\$ 216	\$ -	\$ -	\$ 2,640
Unemployment	\$ -	\$ -	\$ 132	\$ 664	\$ 269	\$ 144	\$ 46	\$ 42	\$ 4	\$ -	\$ -	\$ -	\$ 1,301
Retirement Contribution	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Telephone	\$ 1,096	\$ 1,229	\$ 1,454	\$ 1,229	\$ 1,265	\$ 1,221	\$ 1,458	\$ 1,236	\$ 1,460	\$ 1,463	\$ -	\$ -	\$ 13,112
Utilities	\$ 753	\$ 863	\$ 746	\$ 718	\$ 284	\$ 788	\$ 906	\$ 722	\$ 580	\$ -	\$ -	\$ -	\$ 6,359
Property Appraiser	\$ -	\$ -	\$ 1,989	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,989
Insurance- Property	\$ 299	\$ 299	\$ 299	\$ 299	\$ 299	\$ 299	\$ 299	\$ 299	\$ 299	\$ 299	\$ -	\$ -	\$ 2,993
Repairs	\$ 3,281	\$ 1,151	\$ 725	\$ 1,719	\$ 543	\$ 395	\$ 310	\$ 5,018	\$ 1,442	\$ 2,333	\$ -	\$ -	\$ 16,917
Fuel	\$ 1,625	\$ 762	\$ 1,805	\$ 639	\$ 2,272	\$ 1,419	\$ 1,635	\$ 1,185	\$ 1,497	\$ 1,363	\$ -	\$ -	\$ 14,202
Park Maintenance	\$ 1,800	\$ 1,800	\$ 1,800	\$ 2,954	\$ 1,800	\$ 1,800	\$ 4,408	\$ 2,363	\$ 2,398	\$ 1,794	\$ -	\$ -	\$ 22,916
Sidewalk Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,712	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,712
Chemicals	\$ -	\$ 172	\$ -	\$ -	\$ -	\$ 577	\$ -	\$ -	\$ 855	\$ -	\$ -	\$ -	\$ 1,604
Contingencies	\$ 354	\$ 375	\$ 2,376	\$ -	\$ 2,537	\$ -	\$ 1,120	\$ 731	\$ 1,065	\$ 354	\$ -	\$ -	\$ 8,912
Refuse	\$ 375	\$ 750	\$ 750	\$ 1,125	\$ 1,225	\$ 1,275	\$ 850	\$ 850	\$ 425	\$ 850	\$ -	\$ -	\$ 8,475
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Uniforms	\$ 321	\$ 482	\$ 321	\$ 241	\$ 364	\$ 219	\$ 70	\$ 284	\$ 214	\$ 200	\$ -	\$ -	\$ 2,716
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	\$ 2,298	\$ 2,298	\$ -	\$ -	\$ 23,444
Park Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bay Hill Flow Way Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Grounds Maintenance Expenditu</b>	<b>\$ 31,951</b>	<b>\$ 73,627</b>	<b>\$ 35,952</b>	<b>\$ 32,503</b>	<b>\$ 32,779</b>	<b>\$ 32,641</b>	<b>\$ 47,615</b>	<b>\$ 35,929</b>	<b>\$ 33,080</b>	<b>\$ 28,399</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 384,478</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 68,882</b>	<b>\$ 106,071</b>	<b>\$ 70,966</b>	<b>\$ 164,242</b>	<b>\$ 125,135</b>	<b>\$ 69,956</b>	<b>\$ 193,832</b>	<b>\$ 78,093</b>	<b>\$ 67,076</b>	<b>\$ 59,026</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,003,279</b>
<b>Total Expenditures</b>	<b>\$ 83,904</b>	<b>\$ 122,411</b>	<b>\$ 84,427</b>	<b>\$ 188,340</b>	<b>\$ 143,653</b>	<b>\$ 83,699</b>	<b>\$ 208,120</b>	<b>\$ 95,716</b>	<b>\$ 81,246</b>	<b>\$ 73,972</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,165,487</b>
<b>Excess (Deficiency) of Revenues over Expe</b>	<b>\$ (79,214)</b>	<b>\$ 199,929</b>	<b>\$ 801,263</b>	<b>\$ (153,097)</b>	<b>\$ (117,972)</b>	<b>\$ (65,105)</b>	<b>\$ (135,267)</b>	<b>\$ (85,560)</b>	<b>\$ (17,765)</b>	<b>\$ (69,082)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 278,131</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (96,816)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (96,816)
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (96,816)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (96,816)</b>
<b>Net Change in Fund Balance</b>	<b>\$ (79,214)</b>	<b>\$ 199,929</b>	<b>\$ 801,263</b>	<b>\$ (153,097)</b>	<b>\$ (117,972)</b>	<b>\$ (161,921)</b>	<b>\$ (135,267)</b>	<b>\$ (85,560)</b>	<b>\$ (17,765)</b>	<b>\$ (69,082)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 181,315</b>

**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	3,712	4,012	-	-	39,424
Member Rounds	304	317	294	254	276	295	274	186	213	269	-	-	2,682
Comp Rounds	32	105	92	105	114	120	147	132	92	124	-	-	1,063
<i>Revenue per Round</i>													
Paid Rounds	\$35	\$55	\$48	\$48	\$51	\$51	\$45	\$40	\$38	\$35	\$0	\$0	\$45
<b>Revenues:</b>													
Greens Fees	\$ 120,432	\$ 135,971	\$ 151,691	\$ 160,657	\$ 228,212	\$ 257,913	\$ 225,803	\$ 191,981	\$ 141,357	\$ 140,738	\$ -	\$ -	\$ 1,754,755
Gift Cards- Sales	\$ 404	\$ 119	\$ 7,071	\$ 2,228	\$ 831	\$ 190	\$ 190	\$ 219	\$ 656	\$ 261	\$ -	\$ -	\$ 12,169
Gift Cards- Usage	\$ (1,507)	\$ (297)	\$ (415)	\$ (2,549)	\$ (1,422)	\$ (1,056)	\$ (1,548)	\$ (193)	\$ 1,485	\$ (389)	\$ -	\$ -	\$ (7,890)
Season Advance/Trail Fees	\$ 12,545	\$ 14,300	\$ 12,058	\$ 11,040	\$ 9,672	\$ 8,675	\$ 8,675	\$ 8,165	\$ 8,019	\$ 7,833	\$ -	\$ -	\$ 100,982
Associate Memberships	\$ 2,671	\$ 2,632	\$ 1,060	\$ 3,051	\$ 3,161	\$ 2,071	\$ 2,313	\$ 1,962	\$ 2,071	\$ 1,438	\$ -	\$ -	\$ 22,430
Driving Range	\$ 6,379	\$ 5,479	\$ 6,785	\$ 7,132	\$ 10,848	\$ 11,353	\$ 9,501	\$ 8,685	\$ 7,488	\$ 7,061	\$ -	\$ -	\$ 80,711
Golf Lessons	\$ -	\$ 210	\$ 600	\$ 960	\$ 830	\$ 1,170	\$ 1,350	\$ 1,410	\$ 2,840	\$ 2,930	\$ -	\$ -	\$ 12,300
Merchandise Sales	\$ 9,027	\$ 10,121	\$ 12,471	\$ 8,859	\$ 13,275	\$ 16,818	\$ 14,700	\$ 18,220	\$ 11,372	\$ 10,701	\$ -	\$ -	\$ 125,564
Assessments -Recreation Operating	\$ 1,520	\$ 1,520	\$ 1,520	\$ 1,520	\$ 1,520	\$ 1,520	\$ 1,520	\$ 1,520	\$ 1,520	\$ 1,520	\$ -	\$ -	\$ 15,199
Miscellaneous Income	\$ 239	\$ 1,181	\$ (862)	\$ (202)	\$ 134	\$ (791)	\$ 1,480	\$ (33)	\$ 3,015	\$ 443	\$ -	\$ -	\$ 4,605
<b>Total Revenues</b>	<b>\$ 151,709</b>	<b>\$ 171,236</b>	<b>\$ 191,979</b>	<b>\$ 192,695</b>	<b>\$ 267,062</b>	<b>\$ 297,864</b>	<b>\$ 263,984</b>	<b>\$ 231,935</b>	<b>\$ 179,824</b>	<b>\$ 172,537</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,120,824</b>
<b>Expenditures:</b>													
<b>General Expenditures:</b>													
Other Contractual Services	\$ 842	\$ 893	\$ 1,039	\$ 722	\$ 1,590	\$ 944	\$ 156	\$ 2,335	\$ 878	\$ 2,322	\$ -	\$ -	\$ 11,722
Telephone	\$ 330	\$ 338	\$ 338	\$ 338	\$ 338	\$ 338	\$ 338	\$ 338	\$ 338	\$ 338	\$ -	\$ -	\$ 3,373
Utilities	\$ 297	\$ 283	\$ 304	\$ 387	\$ 386	\$ 455	\$ 458	\$ 417	\$ 523	\$ -	\$ -	\$ -	\$ 3,511
Repairs & Maintenance	\$ 275	\$ 275	\$ 1,381	\$ 275	\$ 550	\$ 275	\$ 275	\$ 450	\$ 275	\$ 722	\$ -	\$ -	\$ 4,753
Bank Charges	\$ 3,448	\$ 4,128	\$ 4,196	\$ 5,337	\$ 5,597	\$ 7,416	\$ 8,119	\$ 6,959	\$ 6,110	\$ 4,873	\$ -	\$ -	\$ 56,183
Office Supplies	\$ 161	\$ 84	\$ 294	\$ 186	\$ 48	\$ 198	\$ 1,088	\$ 67	\$ 63	\$ -	\$ -	\$ -	\$ 2,189
Operating Supplies	\$ 1,050	\$ 626	\$ 583	\$ 804	\$ 612	\$ 617	\$ 773	\$ 619	\$ 619	\$ 773	\$ -	\$ -	\$ 7,077
Dues, Licenses & Subscriptions	\$ 1,498	\$ 649	\$ 227	\$ 649	\$ 1,282	\$ 1,577	\$ 1,177	\$ 1,177	\$ 1,362	\$ 2,078	\$ -	\$ -	\$ 11,673
Drug Testing- All departments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Training, Education & Employee Relations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 95	\$ -	\$ -	\$ -	\$ -	\$ 95
Contractual Security	\$ -	\$ 344	\$ 344	\$ -	\$ 344	\$ 1,061	\$ -	\$ -	\$ 351	\$ 351	\$ -	\$ -	\$ 2,796
IT Services	\$ 95	\$ 325	\$ 190	\$ 475	\$ 57	\$ 95	\$ 95	\$ -	\$ -	\$ 405	\$ -	\$ -	\$ 1,737
<b>Subtotal General Expenditures</b>	<b>\$ 7,996</b>	<b>\$ 7,946</b>	<b>\$ 8,897</b>	<b>\$ 9,173</b>	<b>\$ 10,805</b>	<b>\$ 12,976</b>	<b>\$ 12,479</b>	<b>\$ 12,457</b>	<b>\$ 10,519</b>	<b>\$ 11,862</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 105,110</b>

**Community Development District**  
**Month to Month- Golf Course/Recreation**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><i>Administrative Expenditures:</i></b>													
Legal Fees	\$ -	\$ 563	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 563
Arbitrage	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ -	\$ 500
Dissemination	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ -	\$ -	\$ 833
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ -	\$ -	\$ 500
Trustee Fees	\$ 342	\$ 342	\$ 342	\$ 342	\$ 342	\$ 336	\$ 341	\$ 341	\$ 341	\$ 341	\$ -	\$ -	\$ 3,408
Annual Audit	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ 4,167
Golf Course Administrative Services	\$ 4,690	\$ 4,690	\$ 4,690	\$ 4,690	\$ 4,690	\$ 4,690	\$ 4,690	\$ 4,690	\$ 4,690	\$ 4,690	\$ -	\$ -	\$ 46,900
Insurance	\$ 12,148	\$ 12,148	\$ 12,284	\$ 12,148	\$ 14,049	\$ 12,584	\$ 10,661	\$ 12,156	\$ 12,156	\$ 12,156	\$ -	\$ -	\$ 122,491
Property Taxes	\$ -	\$ 856	\$ 856	\$ 856	\$ 856	\$ 856	\$ 856	\$ 856	\$ 856	\$ 856	\$ -	\$ -	\$ 7,707
<b>Subtotal Administrative Expenditures</b>	<b>\$ 17,730</b>	<b>\$ 19,148</b>	<b>\$ 18,722</b>	<b>\$ 18,586</b>	<b>\$ 20,487</b>	<b>\$ 19,017</b>	<b>\$ 17,098</b>	<b>\$ 18,593</b>	<b>\$ 18,593</b>	<b>\$ 19,093</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 187,068</b>
<b>Total General &amp; Administrative</b>	<b>\$ 25,726</b>	<b>\$ 27,094</b>	<b>\$ 27,618</b>	<b>\$ 27,759</b>	<b>\$ 31,292</b>	<b>\$ 31,993</b>	<b>\$ 29,578</b>	<b>\$ 31,051</b>	<b>\$ 29,113</b>	<b>\$ 30,955</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 292,177</b>
<b><i>Operations &amp; Maintenance</i></b>													
<b>Golf Operations Expenditures</b>													
Salaries	\$ 22,543	\$ 24,181	\$ 23,578	\$ 23,093	\$ 24,604	\$ 31,620	\$ 27,634	\$ 29,349	\$ 27,731	\$ 23,462	\$ -	\$ -	\$ 257,794
Administrative Fee	\$ 1,078	\$ 1,031	\$ 1,160	\$ 1,218	\$ 1,114	\$ 1,225	\$ 1,150	\$ 1,262	\$ 1,207	\$ 1,027	\$ -	\$ -	\$ 11,473
FICA Expense	\$ 1,725	\$ 2,516	\$ 1,804	\$ 1,767	\$ 1,882	\$ 2,419	\$ 2,114	\$ 2,245	\$ 2,121	\$ 1,795	\$ -	\$ -	\$ 20,387
Health Insurance	\$ 725	\$ 1,038	\$ (103)	\$ 458	\$ 784	\$ 687	\$ 784	\$ 784	\$ 784	\$ 811	\$ -	\$ -	\$ 6,751
Workers Compensation	\$ 356	\$ 207	\$ 241	\$ 365	\$ 389	\$ 500	\$ 437	\$ 464	\$ 438	\$ 371	\$ -	\$ -	\$ 3,766
Unemployment	\$ 441	\$ 580	\$ 522	\$ 816	\$ 692	\$ 901	\$ 788	\$ 769	\$ 651	\$ 508	\$ -	\$ -	\$ 6,670
Golf Printing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 902	\$ 140	\$ 196	\$ -	\$ -	\$ -	\$ 1,238
Utilities	\$ 1,594	\$ 2,038	\$ 1,519	\$ 1,534	\$ 1,534	\$ 1,573	\$ 1,646	\$ 2,091	\$ 1,555	\$ -	\$ -	\$ -	\$ 15,083
Repairs	\$ 13	\$ 21	\$ 15	\$ 73	\$ -	\$ 400	\$ -	\$ 27	\$ -	\$ 2,398	\$ -	\$ -	\$ 2,948
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	\$ 503	\$ 219	\$ -	\$ -	\$ 13,908
Uniforms	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 99	\$ -	\$ 31	\$ -	\$ -	\$ 130
Training, Education & Employee Relations	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 320	\$ -	\$ -	\$ -	\$ -	\$ 920
Cart Lease	\$ 6,880	\$ 7,079	\$ 7,035	\$ 7,109	\$ 10,821	\$ 11,711	\$ 11,266	\$ 11,266	\$ 11,266	\$ 11,266	\$ -	\$ -	\$ 95,701
Cart Maintenance	\$ -	\$ 62	\$ -	\$ 412	\$ 67	\$ 1,043	\$ 1,900	\$ -	\$ 2,622	\$ 1,836	\$ -	\$ -	\$ 7,943
Driving Range	\$ -	\$ 1,116	\$ 1,916	\$ -	\$ 613	\$ 233	\$ 1,349	\$ 233	\$ (87)	\$ 233	\$ -	\$ -	\$ 5,605
<b>Subtotal Operating Expenditures</b>	<b>\$ 37,317</b>	<b>\$ 40,041</b>	<b>\$ 40,445</b>	<b>\$ 38,403</b>	<b>\$ 45,768</b>	<b>\$ 54,178</b>	<b>\$ 51,876</b>	<b>\$ 50,009</b>	<b>\$ 48,990</b>	<b>\$ 43,957</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 450,984</b>
<b>Merchandise Sales:</b>													
Cost of Goods Sold	\$ 10,641	\$ 10,625	\$ 12,389	\$ 2,066	\$ 7,198	\$ 10,814	\$ 11,408	\$ 6,832	\$ 7,717	\$ 9,461	\$ -	\$ -	\$ 89,150
<b>Subtotal Merchandise Sales</b>	<b>\$ 10,641</b>	<b>\$ 10,625</b>	<b>\$ 12,389</b>	<b>\$ 2,066</b>	<b>\$ 7,198</b>	<b>\$ 10,814</b>	<b>\$ 11,408</b>	<b>\$ 6,832</b>	<b>\$ 7,717</b>	<b>\$ 9,461</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 89,150</b>



**Community Development District**  
**Month to Month- Golf Course/Recreation**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Golf Course Maintenance Expenditures</b>													
Salaries	\$ 35,382	\$ 37,186	\$ 37,408	\$ 37,047	\$ 32,492	\$ 37,228	\$ 32,460	\$ 35,374	\$ 33,848	\$ 30,807	\$ -	\$ -	\$ 349,231
Administrative Fees	\$ 426	\$ 436	\$ 466	\$ 462	\$ 409	\$ 419	\$ 431	\$ 468	\$ 396	\$ 397	\$ -	\$ -	\$ 4,309
FICA Expense	\$ 2,685	\$ 3,863	\$ 2,825	\$ 2,813	\$ 2,485	\$ 2,851	\$ 2,483	\$ 2,706	\$ 2,589	\$ 2,357	\$ -	\$ -	\$ 27,658
Employee Insurance	\$ 2,485	\$ 2,448	\$ 3,739	\$ 3,978	\$ 3,584	\$ 3,143	\$ 2,828	\$ 2,918	\$ 2,966	\$ 2,963	\$ -	\$ -	\$ 31,051
Workers Compensation	\$ 552	\$ 796	\$ 584	\$ 580	\$ 513	\$ 587	\$ 497	\$ 545	\$ 534	\$ 484	\$ -	\$ -	\$ 5,671
Unemployment	\$ 116	\$ 166	\$ 549	\$ 1,309	\$ 757	\$ 295	\$ 138	\$ 183	\$ 163	\$ 144	\$ -	\$ -	\$ 3,819
Utilities/Water	\$ 2,379	\$ 2,750	\$ 2,374	\$ 2,181	\$ 2,466	\$ 1,924	\$ 3,279	\$ 5,719	\$ 2,711	\$ -	\$ -	\$ -	\$ 25,782
Repairs	\$ 5,396	\$ 5,455	\$ 3,889	\$ 1,797	\$ 1,871	\$ 2,830	\$ 5,344	\$ 2,593	\$ 3,435	\$ 1,182	\$ -	\$ -	\$ 33,791
Restaurant Repairs	\$ 665	\$ 1,297	\$ 219	\$ 2,458	\$ 30	\$ 38	\$ 1,768	\$ 639	\$ 27	\$ 508	\$ -	\$ -	\$ 7,650
Fuel & Oil	\$ 3,653	\$ 1,547	\$ 3,665	\$ 1,298	\$ 3,756	\$ 2,880	\$ 3,321	\$ 2,420	\$ 3,039	\$ 2,768	\$ -	\$ -	\$ 28,346
Pest Control	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	\$ 181	\$ 371	\$ 371	\$ 371	\$ -	\$ -	\$ 2,253
Irrigation/Drainage	\$ 1,036	\$ 3,927	\$ 92	\$ 520	\$ -	\$ 614	\$ 699	\$ 358	\$ 460	\$ 2,576	\$ -	\$ -	\$ 10,282
Sand and Topsoil	\$ -	\$ 1,114	\$ 1,081	\$ 1,246	\$ 1,247	\$ 1,098	\$ 1,244	\$ -	\$ 1,089	\$ 1,155	\$ -	\$ -	\$ 9,274
Flower/Mulch	\$ -	\$ 744	\$ 744	\$ 104	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,592
Fertilizer	\$ 12,553	\$ 9,906	\$ 10,157	\$ 9,800	\$ 13,102	\$ 10,736	\$ 22,337	\$ 20,698	\$ 16,839	\$ 17,150	\$ -	\$ -	\$ 143,279
Seed/Sod	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trash Removal	\$ 219	\$ -	\$ 219	\$ 219	\$ 439	\$ 219	\$ -	\$ 219	\$ 219	\$ 658	\$ -	\$ -	\$ 2,414
Contingency	\$ -	\$ 20	\$ 200	\$ -	\$ 2,283	\$ 3,696	\$ -	\$ 277	\$ 87	\$ -	\$ -	\$ -	\$ 6,563
First Aid	\$ -	\$ 35	\$ -	\$ -	\$ -	\$ 28	\$ -	\$ 66	\$ -	\$ 130	\$ -	\$ -	\$ 259
Operating Supplies	\$ 317	\$ 997	\$ 141	\$ -	\$ 988	\$ 1,998	\$ -	\$ 614	\$ 2,302	\$ 773	\$ -	\$ -	\$ 8,131
Training	\$ -	\$ 419	\$ -	\$ -	\$ 272	\$ 740	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,432
Janitorial Supplies	\$ -	\$ 114	\$ -	\$ 46	\$ -	\$ -	\$ -	\$ 20	\$ 27	\$ -	\$ -	\$ -	\$ 207
Janitorial Services	\$ 2,593	\$ 2,593	\$ 2,593	\$ 2,749	\$ 2,749	\$ 2,749	\$ 2,749	\$ 2,749	\$ 2,749	\$ 435	\$ -	\$ -	\$ 24,708
Soil & Water Testing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Uniforms	\$ 775	\$ 1,082	\$ 836	\$ 837	\$ 863	\$ 528	\$ 644	\$ 636	\$ 752	\$ 931	\$ -	\$ -	\$ 7,886
Equipment Rental	\$ 40	\$ 39	\$ 40	\$ 40	\$ 38	\$ -	\$ 40	\$ 40	\$ 2,539	\$ 2,500	\$ -	\$ -	\$ 5,317
Equipment Lease	\$ 17,567	\$ 17,567	\$ 17,806	\$ 17,893	\$ 19,671	\$ 16,855	\$ 17,259	\$ 17,096	\$ 18,418	\$ 17,935	\$ -	\$ -	\$ 178,066
<b>Subtotal Golf Course Maintenance Expen</b>	<b>\$ 88,997</b>	<b>\$ 94,662</b>	<b>\$ 89,788</b>	<b>\$ 87,536</b>	<b>\$ 90,174</b>	<b>\$ 91,615</b>	<b>\$ 97,704</b>	<b>\$ 96,709</b>	<b>\$ 95,561</b>	<b>\$ 86,224</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 918,969</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 136,955</b>	<b>\$ 145,328</b>	<b>\$ 142,622</b>	<b>\$ 128,005</b>	<b>\$ 143,140</b>	<b>\$ 156,607</b>	<b>\$ 160,989</b>	<b>\$ 153,549</b>	<b>\$ 152,268</b>	<b>\$ 139,642</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,459,104</b>
<b>Total Expenditures</b>	<b>\$ 162,681</b>	<b>\$ 172,421</b>	<b>\$ 170,240</b>	<b>\$ 155,763</b>	<b>\$ 174,432</b>	<b>\$ 188,601</b>	<b>\$ 190,566</b>	<b>\$ 184,600</b>	<b>\$ 181,380</b>	<b>\$ 170,597</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,751,281</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (10,971)</b>	<b>\$ (1,185)</b>	<b>\$ 21,739</b>	<b>\$ 36,932</b>	<b>\$ 92,630</b>	<b>\$ 109,263</b>	<b>\$ 73,417</b>	<b>\$ 47,336</b>	<b>\$ (1,556)</b>	<b>\$ 1,940</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 369,543</b>
<b>Other Financing Sources/Uses:</b>													
Assessments -Recreation Debt Service	\$ 49,100	\$ 49,100	\$ 49,100	\$ 49,100	\$ 49,100	\$ 49,100	\$ 49,100	\$ 49,100	\$ 49,100	\$ 49,100	\$ -	\$ -	\$ 490,996
Interest Income	\$ 1,260	\$ 1,387	\$ 1,259	\$ 1,299	\$ 1,294	\$ 2,920	\$ 1,305	\$ 2,244	\$ 1,295	\$ 1,259	\$ -	\$ -	\$ 15,523
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)	\$ (6,479)	\$ (6,479)	\$ -	\$ -	\$ (64,792)
Principal Expense	\$ (40,833)	\$ (40,833)	\$ (40,833)	\$ (40,833)	\$ (40,833)	\$ (40,833)	\$ (40,833)	\$ (40,833)	\$ (40,833)	\$ (40,833)	\$ -	\$ -	\$ (408,333)
<b>Total Other Financing Sources/Uses</b>	<b>\$ 3,048</b>	<b>\$ 3,174</b>	<b>\$ 3,046</b>	<b>\$ 3,087</b>	<b>\$ 3,081</b>	<b>\$ (135,984)</b>	<b>\$ 3,092</b>	<b>\$ 4,031</b>	<b>\$ 3,082</b>	<b>\$ 3,046</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (107,297)</b>
<b>Net Change in Fund Balance</b>	<b>\$ (7,924)</b>	<b>\$ 1,989</b>	<b>\$ 24,785</b>	<b>\$ 40,018</b>	<b>\$ 95,710</b>	<b>\$ (26,721)</b>	<b>\$ 76,510</b>	<b>\$ 51,367</b>	<b>\$ 1,526</b>	<b>\$ 4,986</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 262,246</b>

**Viera East**  
**Community Development District**  
**Month to Month- Restaurant**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Food Sales	\$ 30,168	\$ 27,007	\$ 35,142	\$ 39,160	\$ 43,782	\$ 49,028	\$ 44,444	\$ 40,297	\$ 38,643	\$ 34,337	\$ -	\$ -	\$ 382,007
Snack Sales	\$ 765	\$ 637	\$ 569	\$ 544	\$ 857	\$ 881	\$ 759	\$ 1,049	\$ 1,067	\$ 1,091	\$ -	\$ -	\$ 8,218
Beverage Sales	\$ 4,267	\$ 4,159	\$ 4,058	\$ 3,505	\$ 4,970	\$ 6,081	\$ 5,015	\$ 5,073	\$ 4,234	\$ 4,432	\$ -	\$ -	\$ 45,793
Beer Sales	\$ 9,430	\$ 12,331	\$ 8,850	\$ 10,669	\$ 13,869	\$ 16,435	\$ 16,666	\$ 21,153	\$ 18,395	\$ 17,355	\$ -	\$ -	\$ 145,152
Wine Sales	\$ 455	\$ 414	\$ 433	\$ 662	\$ 693	\$ 518	\$ 503	\$ 713	\$ 630	\$ 465	\$ -	\$ -	\$ 5,485
Liquor Sales	\$ 8,660	\$ 9,485	\$ 11,600	\$ 11,405	\$ 14,104	\$ 14,353	\$ 13,162	\$ 12,960	\$ 13,016	\$ 10,807	\$ -	\$ -	\$ 119,553
Miscellaneous Income	\$ -	\$ -	\$ -	\$ -	\$ 426	\$ -	\$ 67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 493
<b>Total Revenues</b>	<b>\$ 53,743</b>	<b>\$ 54,032</b>	<b>\$ 60,652</b>	<b>\$ 65,943</b>	<b>\$ 78,701</b>	<b>\$ 87,296</b>	<b>\$ 80,615</b>	<b>\$ 81,246</b>	<b>\$ 75,985</b>	<b>\$ 68,487</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 706,700</b>
<b>Expenditures:</b>													
<b>Restaurant Expenditures</b>													
Restaurant Manager Contract	\$ 5,417	\$ 5,417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,833
Salaries	\$ 22,639	\$ 21,848	\$ 23,291	\$ 24,997	\$ 24,362	\$ 30,575	\$ 24,419	\$ 24,730	\$ 25,062	\$ 22,560	\$ -	\$ -	\$ 244,484
Administrative Fee	\$ 564	\$ 488	\$ 560	\$ 616	\$ 492	\$ 596	\$ 557	\$ 675	\$ 759	\$ 683	\$ -	\$ -	\$ 5,990
FICA Expense	\$ 2,334	\$ 2,783	\$ 2,424	\$ 2,837	\$ 2,849	\$ 3,560	\$ 2,913	\$ 2,962	\$ 2,946	\$ 2,548	\$ -	\$ -	\$ 28,156
Health Insurance	\$ 783	\$ 821	\$ 964	\$ 1,134	\$ 937	\$ 1,788	\$ 2,157	\$ 2,157	\$ 1,867	\$ 1,522	\$ -	\$ -	\$ 14,129
Workers Compensation	\$ 357	\$ 449	\$ 500	\$ 209	\$ 378	\$ 481	\$ 386	\$ 390	\$ 396	\$ 356	\$ -	\$ -	\$ 3,900
Unemployment	\$ 279	\$ 260	\$ 631	\$ 1,272	\$ 811	\$ 662	\$ 335	\$ 219	\$ 269	\$ 309	\$ -	\$ -	\$ 5,047
Telephone	\$ 1,256	\$ 343	\$ 395	\$ 395	\$ 395	\$ 404	\$ 404	\$ 404	\$ 404	\$ 404	\$ -	\$ -	\$ 4,808
Utilities	\$ 1,066	\$ 1,032	\$ 770	\$ 747	\$ 821	\$ 1,456	\$ 282	\$ 847	\$ 835	\$ -	\$ -	\$ -	\$ 7,857
Pest Control	\$ 95	\$ 95	\$ 95	\$ 95	\$ 95	\$ 95	\$ 95	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 666
Merchant Fees	\$ 1,738	\$ 1,563	\$ 1,949	\$ 1,838	\$ 2,305	\$ 2,602	\$ 2,444	\$ 2,459	\$ 2,316	\$ 1,803	\$ -	\$ -	\$ 21,017
Equipment Lease	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ -	\$ 130	\$ 130	\$ 130	\$ 139	\$ -	\$ -	\$ 944
Kitchen Equipment/Supplies	\$ -	\$ 247	\$ 331	\$ 845	\$ 1,218	\$ 656	\$ 97	\$ 67	\$ 655	\$ 15	\$ -	\$ -	\$ 4,133
Paper & Plastic Supplies	\$ 2,106	\$ 798	\$ 1,932	\$ 797	\$ 1,680	\$ 1,199	\$ 1,311	\$ 507	\$ 680	\$ 1,007	\$ -	\$ -	\$ 12,017
Operating Supplies	\$ 622	\$ 1,777	\$ 927	\$ 460	\$ 1,236	\$ 1,931	\$ 2,388	\$ 2,222	\$ 1,765	\$ 2,564	\$ -	\$ -	\$ 15,890
First Aid	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Entertainment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 435	\$ 150	\$ -	\$ -	\$ 585
Delivery/Gas	\$ 527	\$ 519	\$ 574	\$ 641	\$ 558	\$ 556	\$ 542	\$ 93	\$ 101	\$ 140	\$ -	\$ -	\$ 4,250
Dues & License	\$ 950	\$ 566	\$ 2,351	\$ 565	\$ 684	\$ 569	\$ 2,662	\$ 1,084	\$ 54	\$ 569	\$ -	\$ -	\$ 10,057
<b>Total Restaurant Expenditures</b>	<b>\$ 40,815</b>	<b>\$ 39,091</b>	<b>\$ 37,778</b>	<b>\$ 37,534</b>	<b>\$ 38,904</b>	<b>\$ 47,130</b>	<b>\$ 41,122</b>	<b>\$ 38,947</b>	<b>\$ 38,673</b>	<b>\$ 34,768</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 394,763</b>
<b>Cost of Goods Sold:</b>													
Food Cost <sup>(1)</sup>	\$ 10,424	\$ 12,333	\$ 13,556	\$ 15,337	\$ 16,666	\$ 56,164	\$ 24,675	\$ 21,370	\$ 20,773	\$ 24,234	\$ -	\$ -	\$ 215,532
Snack Cost	\$ 169	\$ 197	\$ 219	\$ 215	\$ 346	\$ 1,617	\$ 293	\$ 665	\$ 267	\$ 10	\$ -	\$ -	\$ 3,998
Beverage Cost	\$ 1,846	\$ 2,010	\$ 2,492	\$ 2,369	\$ 2,176	\$ 7,200	\$ 1,735	\$ 5,185	\$ 2,358	\$ 3,903	\$ -	\$ -	\$ 31,275
Beer Cost	\$ 3,781	\$ 4,745	\$ 4,212	\$ 5,117	\$ 5,006	\$ 16,036	\$ 6,894	\$ 5,418	\$ 3,819	\$ 5,898	\$ -	\$ -	\$ 60,925
Wine Cost	\$ 294	\$ 295	\$ 362	\$ 396	\$ 567	\$ 1,557	\$ 480	\$ 315	\$ 325	\$ 945	\$ -	\$ -	\$ 5,537
Liquor Cost	\$ 3,959	\$ 3,941	\$ 4,130	\$ 5,063	\$ 5,437	\$ 12,833	\$ 3,453	\$ 3,108	\$ 6,652	\$ 7,774	\$ -	\$ -	\$ 56,350
<b>Total Cost of Goods Sold</b>	<b>\$ 20,474</b>	<b>\$ 23,521</b>	<b>\$ 24,972</b>	<b>\$ 28,496</b>	<b>\$ 30,199</b>	<b>\$ 95,407</b>	<b>\$ 37,529</b>	<b>\$ 36,061</b>	<b>\$ 34,194</b>	<b>\$ 42,765</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 373,618</b>
<b>Total Expenditures</b>	<b>\$ 61,290</b>	<b>\$ 62,613</b>	<b>\$ 62,750</b>	<b>\$ 66,030</b>	<b>\$ 69,102</b>	<b>\$ 142,537</b>	<b>\$ 78,651</b>	<b>\$ 75,008</b>	<b>\$ 72,867</b>	<b>\$ 77,533</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 768,381</b>
<b>Excess (Deficiency) of Revenues over Expen</b>	<b>\$ (7,546)</b>	<b>\$ (8,581)</b>	<b>\$ (2,098)</b>	<b>\$ (87)</b>	<b>\$ 9,598</b>	<b>\$ (55,241)</b>	<b>\$ 1,964</b>	<b>\$ 6,238</b>	<b>\$ 3,117</b>	<b>\$ (9,046)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (61,681)</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (7,546)</b>	<b>\$ (8,581)</b>	<b>\$ (2,098)</b>	<b>\$ (87)</b>	<b>\$ 9,598</b>	<b>\$ (55,241)</b>	<b>\$ 1,964</b>	<b>\$ 6,238</b>	<b>\$ 3,117</b>	<b>\$ (9,046)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (61,681)</b>

<sup>(1)</sup> March amount includes an inventory adjustment correction from the prior year.

**Viera East**  
**Community Development District**  
**Month to Month- Pro Shop**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Merchandise Sales	\$ 9,027	\$ 10,121	\$ 12,471	\$ 8,859	\$ 13,275	\$ 16,818	\$ 14,700	\$ 18,220	\$ 11,372	\$ 10,701	\$ -	\$ -	\$ 125,564
<b>Total Revenues</b>	<b>\$ 9,027</b>	<b>\$10,121</b>	<b>\$12,471</b>	<b>\$ 8,859</b>	<b>\$13,275</b>	<b>\$16,818</b>	<b>\$14,700</b>	<b>\$18,220</b>	<b>\$11,372</b>	<b>\$10,701</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 125,564</b>
<b>Expenditures:</b>													
Cost of Goods Sold	\$ 10,641	\$ 10,625	\$ 12,389	\$ 2,066	\$ 7,198	\$ 10,814	\$ 11,408	\$ 6,832	\$ 7,717	\$ 9,461	\$ -	\$ -	\$ 89,150
<b>Total Expenditures</b>	<b>\$ 10,641</b>	<b>\$10,625</b>	<b>\$12,389</b>	<b>\$ 2,066</b>	<b>\$ 7,198</b>	<b>\$10,814</b>	<b>\$11,408</b>	<b>\$ 6,832</b>	<b>\$ 7,717</b>	<b>\$ 9,461</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 89,150</b>
<b>Operating Income/ (Loss)</b>	<b>\$ (1,614)</b>	<b>\$ (504)</b>	<b>\$ 83</b>	<b>\$ 6,793</b>	<b>\$ 6,077</b>	<b>\$ 6,004</b>	<b>\$ 3,292</b>	<b>\$ 11,388</b>	<b>\$ 3,655</b>	<b>\$ 1,240</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 36,413</b>

**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	\$ 2,600	\$ 2,600	\$ 2,000	\$ -	\$ -	\$ 24,400
Entertainment	\$ 1,350	\$ 1,950	\$ 1,950	\$ 2,050	\$ 7,475	\$ 3,050	\$ 4,200	\$ 2,700	\$ 2,735	\$ 50	\$ -	\$ -	\$ 27,510
Ads	\$ 2,360	\$ 505	\$ 1,824	\$ 764	\$ 1,033	\$ 1,517	\$ 764	\$ 2,362	\$ -	\$ 1,875	\$ -	\$ -	\$ 13,004
Supplies	\$ 1,706	\$ 38	\$ 184	\$ 133	\$ 250	\$ 203	\$ 395	\$ 4,489	\$ 172	\$ -	\$ -	\$ -	\$ 7,569
<b>Total Marketing Expense</b>	<b>\$ 7,816</b>	<b>\$ 4,893</b>	<b>\$ 6,358</b>	<b>\$ 5,346</b>	<b>\$ 11,158</b>	<b>\$ 7,370</b>	<b>\$ 7,959</b>	<b>\$ 12,151</b>	<b>\$ 5,507</b>	<b>\$ 3,925</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 72,483</b>

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

<b>Series 2012 Special Assessment Revenue Bonds</b>	
Interest Rate:	2.5% to 5%
Maturity Date:	5/1/2026
Optional Redemption Date:	On or After 5/1/2022
Reserve Fund Definition:	50% Max Annual Dept
Reserve Fund Requirement:	\$279,239
Reserve Fund Balance:	\$285,128
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)
<b>Current Bonds Outstanding</b>	<b>\$1,060,000</b>

<b>Series 2020 Special Assessment Revenue Bonds</b>	
Interest Rate:	2% to 2.75%
Maturity Date:	5/1/1938
Optional Redemption Date:	On or After 5/1/2030
Reserve Fund Definition:	50% Max Annual Dept
Reserve Fund Requirement:	\$234,591
Reserve Fund Balance:	\$238,781
Bonds outstanding - 7/10/20	\$7,685,000
Less: May 1, 2023 Principal	(\$470,000)
Less: May 1, 2024 Principal	(\$490,000)
<b>Current Bonds Outstanding</b>	<b>\$6,725,000</b>

**Viera East**  
**Community Development District**  
**Golf Course/Recreation Fund- Operations**  
**Prior Month/Year Comparison**

	Actuals			Year to Date		
	7/31/23	07/31/24	Variance	7/31/23	07/31/24	Variance
<i>Revenues:</i>						
Greens Fees	\$ 108,415	\$ 140,738	\$ 32,324	\$ 1,658,738	\$ 1,754,755	\$ 96,017
Gift Cards - Sales	\$ 927	\$ 261	\$ (666)	\$ 23,107	\$ 12,169	\$ (10,938)
Gift Cards - Usage	\$ (1,392)	\$ (389)	\$ 1,004	\$ (16,292)	\$ (7,890)	\$ 8,402
Season Advance/Trail Fees	\$ 7,741	\$ 7,833	\$ 92	\$ 112,526	\$ 100,982	\$ (11,544)
Associate Memberships	\$ 711	\$ 1,438	\$ 727	\$ 20,619	\$ 22,430	\$ 1,811
Driving Range	\$ 5,489	\$ 7,061	\$ 1,573	\$ 86,314	\$ 80,711	\$ (5,603)
Golf Lessons	\$ 275	\$ 2,930	\$ 2,655	\$ 3,610	\$ 12,300	\$ 8,690
Merchandise Sales	\$ 8,928	\$ 10,701	\$ 1,772	\$ 111,902	\$ 125,564	\$ 13,662
Special Assessments - Operatic	\$ 1,519	\$ 1,520	\$ 1	\$ 15,193	\$ 15,199	\$ 6
Miscellaneous Income	\$ (224)	\$ 443	\$ 667	\$ 45,574	\$ 4,605	\$ (40,969)
<b>Total Revenues</b>	<b>\$ 132,388</b>	<b>\$ 172,537</b>	<b>\$ 40,149</b>	<b>\$ 2,061,291</b>	<b>\$ 2,120,824</b>	<b>\$ 59,533</b>
<i>Expenditures:</i>						
General Expenditures	\$ 11,133	\$ 11,862	\$ 729	\$ 115,530	\$ 105,110	\$ (10,420)
Administrative	\$ 15,211	\$ 19,093	\$ 3,882	\$ 150,757	\$ 187,068	\$ 36,311
Golf Operations	\$ 36,214	\$ 43,957	\$ 7,743	\$ 389,389	\$ 450,984	\$ 61,596
Merchandise Sales	\$ 6,260	\$ 9,461	\$ 3,201	\$ 103,178	\$ 89,150	\$ (14,028)
Golf Course Maintenance	\$ 91,952	\$ 86,224	\$ (5,729)	\$ 916,501	\$ 918,969	\$ 2,468
<b>Total Expenditures</b>	<b>\$ 160,771</b>	<b>\$ 170,597</b>	<b>\$ 9,826</b>	<b>\$ 1,675,355</b>	<b>\$ 1,751,281</b>	<b>\$ 75,926</b>
<b>Operating Income/(Loss)</b>	<b>\$ (28,383)</b>	<b>\$ 1,940</b>	<b>\$ 30,323</b>	<b>\$ 385,935</b>	<b>\$ 369,543</b>	<b>\$ (16,392)</b>

**Viera East**  
**Community Development District**  
**Hook and Eagle- Operations**  
**Prior Month/Year Comparison**

	Actuals			Year to Date		
	7/31/23	07/31/24	Variance	7/31/23	07/31/24	Variance
<i>Revenues:</i>						
Food Sales	\$ 31,998	\$ 38,643	\$ 6,645	\$ 302,989	\$ 382,007	\$ 79,018
Snack Sales	\$ 1,010	\$ 1,067	\$ 57	\$ 6,977	\$ 8,218	\$ 1,241
Beverage Sales	\$ 397	\$ 4,234	\$ 3,837	\$ 5,093	\$ 45,793	\$ 40,700
Beer Sales	\$ 8,757	\$ 18,395	\$ 9,638	\$ 143,956	\$ 145,152	\$ 1,196
Wine Sales	\$ 3,958	\$ 630	\$ (3,328)	\$ 39,406	\$ 5,485	\$ (33,921)
Liquor Sales	\$ 6,894	\$ 13,016	\$ 6,122	\$ 98,142	\$ 119,553	\$ 21,410
Miscellaneous Income	\$ -	\$ -	\$ -	\$ -	\$ 493	\$ 493
<b>Total Revenues</b>	<b>\$ 53,014</b>	<b>\$ 75,985</b>	<b>\$ 22,971</b>	<b>\$596,564</b>	<b>\$706,700</b>	<b>\$110,137</b>
<i>Expenditures:</i>						
General Expenditures	\$ 38,481	\$ 38,673	\$ 193	\$ 349,080	\$ 394,763	\$ 45,684
Cost of Goods Sold	\$ 24,258	\$ 34,194	\$ 9,936	\$ 262,540	\$ 373,618	\$ 111,078
<b>Total Expenditures</b>	<b>\$ 62,739</b>	<b>\$ 72,867</b>	<b>\$ 10,129</b>	<b>\$611,619</b>	<b>\$768,381</b>	<b>\$156,762</b>
<b>Operating Income/(Loss)</b>	<b>\$ (9,724)</b>	<b>\$ 3,117</b>	<b>\$ 12,842</b>	<b>\$ (15,055)</b>	<b>\$ (61,681)</b>	<b>\$ (46,625)</b>

**Viera East CDD**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2024**

Gross Assessments \$ 1,466,992.73 \$ 615,413.83 \$ 697,462.77 \$ 2,779,869.33  
Net Assessments \$ 1,378,973.17 \$ 578,489.00 \$ 655,615.00 \$ 2,613,077.17

**ON ROLL ASSESSMENTS**

52.77%                      22.14%                      25.09%                      100.00%

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	2020 Debt			Total
							O&M Portion	Recreation	Service	
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	\$5,037.42	\$2,658.34	\$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	\$13,579.10	\$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	\$110.28	\$439.52
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
06/09/24	2024-12	\$69,975.81	\$0.00	(\$1,441.50)	\$2,099.31	\$70,633.62	\$37,274.78	\$15,637.03	\$17,721.81	\$70,633.62
06/13/24	2024-13	\$40,391.34	\$0.00	(\$832.06)	\$1,211.77	\$40,771.05	\$21,515.70	\$9,025.99	\$10,229.36	\$40,771.05
07/10/24	2024-14	\$0.00	\$0.00	\$0.00	\$379.58	\$379.58	\$200.31	\$84.03	\$95.24	\$379.58
<b>TOTAL</b>		<b>\$2,782,559.79</b>	<b>\$ (99,373.08)</b>	<b>\$(53,750.18)</b>	<b>\$ 9,369.85</b>	<b>\$ 2,638,806.38</b>	<b>\$ 1,392,550.99</b>	<b>\$ 584,184.99</b>	<b>\$ 662,070.40</b>	<b>\$ 2,638,806.38</b>

<b>101%</b>	<b>Net Percent Collected</b>
<b>0</b>	<b>Balance Remaining to Collect</b>