

***Viera East  
Community Development District***

***Agenda***

***October 24, 2024***

# AGENDA

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

October 17, 2024

Board of Supervisors  
Viera East CDD

Dear Board Members:

The Board of Supervisors of the Viera East Community Development District will meet **Thursday, October 24, 2024, at 6:30 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 August 22, 2024 Board of Supervisors Meetings
5. New Business
  - A. Consideration of 2024/2025 Habitat Management Services Renewal
  - B. Consideration of Fiscal Year 2024 Audit Engagement Letter
6. Old Business
  - A. Action Items List
7. Staff Reports
  - A. General Manager's Report
  - B. District Manager's Report
  - C. Lifestyle/ Marketing Report
  - D. Restaurant Report
8. Treasurer's Report
  - A. Presentation of Special Revenue Assessment Bonds Series 2020 Requisition #171
  - B. Approval of Check Register
  - C. Balance Sheet and Income Statements
9. Supervisor's Requests
10. Adjournment

# MINUTES

**MINUTES OF MEETING  
VIERA EAST  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Viera East Community Development District was held on **Thursday, August 22, 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	Vice Chairman
Ron Rysztogi	Assistant Secretary
Bill Macheras <i>via phone</i>	Assistant Secretary
Denise Yelvington	Assistant Secretary

Also present were:

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

**THIRD ORDER OF BUSINESS**

**Public Comment Period**

Mr. Showe: The next item on the agenda is a Public Comment Period. We will ask that anyone who would like to make a public comment, to please state your name and address and keep your comments to three minutes. We will note for purposes of tonight's meeting, we have a special public hearing later in the agenda for the rules and rates and the budget. So, if your comments relate to those items, you can hold those until that time. Other than that, I will note that this is not a necessarily a question-and-answer session from the Board. The Board may not choose to answer your questions directly, but certainly we can take your comments. Again, we will open it up for a Public Comment Period. Just raise your hand.

Resident (Patrick French, 6978 Hammock Trace): I lived in the community for 23 years. I forgot the last names of the three individuals that ran four years ago, but if you could give their initials.

Mr. Dale: CDD for the CDD. We have the D. The D is still on the Board.

Resident (Patrick French, 6978 Hammock Trace): The golf course runs itself, saving us millions of dollars and I appreciate what you guys do.

Mr. Dale: Patrick, we very much appreciate you showing up this evening.

Ms. DeVries: Yes, we really do.

Resident (Patrick French, 6978 Hammock Trace): Appreciate it. That's all I have.

Mr. Dale: Awesome.

Mr. Showe: Are there any other public comments at this time? Hearing none, we will return it back to the agenda.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the June 27<sup>th</sup> and July 25<sup>th</sup> Board of Supervisors Meeting**

Mr. Showe: We have the approval of the minutes of the June 27<sup>th</sup> and July 25<sup>th</sup> meetings. We can take any questions or comments or suggested changes to those or a motion to approve. I will note that Denise gave me a clarifying change on her attendance, so we'll get that changed.

Mr. Dale: Wonderful.

Ms. Yelvington: There was one thing in the June 27<sup>th</sup> minutes. Let me find it.

Mr. Dale: If you don't have it exactly marked, Denise, maybe you could just paraphrase and then what we could do is caveat whatever you want changed.

Ms. Yelvington: It was during a conversation with Michelle about Music on the Patio. I think the reference was \$150,000 to \$200,000 and I didn't know if I was understanding the context of that conversation in the minutes or if that was meant to be \$150 to \$200.

Ms. Webb: It should be \$150 to \$200.

Ms. Yelvington: Okay, so I think you may want to fix that in the minutes, because we're not talking that big of a number

Mr. Dale: Yeah.

Ms. Yelvington: Let's get that corrected.

Mr. Dale: That's kind of substantive. Alright. Did we have any other issues with the minutes that we wanted to bring up at this point?

Mr. Rysztogi: I'm fine.

Mr. Dale: Alright. Then what I would suggest, Jason, if you could craft the language, but essentially approving the minutes with the caveat.

Mr. Showe: Approve the minutes as amended, as described by the Board.

On MOTION by Mr. Rysztogi seconded by Ms. Yelvington with all in favor the Minutes of the June 27 and July 25, 2024 Board of Supervisors Meetings were approved as amended.

**FIFTH ORDER OF BUSINESS**

**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**

Mr. Showe: At this time, we will proceed to the public hearing. The first item is a motion to open the public hearing.

On MOTION by Ms. DeVries seconded by Mr. Rysztogi with all in favor the public hearings for the rules and rates and the Fiscal Year 2025 budget were open.

Mr. Showe: The first part of the public hearing str the rules and rates. For purposes of our audience, the Board spent the last three months or so going over both the budget as well as the

rules and rates. We believe they're presented today in final form. So, we'll let Jim go through the rules and rates and then we can take any public comments.

Mr. Moller: Okay. Basically, there are no major changes to the rules and rates, as far as Attachment A. Do you want to do policies and procedures or is that later?

Mr. Showe: It's all of it.

Mr. Moller: Okay. So, for the policies and procedures, pretty much nothing's really changed. I just kind of went through and changed some of the older verbiage that was in there. We changed the title from, "*Golf Club*" to "*Golf Course*," to note the change in the name of the golf facility. Any references to memberships, was changed.

Ms. DeVries: I still see change on Page 1, which is the title of "*Section III, MEMBERSHIP REFUNDS.*"

Mr. Moller: It's big letters, which is probably why I missed it. We can get that fixed.

Mr. Showe: You can approve it subject of that change?

Ms. DeVries: Yes.

Mr. Moller: Other than that, I did add an extra rule in Section XI, under GENERAL RULES AND REGULATIONS, Subsection N, "*All range balls and range ball containers are the property of the Viera East Golf Course. Taking these items may result in player to be asked to leave without entitlement to a refund and or banishment of the facility.*"

Mr. Dale: Thank you.

Mr. Moller: Other than that, I'll go to the annual passes. We raised all annual passes 7%, over last year. We did make an adjustment to the non-CDD resident rate, because there was such a gap in between the CDD resident rates and non-CDD resident rates. So, basically what we did, is we just increased the non-resident rate to \$600 more than the non-resident rate, to coincide with the ballpark of what they pay in assessments. I know it's not that much, but that's the new rate for the season passes. It really didn't change the range or anything at all. Both Dave and I thought those prices were fair for range balls and whatnot. As far as our daily rates, I did make some adjustments to the rates. We did increase rates by 7% overall. Peak season in the morning, will be at \$87.10 before tax.

Mr. Dale: On weekends?

Mr. Moller: Weekend mornings; Friday, Saturday and Sundays. We also adjusted the price difference between afternoons and weekdays. I thought all of our fees were too close



together and there were no discounts or breaks, playing on a weekday versus the weekend or playing in the afternoon versus the morning. So, I just came up with a midday rate of 20% of the cost of the morning and afternoons were 40% of the cost.

Mr. Dale: I will add, just to make it sound like you didn't just come up, this was after a lot of research and what other golf courses were doing.

Mr. Moller: I looked at some other golf courses in the area and how their rates were structured and they were the same. The only other thing in talking with Dave, we did add in our Summer season, a twilight rate, after 4:00 p.m., because we used to have nine hole and 18-hole rates. It just got to be too much to keep extra staff to police the golf course to make sure the nine holders were playing nine and so forth and so on. So, after 4:00 p.m. in the Summer, it's basically it's a flat rate. So, it's all you can play after 4:00 p.m. in the Summer.

Mr. Dale: A free for all.

Mr. Moller: Yeah. So, this way we don't have to keep the extra manpower to make sure people are following the rules. Other than that, are there any questions?

Mr. Dale: If you would just spend 30 seconds going into a little bit of a description as to how you came up with some of the rates versus, let's be blunt, our chief competitor, Duran. We have other golf courses that are of lesser caliber and we're not trying to match their pricing, we're going for the law of diminishing returns and trying to get that maximum profit out of it.

Mr. Moller: Right. Overall, I think in our area, Brevard County, we have a maximum. I know in Orlando people can get \$125, \$150 and \$200 for a round of golf. You're not going to get that in Brevard County. In talking to other guys in our industry, we're kind of around that \$90 amount, but depending on the facility, you probably can get \$100. I think \$90 is our sweet spot. I know a lot of golf courses in the area went up anywhere from 5% to 10%.

Mr. Dale: What do you think our chief competitor is going to be doing over the course of the next year or two? I don't need an exact number.

Mr. Moller: Somewhere in the low to mid \$90s, about \$5 cheaper.

Mr. Dale: We are competitively priced below our chief competitor.

Mr. Moller: It's going to depend on the season. We might be a little bit more in the Spring Season. We'll probably be a little bit cheaper in the peak season, probably about the same in the Summer and things like that.

Mr. Dale: Right. Well, I'm very pleased and I'm very appreciative of all the work that you and Dave have put into coming up with these numbers, because we didn't just come up with this overnight. This has been a six-month project that is finally coming to fruition here. I appreciate that.

Mr. Showe: I think it's also important just for the residents and the Board's sake, for you to approve this range of rates. So, that gives flexibility to set any rates within that range. So again, if there are other profits to be made or some other opportunities to be made, Jim has the flexibility in your rules and those range of rates to make adjustments.

Mr. Dale: Right.

Mr. Moller: I had a late conversation. Can we make a change tonight or wait till next fiscal year? It's not that pending.

Mr. Showe: If you're going to make a change, you should make it right now.

Mr. Moller: Do you want to add \$5 to the league rate?

Ms. DeVries: For 18 holes.

Mr. Moller: Yeah. Because right now it's max at \$25, for league play.

Mr. Showe: We can change that right now. Would you rather change it now?

Mr. Moller: Yes, because right now, it's at \$25. We would like to take it to \$30.

Mr. Dale: Okay. Are you going to take it there or you want the flexibility to take it there?

Mr. Moller: We want the flexibility to take it there, if we need to.

Mr. Dale: Okay. Right. So, in other words, you're not planning on correcting the rate immediately.

Mr. Moller: Right.

Mr. Dale: You would just do it over the course of the year, because things are so turbulent in the economy, that you have flexibility to do that. I got you.

Mr. Showe: I'll make that change.

Mr. Dale: I asked that question for Miss Betty, who's sitting in the back of the room.

Mr. Showe: Is that all you had?

Mr. Moller: Yeah, that's all I had.

Mr. Showe: We'll open it up at this point for any members of the public who would like to provide comments on the rules and the rates as proposed. We can take those comments now. Again, please state your name and address and keep your comments to three minutes. We'll let

the record reflect that we have no public comments, so we'll return it back to the Board for discussion and consideration of the rules and rates.

Mr. Dale: Wonderful. At this time, we can entertain a motion or if anyone has anything to add.

Mr. Macheras: I just have a couple quick comments. I just want to let Jim know a couple of things. A couple of weeks ago, I was at the Hook & Eagle and there was a group of three or four guys that had played at a golf course in Brevard County, that's comparable to ours. They raved about not only how much better our golf course was, but also the people in the pro shop. Again, it's not to talk bad about another golf course. It's just to kind of reiterate what Jim said. Just from talking to people that don't even live in Viera, how competitive and how well what they felt was getting a bang for their buck. We talked about Orlando golf courses. I follow a couple of golf sites on Facebook. They would talk about the Lake Buena Vista Golf Course in Orlando, which was \$130 and just how terrible it was. I like the idea of the 4:00 p.m. rate. There are several golf courses in the county that do the same. One is even at 2:00 p.m., because they figure, if you want to play more than nine holes in 90-degree weather, best of luck to you. I just think that's a good move. Like Jim said, there are a couple positives for us and I think for golfers at my age, I might get out there and play 12 holes and I'm done at 5:00 p.m. or 5:30 p.m., with that heat. So again, I'm just to throw in a couple little tidbits to reinforce what Jim said, I agree with the presentation that he made.

Mr. Dale: Wonderful. Thank you, sir. Do we have any other comments? Ron?

Mr. Rysztogi: No, I was going to make a motion.

Mr. Dale: Okay.

Mr. Dale: I just want to make one last comment that I think is important to get across. We've hammering it at home, but we have a couple of members of the community that are from the southern part of the State that aren't affiliated with the golf course. The thing that I want to stress for the minutes is, again, for the past three years, this golf course is self-sufficient. None of your tax dollars go to that golf course now. In fact, the golf course is very quickly getting to the point where I think it's going to be a net contributor to the community, hopefully, once we get reserves built to the point that we want to see them built to. By the way, three years ago we took over and our reserves were at what, Jason, roughly about \$100,000?

Mr. Showe: Yeah, right around there.

Mr. Dale: Right around \$100,000. Now we're close to a couple million dollars and if we're not there, we will be after October, when we get to throw in this year's numbers. But right now, I believe we're on pace.

Mr. Showe: Your budget is \$1.6 million at the end of this year.

Mr. Dale: Yeah. Not to steal any of Jim's thunder, but we are on pace. It all depends on what September does. But we're on pace to at least match last year's numbers. Considering the fact that we effectively got rained out in January and February, which probably cost us a \$150,000 to \$200,000, I think that is a tremendous accomplishment and I'm very appreciative of what you and Dave have done.

Ms. DeVries: All of the staff.

Mr. Dale: All the staff. I don't mean to just single you guys out. Michelle, as part of that, is the marketer, but everybody else in the pro shop and the hard work that's been put forward. But considering the fact that we're producing at about a 15% rate of budget in terms of profit, I think that is a phenomenal achievement for this year and I'm glad that we've done that. The striking number for me and I believe I'm correct on this one, if you were to take even our worst year of the past four years, that number is greater than the sum of the previous 30, prior to 2020, which is just stunning and means the golf course is firing on all cylinders right now. I'm really looking forward to next year.

Ms. DeVries: I would just make the point too, as kind of part of the CDD team several years ago, our goal is to be able to put money in those reserves so we never need a bond again and we can start doing these maintenance projects 10, 15, 20 years down the road, as we have the money in the capital reserves to be able to do that.

Mr. Dale: Yes and along that line we, we have commission a study, which is due to happen sometime in the next month or so. We have a team that's going to come and put together a Reserve Study for us and we'll know exactly how much we need in the bank for a new irrigation system 25 years from now, for new roofs and for all of that kind of stuff. So, it's been very fiscally responsible. Jim, some of the things that you've done, I mean, boy, with inventories and other fiscal issues, we really appreciate that. So, with that said, I'm off my soapbox, Ron, if you want to make that motion.

Mr. Rysztogi MOVED to adopt the Amendments to Attachment A to Chapter IV of the Rules of Procedure and the Golf Course Rates for Fiscal Year 2024, as presented and Ms. DeVries seconded the motion.

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

On VOICE VOTE with all in favor the Amendments to Attachment A to Chapter IV of the Rules of Procedure and the Golf Course Rates for Fiscal Year 2024, as presented were adopted.

**B. Budget Hearing**

**i. Consideration of Resolution 2024-06 Adopting the Fiscal Year 2025 Proposed Budget and Relating to the Annual Appropriations**

Mr. Showe: The next part of your public hearing relates to your annual budget. Again, for the purposes of the audience, we've been working this since, I believe April was the first time we presented a Proposed Budget. So, the first resolution really just approves that Proposed Budget. We've attached the end results of all the workshops on there as a Proposed Budget. A couple important notes for the residents and the Board. There is no proposed assessment increase in here. We've also captured all of the potential expenses that we have anticipated and made some adjustments based on Board discussion over those workshops. Pages 1 and 2 is for your General Fund. Starting on Page 3, we have your line-item description. We try to provide as much detail to those line items as possible, so its transparent for you and your residents on how we come up with some of these numbers. In cases where we have contracts, we try to be as detailed as we can, to show you the monthly amounts and how that all relates back to your budget. On Page 12 is your Capital Reserve Fund, where we are projecting about \$1.6 million at the end of this year. We also made the change that Jim talked about at the last meeting, adding the vehicle purchase. So, that's captured in here. We also just have a line that is just generic Capital Outlay. Again, we just want to project something so you can have a realistic view of what you likely could expect. But again, there is over \$1.6 million in that Capital Project Fund. Following that on Page 13, is your Debt Service Fund. The Board doesn't have a whole lot of flexibility in that fund at all, because those were issued by the bonds. I will note that the Series 2020 bond, goes away in 2038. So, we're, you know, we're clipping through that pretty quick. Then we have budgets for

Hook & Eagle as well as the golf course. Finally, for the Golf Course Budget, we have the same type of item description. Then when you get to the end of that, there's also another Amortization Table for your Recreation Fund. It's important to note in your Recreation Fund, you only have two years of that left, including the upcoming year. So that goes away. After next year, it will be the last time that goes away, too. So, that assessment will then fall off of the residents as well.

Mr. Dale: I'd like to think people's taxes, at that point, will be going down also.

Mr. Showe: They will be, I mean, yeah, because of the \$504 that we assess, that's \$130 of it, that will come off at that point. So, with that, we can again open it up for any members of the audience who'd like to make any comments on the budget as proposed.

Mr. Dale: Okay.

Mr. Rysztogi: Okay.

Mr. Showe: Hearing none, we'll return it back to the Board for any discussion or consideration of that resolution.

Mr. Dale: The only thing that I do want to do is, again, is draw a special distinction to what you said and it's based on things over the year that I've seen on social media, as I think some residents aren't aware of the distinction between the HOA and the CDD budget. I want to draw a special distinction that this is part of the non-ad valorem section, your Tax Bill. Actually, those just got mailed out last week and it is under Viera East CDD. It is not an HOA assessment that you get. The reason I bring that up is we've had several people say, "*Oh, well, they raised your taxes*" and we couldn't figure out what they were talking about. It came out that they effectively were talking about their HOA fees and I just want to draw special attention to the fact that, over the past four years, CDD fees have never gone up. In fact, they are 25% less than they were four years ago.

Mr. Showe: Yes.

Ms. DeVries: There is \$120 left or something like that.

Mr. Dale: Yeah.

Ms. DeVries: Its less than they used to be.

Mr. Rysztogi: Was that on the tax forms that I just got yesterday.

Mr. Dale: It should be on that. Yes.

Mr. Rysztogi: I know it's down where the sanitation taxes are, but I didn't see that on mine.

Mr. Showe: I was going to note that for Rob. There are some counties that do not list all of the CDD assessments. They do not list all of the non-ad valorem assessments, which is where the CDD falls. Certain counties list it, but certain counties don't. It's really up to the county on how they send that out. But it will be on your final Tax Bill.

Mr. Rysztogi: I haven't received my final Tax Bill.

Mr. Showe: What you received is a trim notice. That's just for all of our taxes in the Proposed Budget.

Mr. Rysztogi: Okay.

Mr. Dale: Right.

Mr. Rysztogi: That's what I thought.

Mr. Showe: Again, certain counties put the CDDs on it, but some don't, for the trim notice. We are a Special Districts and they don't necessarily view us the same as some of the other entities.

Mr. Dale: I see that sometimes when I call the county. Alright, so what do you need?

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

Ms. DeVries MOVED to adopt Resolution 2024-06 Adopting the Fiscal Year 2025 Budget and Ms. Yelvington seconded the motion.

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

On VOICE VOTE with all in favor Resolution 2024-06 Adopting the Fiscal Year 2025 Budget was adopted.

**ii. Consideration of Resolution 2024-07 Imposing Fiscal Year 2025 Special Assessments and Certifying an Assessment Roll**

Mr. Showe: The second part of your hearing tonight is Resolution 2024-07, which is the mechanism for actually levying those assessments on you Tax Bill. Attached to this resolution, is the budget that you just approved, in adopted form and a large Excel spreadsheet that is 50 pages long, which lists every single property in the District, as well as the equivalent assessments that go with that property. We can take public comments on just the imposition of those special assessments. Hearing none, we'll return it back to the Board for any questions or consideration.

Mr. Dale: I think perhaps, actually, could we add three pages of biography on each individual on the Board?

Mr. Showe: We don't get that.

Mr. Dale: Those were some long pages.

Mr. Showe: Well, that's the work that happens in the background that you guys don't see. That's the spreadsheet that then gets transmitted to the Tax Collector and how your assessments get mechanically placed on your Tax Bill.

Mr. Showe: I did those personally for several years. It's a lot of work. So, we would take a motion to approve Resolution 2024-07.

Ms. DeVries MOVED to adopt Resolution 2024-07 Imposing Special Assessments for Fiscal Year 2025 and Certifying an Assessment Roll and Mr. Rysztoigi seconded the motion.

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

On VOICE VOTE with all in favor Resolution 2024-07 Imposing Special Assessments for Fiscal Year 2025 and Certifying an Assessment Roll was adopted.

Mr. Showe: Then we would look for a motion to close the public hearing.

Mr. Macheras MOVED to close the public hearings for the rules and rates and the Fiscal Year 2025 budget and Ms. Yelvington seconded the motion.

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

On VOICE VOTE with all in favor the public hearings for the rules and rates and the Fiscal Year 2025 budget were closed.

**SIXTH ORDER OF BUSINESS**

**New Business**

**A. Consideration of 2024/2025 Aquatic Management Renewal**

Mr. Showe: I can quickly go through your next item. This is your renewal of the ECOR contract. Some of the segments do have some small increases in them over the prior year. Again,



it's nothing that we're not seeing in the industry. All of the chemicals, again, cost a little more. It's just a translation of the chemical costs needed to treat those facilities. We will note that we did adjust that line item in your budget. So, your budget has this amount already in it and there's no impact to your budget based on this. I don't know if Jim has any comments on ECOR. I don't think we would recommend changing vendors at this point.

Mr. Moller: No.

Mr. Showe: I wouldn't either, but I just want to make sure I'm not missing anything. So, it would be our recommendation to just go ahead and approve that agreement renewal with ECOR.

Mr. Dale: It's probably not the perfect place to insert this, but since we're talking about ECOR, I know we had the issue in Hammock. Is it all copacetic with getting them out to that lake?

Mr. Moller: I know they went out there. I haven't heard anything.

Mr. Showe: For the record, we did get a notice about just some algae buildup on one of the lakes. The process is that ECOR goes out to treat it. By Federal Law, they have to wait two weeks. So, they have to treat it, see what happens and they have to wait two weeks based on the type of chemicals. We let people know that.

Mr. Dale: Right.

Mr. Showe: Typically, you'll see in a few days, especially with the rain, we're hopefully going to get between the chemicals and the rain, that should knock it out pretty quick.

Mr. Dale: Half of it today probably got washed away.

Mr. Showe: Yeah.

Mr. Moller: We've received 3 inches in the last two days.

Mr. Dale: We needed it.

Mr. Moller: Yes.

Ms. DeVries: Yes, we did.

Mr. Showe: So, we look for a motion to approve the renewal with ECOR.

Mr. Rysztogi MOVED to approve the Aquatic Weed Control Agreement with ECOR for the period October 1, 2024 through September 30, 2025 and Ms. DeVries seconded the motion.
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Mr. Dale: Is there any discussion? Hearing none,

On VOICE VOTE with all in favor the Aquatic Weed Control Agreement with ECOR for the period October 1, 2024 through September 30, 2025 was approved.

Mr. Showe: We originally had your habitat management and your environmentalists on there, but we're still waiting to get that agreement from them. So, we're hoping to have that for the next meeting.

Mr. Dale: Okay.

**SEVENTH ORDER OF BUSINESS**

**Old Business**

**A. Action Items List**

Mr. Showe: Behind that, we have your Action Items List. Do we have the signs up on the driving range?

Mr. Moller: We're getting them.

Mr. Showe: So, that's in process. As far as the Water Management District, I just heard from the Viera East Golf District Association yesterday, that they would at least like to give a ballpark of what it's going to cost for them to contribute, should they be able to use those. So, I'm going to start with just getting them a number from our professionals. The intent would be, that if the Board is inclined to give them an agreement to allow them to use those, they need to pay for all of the work, since it's really to their benefit, so that it's not borne on the residents of the CDD to pay for that.

Mr. Dale: Right.

Mr. Showe: So, we'll get that number to them.

Mr. Dale: Among the chief concerns is the environmental impact.

Mr. Showe: The environmental impact of the withdrawal. We need to know, at what level should we cease withdrawing, as well as whether it has any engineering impact on the other ponds that we maintain and the impact of the overall system. Also, the attorneys to draft up the language.

Mr. Dale: Protecting the wildlife too.

Mr. Showe: That's really all that I have for my action items.

**EIGHTH ORDER OF BUSINESS**

**Old Business**

**A. General Manager's Report**

**i. Weekend Music Revenue**

Mr. Showe: And we can go to Jim's report.

Mr. Moller: Alright. I'll start with the CDD maintenance guys. Right now, they're in the conservation wetland areas treating exotics. They are also going around the community working on turning back vegetation encroaching sidewalks. We received requests from some residents on some areas. One area was by Heron's Landing, so we trimmed those back and we received some other requests that the guys are investigating, some pine trees that might be encroaching onto properties that might be a danger to the buildings and stuff like that. Ed and I are going over to next year's fire line schedule, trying to change some dates, to make sure all the scrub jay habitats are disbursed, just in case we run into any wet weather again, things like that. Then we'll identify any areas that the Fecon cannot get to, that we might need to subcontract out and do by hand, just to make sure the entire District is being serviced with fire lines or at least some sort of fire protection.

Mr. Dale: Right.

Mr. Moller: The fountain is currently in permitting. Last week we just did the Notice of Commencement.

Resident (Mary Ann Ferrara, Fawn Ridge): I came late, because I didn't want to bring it up.

Mr. Dale: So, we're in permitting?

Mr. Moller: Yes. The permits for the pool were finalized and they'll start the installation. They guys have been working on the dog park. There were some small areas of the fence that dogs have broken their way through. So, they secured the fence with some better ties. We also added sand to level off the large and the dog small parks.

Mr. Dale: We also had a truckload of sand.

Mr. Moller: Sand to level those areas out.

Mr. Dale: I was wondering what we were going to do with it. By the way, kudos on the tree trimmers that you got down there with the rest of the park.

Mr. Moller: They did a good job.

Mr. Dale: It's looking really good and we appreciate that.

Mr. Moller: In talking to one of the residents in the meeting tonight, I'm going to look into getting some signs for the large field. My understanding is a lot of people just go out there with their dogs and they let their dogs off leash and not under control. So, we'll just put some signs out there just to inform the residents to keep their dogs on a leash and under control outside of the dog park.

Mr. Dale: Right. All of the county rules still apply.

Mr. Moller: Yeah.

Mr. Moller: Moving to golf course maintenance, this week we aerated the greens. We verticut, double verticut, top dressed and then we dethatched the tees and fairways, which I think will definitely help the ball roll and play on our fairways.

Mr. Dale: How do you dethatch, just out of curiosity, because I was out there on Saturday?

Mr. Moller: Well, we did a poor man's version. It's a big, expensive project to bring in power verticutters. Basically, you're pulling up a lot of thatch. You have a lot of stuff to get rid of. A buddy of mine found a uni-rake, kind of like an old field plow that has spring loader fingers. We just pull it behind a tractor and it basically just digs in. It's almost like raking your lawn.

Mr. Dale: Right.

Mr. Moller: Just on a larger scale. So, it basically just pulls up some thatch and it stands the grass up, so when we mow, it gives it a nice, tight, clean cut.

Mr. Dale: Right. Because I noticed that some of the thatch areas were yellow and I didn't know why.

Mr. Moller: Yeah. So that's basically from some of the times where when the machine was going into the grain, as opposed to with the grain.

Mr. Dale: Okay.

Mr. Moller: So, it kind of got in a little bit more aggressive, which will help make everything more uniform, because sometimes as a player, if you're hitting an iron shot out of a fairway and you get into a thick patch, it could grab the club and cause an air shot, which is probably what happens to me all the time.

Mr. Dale: Yeah, that's what happens to me with every shot was the patch.

Mr. Moller: Other than that, the bunker project is quickly approaching. I talked to Landirr this morning. They're finishing up their current project and they're probably going to start moving up here next week. I don't know if they're going to start later next week or probably the first week of September. We are start on Hole 1 and then just work our way forward. The owner also said, if we had any tournaments on weekends, he would be glad to give his guys a day off. We have a couple tournaments coming up, so we should be fine there. With that, we're going to cancel our last September aerification date, because with everything going on, we were able to fully verify the golf course. We aerified the greens three times. I can always rent that Air2G2 machine, if I need to and the guys can just hit a couple greens in the morning and golfers won't even know the difference, if we need to do an additional aerification, which I probably will because you can't aerify them enough. Regarding the financials, as of yesterday, golf round revenue is sitting at \$94,000. Last August, we finished the month at \$100,000. Anticipating us using averages, we should finish this month around \$140,000. As of yesterday, we are ahead of last August by over \$20,000. Food and beverage, as of yesterday is sitting at \$50,000. Last August, they finished at \$55,000. Same thing, using averages, food and beverage should finish revenue about \$70,000. They're running ahead of last August by \$12,000. In July, we finished up net profit, \$30,000 better than last July. Food and beverage finished about \$670 better than last July. I'm really pleased of our profit track this summer, as golf finished \$40,000 better than May than last May, June finished 23,000 better than last June and July finished \$30,000 better. So, it's a total \$93,000 better over the summer months than we did last Summer, which definitely made up for the crappy January/February.

Ms. DeVries: That's great.

Mr. Moller: August is showing no signs of slowing down. So, we should definitely finish off this fiscal year very well. Food and beverage, in May, we were \$2,000 to the negative. We made up \$17,000 in June and about \$1,000 in July. So, we did about \$15,000 better in food and beverage from May through July compared to last year.

Mr. Dale: So again, for golf, we are sitting at roughly, \$370,000?

Mr. Moller: I think we are at \$369,000.

Mr. Dale: In terms of net.

Mr. Moller: Yeah, net profit as of July 31<sup>st</sup>.

Mr. Dale: Okay. One thing, in the July numbers, we had a malfunction in the restaurant, with one of the outside freezers. We lost approximately \$3,000 of product.

Ms. DeVries: When is a new one coming?

Mr. Moller: It's on order. They have a deposit check.

Ms. DeVries: That's what we were trying to avoid.

Mr. Moller: Again, all those outside coolers and freezers, they're restaurant grade, but they're not meant to be in the elements.

Mr. Dale: They weren't designed to do what we are doing with them.

Mr. Moller: Yeah. So, we get the outdoor rated walk-in cooler and freezer combo, it's going to condense all of our inventory, so it's not in 20 different coolers and freezers. It will just make life easier.

Ms. DeVries: We'll have less loss.

Mr. Rysztogi: You don't have any anticipated dated delivery?

Mr. Moller: Not yet. It's probably going to be 6 to 8 weeks before he gets it. It's like everything else nowadays.

Mr. Dale: We're victims of our own success right now.

Mr. Moller: Yeah. The additional storage that we've talked about for months now, that's planned to be installed on Monday.

Ms. DeVries: Good.

Mr. Moller: That was supposed to be delivered, I think, mid-July. So, we're running about a month behind there. I talked about the walk-in. Stacy is currently building new menus with all of the information given to her by Jen and Jamie. We're hoping to launch the new menus on October 1<sup>st</sup>. We are trying a couple things today, so we can take some pictures for the menu. They are pretty good.

Ms. DeVries: Okay.

Mr. Moller: The street signs for Golf Vista Boulevard, has been ordered. Other than that, I do have some other information, but they're mostly just for answers, for questions. But that's the end of my report.

Mr. Dale: Would any Board members like to add anything or question anything?

Mr. Rysztogi: Good job.

Ms. Yelvington: I was going to say nice job.

Mr. Moller: Thank you.

Mr. Dale: Yeah. The fact that we're currently \$50,000 ahead of last year, I understand it's not over until somebody's singing, but we need get there.

Mr. Rysztogi: The last two days didn't help.

Mr. Moller: Actually, I'd much rather take the rainfall than the revenue, to be honest with you.

Mr. Rysztogi: Okay.

Mr. Moller: I did forget to mention, I know we've made some dramatic improvements in inventory. We did purchase a module through Toast, which is called "*Extra Chef*." It's going to take a lot of data input for onboarding and mapping, but it has the capabilities of getting invoices directly from Cheney Brothers, Cisco, most of the vendors that we use, where they automatically send the invoice to the system and it puts it in there. We review it and then we basically drop it in its category, whether it's produce, wine, liquor. Once we get everything up and running, we will have a daily inventory. So, this way, let's say Jen goes to the back and she's like, "*Okay, I should have four bottles of Pinot Grigio and there's only three,*" there had better be one on the broken bottle chart or something.

Mr. Rysztogi: When did you say that new storage for the liquor is going to be in that hallway?

Mr. Moller: They're installing it on Monday.

Mr. Rysztogi: Oh, that's fast.

Mr. Moller: Yeah. So now all of our liquor will be in one place.

Ms. DeVries: So, who's doing all the data input?

Mr. Moller: Lacey and I.

Ms. DeVries: Okay.

Mr. Dale: It helps us with what I think was our number one shortcoming, which for a couple years, was the thing that Jim jumped on, inventory control. It's not as if anything was happening. I think we had a couple years of, like, just on the one loss, \$3,000 worth of food. Well, you do that over a couple years and it adds up.

Ms. DeVries: Yeah.

Mr. Moller: I hope to get to the point where this system can actually give us a true cost of goods number. This way, we don't have to create it.

Mr. Dale: Follow up question to this, because I know Michelle has been talking about a new module in Toast that's about marketing and all of that kind of stuff. Is there any benefit to combining it all together and do we get a discount because we're buying more modules?

Mr. Moller: I'm sure, because I kind of drug my feet a little bit on this one and then they knocked \$75 off, because it was running \$275 a month.

Mr. Dale: Right.

Mr. Moller: Then they had \$1,000 in onboarding. They waived the onboarding and they gave it to us for \$209 a month.

Mr. Dale: Well, then the two of you at least coordinate.

Mr. Moller: They will probably do a package deal.

Mr. Dale: Right.

Mr. Macheras: If I just interject real quick.

Mr. Dale: Yes.

Mr. Macheras: Last weekend, I played at a charity golf tournament up in North Carolina. So. I took the time to talk to the General Manager there and talked a little bit about the restaurant, told him who I was and what we were trying to accomplish. Just like Jim said, his biggest thing for the restaurant was inventory control. He said that's the number one thing that that's going to make or break you. So again, hats off to Jim and to the Board, because I know we held a special meeting a few months ago to address that. We're still finding some things, to just get to that starting point, clean up some things. We took some hits, but you have to do that to get it right. I just want to commend them for doing that, because, again, talking with another General Manager, that's the number one thing we have to control and I think for probably the first time ever, this Board is moving in that direction and I appreciate that.

Mr. Dale: Thank you, Bill. He did just jog my memory of. I believe that might have been part of the public meeting, but we had talked on the phone or via email, regarding the meeting schedule, adding the two dates.

Mr. Showe: Yeah, that's on the meeting schedule.

Mr. Dale: Okay. I didn't see that it had gotten on there. I just wanted to make sure that it got on there.

Mr. Showe: Yeah, we'll put it out there.

Mr. Dale: Okay, good.



Mr. Moller: The last thing I just want to finish up, I had a request for marketing and for a Board Member who asked. I took numbers from Saturdays last year and numbers from Saturdays this year with music.

Ms. Webb: We did music last year, two times.

Mr. Moller: So, that's the only caveat. I didn't have a schedule. It also included any live music from last year. So, you can definitely see the numbers are definitely much higher. It's actually a 115% increase with music versus without.

Mr. Dale: Wow and that's with some of the music from the previous year.

Mr. Moller: Correct.

Mr. Dale: Okay.

Mr. Moller: So, there is not any doubt that offering live music in a restaurant, is definitely beneficial.

Ms. Webb: Yes.

Mr. Dale: 115%. Now you have a number.

Ms. Webb: I know.

Mr. Dale: It's not important right now, but let's run it. Please get the dates to Jim, of the non-music dates last year. So that means that 115% is probably much higher.

Ms. Webb: July 8<sup>th</sup> and July 22<sup>nd</sup> is Music on the Patio.

Mr. Dale: Yeah. Let's coordinate that off meeting. But that's just a percentage increase that I would like to see.

Mr. Moller: There were a couple days that were higher than normal, but I just added them anyway.

Mr. Dale: Okay. Thank you, though.

Mr. Moller: I also had who was playing that night, too. I don't have in front of me.

Ms. Webb: Yeah, I know.

Mr. Moller: Yeah.

Ms. Webb: I know. The week of July 1<sup>st</sup> to July 8<sup>th</sup>, that week was a very slow period, because it's the holiday weekend. But I can tell you that we had Music on the Patio on July 6<sup>th</sup> and it was a \$4,200 day. But I've also marketed it more. I can tell you the inconsistency of us having it twice a month. People are like, "*Are you having music this weekend, are you not having*

*music this weekend, is it this weekend, Oh, I thought it was next weekend.*” So, when we started making it just every weekend, we've actually made more money.

Mr. Dale: The consistency.

Ms. Webb: It costs a little bit more, but we almost doubled in some of our figures.

Mr. Dale: Well, and that's one area I do want to give kudos to a couple of our Board Members; Denise and Jen and Ron, I have to be honest, I was questionable as to whether or not doing that was worth the risk. You guys, in the last restaurant meeting that we had five months ago or whatever it was, you guys stuck to your guns and you explained that you wanted that as an amenity for the community and you felt that if we showed some consistency, that would result in improving numbers and that's exactly what happened.

Mr. Rysztogi: It was a gamble, but I think consistency is what we needed.

Mr. Dale: Yes.

Mr. Rysztogi: Gotta be, then people get used to it.

Mr. Dale: Yep.

Mr. Rysztogi: Okay.

Mr. Dale: It worked out.

Ms. Webb: We have some people. I mean, they don't come and always eat, but they will have a glass of wine, sit on the patio and they listen to music. That's kind of what it's there for. We have some people that said, I've never been here before. That's what we wanted here, too.

Mr. Dale: Yeah, we wound up with a group of teachers from where?

Ms. Webb: From Sherwood Elementary.

Mr. Dale: Well, Sherwood and where else did we have them on Friday, I think it was this past Friday?

Ms. Webb: They came from Ralph Williams Elementary. Our Partners in Education (PIE) partner.

Ms. Webb: Yeah, our PIE partner.

Mr. Dale: The teachers are starting to migrate now from Ralph Williams to come to the restaurant, because of that and the pricing. They came Friday.

Ms. Webb: It was called, *“Relationships and Connections.”*

Mr. Dale: Yep. It's nice.

Mr. Moller: A couple terms that were thrown around in that conversation is, I think, what's going to make next year very beneficial and profitable for the restaurant, is consistency. We basically had three different restaurants in three years.

Mr. Dale: Yep. We've had this one, essentially, for one year. The gross revenues are off the charts and we have some things that we're working out of the system from past years, but as we head into next year, I'm very optimistic about the direction that that is going.

Mr. Rysztogi: Was that a renovation?

Ms. DeVries: No, the lost food and the inventory that we lost.

Mr. Dale: We had inventory lost. Then we also had the former restaurant manager's salary, that we had to include in for three months at \$5,000 each, so that hurt. We entered the year in the red.

Mr. Moller: By \$65,000.

Mr. Dale: Yep.

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

Mr. Showe: We'll go through District Manager's Report. While we have some residents here, I just want to give a general reminder. Obviously, with social media, there are a lot of places where people can get information about the CDD. That doesn't mean it is official information. We always want to direct people, if you have questions, if you really want to make sure you're getting proper, correct information, either talk to Jim or myself or the Viera East CDD website is probably your best resource or if a Board Member. Those are probably the best places. Sometimes social media is not the best place to get information on things.

### **i. Adoption of Goals & Objectives**

Mr. Showe: I know we talked about at the last workshop about the goals and objectives. We just included the same thing again. I know we talked about at your workshop, but we just need a motion to approve those goals and standards. Certainly, over the next year, if you choose to want to make those a little more specific for your District, the next year would be the time.

Mr. Dale: Where does that come from, the goals and standards requirement?

Mr. Showe: That comes from House Bill 7013, I think. That was just passed in July. It requires all Districts by October 1<sup>st</sup>, to set performance goals and standards. There are no penalties if you don't achieve them. There are actually no penalties if you don't do it at all. But

we do like our Districts to be in compliance. So, this is the form that we've recommending all of our Districts approve for now, given that it was a really short turnaround. Most of these are things we're already doing anyway. So, it's not a huge issue for the District.

Mr. Dale: Right.

Mr. Showe: Again, it's our recommendation to approve these in the form that they are right now and next year, if you choose early in the year, we'll bring this back up. If you want to make them more specific, you can. I don't know that there's any real benefit to that, other than just posting the report on your website. Again, no one from the State is checking this. It just goes on your website.

Mr. Dale: We'll entertain a motion to adopt the performance.

Ms. DeVries MOVED to approve goals and objectives as presented and Mr. Macheras seconded the motion.

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

On VOICE VOTE with all in favor the goals and objectives as presented were approved.

**ii. Approval of Fiscal Year 2025 Meeting Schedule**

Mr. Showe: The other housekeeping item, is your Fiscal Year 2025 meeting schedule, which is at 6:30 p.m. on the fourth Thursday of each month, per the direction of the Board and workshops on the second Thursday of each month, with the exception of two in January and two in May, to discuss the restaurant. The intent would be that if the Tuesday meeting was held, the Thursday meeting would likely be cancelled. The same with the one in May. We felt it would just be better to advertise them both and that way you're covered. Again, this, this does not require you to meet all of these times. You can certainly cancel meetings as the Board would like. We are required to advertise an annual meeting schedule under the Florida Statute and this just gets that compliance.

Ms. Yelvington: Those dates were January 7<sup>th</sup> and May 6<sup>th</sup>?

Mr. Showe: Yes, those are Tuesdays.

Ms. Webb: Okay.

Mr. Dale: The reason for it is mainly because of Burger Night.

Ms. DeVries: We have to do this now. I guess it's fine.

Mr. Dale: Yes, because it has to be advertised.

Mr. Showe: It's a fiscal year meeting schedule, so by October 1<sup>st</sup>, you have to have a full meeting schedule advertised for the entire year.

Ms. DeVries: Okay.

Mr. Showe: You're not locked into these dates. If we can change them, we can make other dates, we can add other dates.

Ms. DeVries: That's fine.

Mr. Dale: We have to post it and it costs a few hundred dollars to post it.

Mr. Showe: So, we try to do one meeting schedule, so there's one advertisement.

Mr. Dale: Speaking of which, where are we at with that county posting that they're trying to come up? Still nothing yet?

Mr. Showe: That's so far Statewide.

Mr. Dale: Yeah, that's what I figured.

Mr. Showe: The other thing with that, is counties are starting to figure out that there's nothing that prevents them from charging for that service. So, it may be a little less convenient that we had initially done.

Mr. Dale: Uh huh. Okay. So, you are done with your report, right?

Mr. Showe: We would need a motion for that meeting schedule.

Mr. Rysztogi MOVED to approve the Fiscal Year 2025 meeting schedule as presented and Ms. DeVries seconded the motion.

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

On VOICE VOTE with all in favor the Fiscal Year 2025 meeting schedule as presented was approved.

- **General Manager's Report (Con't)**

Mr. Dale: I do just want to put it in reverse just for a second, because our golf course pro, Mr. Dave Owen, is here this evening. One of the things that I wanted to draw special attention to,

is the difference in the numbers for the pro shop over the past year. I believe it's roughly about \$30,000 on the financials, give or take a little bit. But the other component of it that you don't see translated in the financials, is the fact that we had, again, going to the sins of the past left over from the previous pro, we had about \$15,000 of expenses that Dave has had to absorb into the pro shop for this year. So, in actuality, the difference between this year and last year, is about \$45,000. I am very impressed. Then on top of that, you look at the numbers for lessons and things that you do and we get a chunk of that money. I won't go into what chunk it is, because I don't remember what it is, but I do know it's a substantial chunk that the District gets of every lesson that you do, which is a big net positive to the District. On top of that, the level of professionalism is something that I talk about a lot and we see that reflected in Google, Facebook and Golf Now reviews. What we see now, is when you compare that to what we used to get a couple years ago, it's night and day. That is part of the reason why this golf course is so popular and it is making the money that it is. Dave, I just wanted to tip my hat to you and give you a special recognition on that during the meeting.

Mr. Owen: Thank you. I appreciate it.

**C. Lifestyle/Marketing Report**

**D. Restaurant Report**

Mr. Dale: So, let's move on to the Lifestyle/Marketing Report.

Ms. Webb: Congratulations! We did win the best golf course in the State of Florida, along with Sawgrass and four other elite ones. We got out of the regional and moved to the best.

Mr. Dave: For which?

Ms. Webb: The Best of Florida Traveler Guide. We're getting a brand-new plaque. Actually, they welcomed us to do articles in their distribution to all of the rest stops. We'll have an article in there for being one of the best golf courses. So, we're kind of getting out of Brevard and we're now getting Statewide. I was very happy for that. So, whoever has been voting for us, thank you very much. That kind of put us out on the map.

Mr. Dale: I tell you what, that was three days straight of me pounding on those keys on the phone.

Ms. Webb: It's not like the other ones where you vote 25 times a day. It's actually more of an elite one.

Mr. Dale: Right.

Ms. Webb: It's a little harder and you have to actually write an article about yourself to be put out there for them to vote on it. So, it's not just like, "*Get all your buddies to vote.*" It's a little bit different. So, anyways, they liked the pictures that we sent of the golf course. We have to write an article about us.

Mr. Dale: You could send a drone video.

Ms. Webb: So, that's one thing I wanted to really share and be all happy about, because that was great. We also just got done and we got to commend Dave, because normally our Sassy Saturday's have been like 20 women and then I decided to advertise it in the Viera Voice and it went from 22 a week before, to all of a sudden 44 and we're like, "*Wow, we're okay.*" So, it's the biggest one we've had. They had a lot of fun. He's been wonderful. He did this whole little putting course thing, which they had fun with. We did a scavenger hunt on the golf course and hid ducks and balls. We had fun. Ducks were given back to me, because they weren't following the directions.

Mr. Owen: The biggest thing I noticed, is a lot of the same people are coming.

Ms. Webb: Yeah. Because a lot of the women, you know, especially when they come out they're like, "*Oh, can I get lessons?*" or "*I need to get lessons*" and he's giving out his card. Then we ran into two of the husbands that were with women that were in our group, golfing on the other side. So, it's bringing them all in. I'm glad that he's been great with it and he's there having a good time. I was tired after Saturday. I can imagine what he was.

Mr. Dale: Dave, what is it like on the non-sassy Saturday afternoons? Are they a little slower?

Mr. Owen: This time of year, the 1:00 p.m. to 4:00 p.m. range, is not super busy.

Mr. Dale: It's not the same. This is bringing people in and filling the course on Saturday.

Mr. Owen: When the days are shorter, everybody is trying to get off of the first tee by 2:00 p.m., so they can get in before dark. It depends on the time of year.

Mr. Dale: Good.

Ms. Webb: These women are ranging from 20, all the way to some of our Wednesday Women's League.

Resident (Mary Ann Ferrara, Fawn Ridge): I heard about it.

Ms. Webb: They were having so much fun. I love it.

Resident (Mary Ann Ferrara, Fawn Ridge): That's what they said. They had a blast.

Resident (Patrick French, 6978 Hammock Trace): My wife golfs nine holes once a week with some of the ladies from Sassy Saturdays.

Ms. Webb: Good. We're probably the only golf course that has fun that way. It's not like a league, but it is a league. It's becoming a league.

Resident (Mary Ann Ferrara, Fawn Ridge): I thought it was beginner golf.

Ms. Webb: It is. But we mix them all up, which helps the ones that are beginners. The women like to just chit chat and have fun and laugh. So, it was a fun thing. Last night, I was very happy that we had trivia, because there probably wouldn't have been a soul in the restaurant, due to the storm. Rob and I did not think anyone would be there and everybody was there. There were 36 people playing trivia in groups. So, we had another fun night with that. People liked it. I got this duck thing going recently, where I have been hiding ducks on the golf course and the girls like the ducks.

Mr. Dale: Oh, you and your ducks.

Ms. Webb: I know.

Mr. Dale: She bought jewelry and hats and little inner tubes for the ducks.

Ms. Webb: They were so cute.

Mr. Showe: Do you want them in your house right now?

Mr. Dale: They are. They're all over.

Ms. Webb: I give them to the team. We don't call them the losing team. We give them a lucky duck. Every time I give a team the lucky ducks, they go up. We had one team that was in last place out of seven teams and they won second place, after they got the ducks. So, my ducks are lucky. Hook & Eagle has 3,200 followers right now, which is really good. The golf course went up 200 more followers. So, I'm happy with that. It's probably most of the women.

Mr. Dale: 200 since when?

Ms. Webb: In the last two months.

Mr. Dale: Okay.

Ms. Webb: They've been kind of gradually going up.

Mr. Dale: Nice.

Ms. Webb: The Farmers Market had 2,600 followers. It bypassed the golf course. Our Farmers Market will be going back to its normal size in September. Most of our people will come back. I know that Jen comes up to the Farmers Market, but the last one we had, you know,



I don't know how they do it because it's hot out there. When I was walking into the last one, they said, *"You know what, we appreciate you guys, because most of the markets closed down in June, July and August, because of the heat"* and we've allowed them to continue marketing their things. Most of them do still sell out at our market. The hummus guy is not doing any of the other markets except for ours, because now he's in a truck. He said he always sells out his product there. So, I know it's not been like the big thing lately, because there's so many markets out there right now. We did lose the egg lady, but we're trying to get another one.

Ms. DeVries: The meat lady had eggs.

Ms. Webb: She had fresh eggs and was bringing honey and peanut butter and some other stuff, but unfortunately, their marriage wasn't working out.

Ms. Yelvington: I went to the last Farmers Market and I was so impressed with the vendors that were there. I spent a ton of money. It was really great.

Ms. Webb: We had Prince of Peace Church there with their prayer booth. I told her, *"You know, Delilah, if you weren't here, we wouldn't be doing so well,"* because I think it's just the energy of people just being kind. There are people setting up their tents and other people are hauling tents and they're coming over and offering to help them set it up. Sometimes on Saturday when I'm having to roll out of bed at 7:30 a.m. to go up there, I'm like, *"Oh."* Then I get up there and everybody's just so nice. So, it's just a good little community and they have their followers. When I hit that Facebook page, at first I'm going, *"Okay, I don't think anybody's coming"* and all of a sudden everybody's there.

Mr. Dale: I'm going to share something with you. I haven't even told you this one. I was at the eye doctor today at Costco and the Optometrist was in and somehow we got on the issue of Viera East. The Optometrist used to live in Fawn Ridge and she started talking about the Farmers Market that's over there and I was cracking up. I said, *"Yeah, Michelle from the District runs that."*

Ms. Webb: So, we have about 20 to 22 in the Summer, but a lot of it is because it's too hot. The candle people tried to come out there last month and the candles started melting. As much as I try to give them the shade area, it's still just warm. We only charge him \$15 in June, July and August, instead of \$25, because the amount of people is half. I looked at the numbers for trivia and this July, for two days, we made \$7,549. Last year, when we had five days of trivia, the three days that we did not have trivia, they made \$6,600 in the restaurant. The two days we

had trivia, we made \$7,500. We give them prices from Hook & Eagle, but they just feed it back into the trivia. This last trivia, people came over from Viera West. I can't remember the name of the subdivision, but it was a 55 and older subdivision over there. Anyway, we are doing our thing. So, that tells you that all of the things we are doing, is bringing in more money. I really am not advertising anymore. I don't spend more in the advertising factor, than I have for the last year and a half. It's just that it's getting out there more and people are sharing it. I'm making a list of all the sites that I advertise on, which will tell you how many people we meet in just hitting those sites. So, every time I post, it goes to about 23 other sites. So, it's getting busier.

Mr. Dale: Michelle, without getting into the weeds, what is your budget for this upcoming year as compared to last year?

Ms. Webb: Well, I did go down about \$2,000, from what I asked for, for last year, because Sassy Saturdays, was taking over International Women's Day. I still asked for the gentleman to sponsor a little bit of that, so we give them a little bit more for that. But I'm not really going to make that a big thing, so I kind of cut down some of that budget. Local marketing, I'm still doing the same places that I do on, an average. Public relations didn't really change much there, except that it's not coming out of the Hook & Eagle promotions, because that money is generally either going to the pie, the teachers. I try to do that, if we're going to give out gift cards for an event that we have there for Hook & Eagle, things like that. The same thing with the promotional for the golf course, when we give out things for events or we give rounds of free golf or a package somewhere. I did add The Best of Florida, because now that we're part of that, I would like to stay part of that, because that's going to get statewide recognition. I did add t-shirts. I've given the t-shirts out for International Women's Day and a lot of them are wearing them. Vicki said that she wore one, one time and somebody asked her about Hook & Eagle Tavern and she said, "*Oh, it's at the golf course.*" I said, "*Oh, that is at the golf course, which is a private club*" And she's like, "*No, it's not.*" So, even though that's still out there, people do recognize t-shirts and so we thought, if we do t-shirts and then we try to sell some of them, then that way we'll have people marketing for us. So, I did get the final print sent to me and I showed it to Rob. It has a nice big Hook & Eagle in the back with the Hook & Eagle and the phone number and then Hook & Eagle on the front. The reason it took longer, because I know we were talking about it, is we never had the original cut of the Hook & Eagle logo. So, instead of me paying \$4,500 to get it vetted, I re-designed it for \$25. So, she redesigned the whole thing. We

have a vetted Hook & Eagle that is ours. It took a little longer, but she re-designed it for. So, the t-shirts will be ready on Friday. We'll start selling them for \$29.99. There will be women's and men's shirts. So, if you want to buy them, you can get with Jen at the Hook & Eagle. So, that's where I put those things. For Woodside Park, again, we have Partners in the Park. We're getting banners to put up. If you notice, we've got a change of banners. I didn't want to continue, but then we added new one. Then we also have the Farmers Market income. So, that should still be coming. I'm hoping that we'll get about \$3,000 for t-shirt sales, which will pay off pretty much the budget for that anyway. So, with adding everything up, including salaries, the total budget amount was for \$117,670, which went down a little bit, but I added some things.

Mr. Dale: Okay.

Ms. DeVries: That's good.

Mr. Dale: Al right. Do you have anything else? Are there any questions from the Board Members?

Mr. Rysztogi: What do you have coming for live entertainment?

Ms. Webb: For September, we have Lacey on the 7<sup>th</sup>. Al, an international singer, who is really good, is coming on 14<sup>th</sup>. Ms. Denise Turner is coming on the 21<sup>st</sup>. I don't know if you've heard her, but she's really good and we also have Mr. Martin Gallagher, an international singer, who sings a variance of fifties all the way to the nineties. I have two new ones coming for October.

Mr. Dale: Actually, Martin does a little past the 1990s. He was doing Mr. Ed Sheeran.

Ms. Webb: Yeah. He's really good. We always have our saxophone guy. I try to get him in every two months, because he's really good. I have two new ones that we're going to try out. I haven't heard them yet.

Mr. Dale: We'll see.

Ms. Webb: They have been recommended by people. My biggest thing is, I'm trying to stay within that \$150 to \$200 budget.

Mr. Dale: Can you talk about the scarecrow real quick.

Ms. Webb: So, Viera Voice every year, have a scarecrow contest, where you go around and you judge the scarecrows. We did one last year, but we're not making one this year. It was fun, but we're done on that. But she asked to host it at the park. So, now all of the scarecrows

will be put up in the park and there will be tents up, so people can stroll. We're going to call it The Scarecrow Stroll.

Ms. Yelvington: Oh, I like that.

Ms. Webb: When they can come and see it, they can buy it. Hopefully, maybe we'll have a bounce house out there for them.

Mr. Dale: That is going to be the third Saturday of October.

Ms. Webb: The third Saturday of October. The Farmers Markets is on the second Saturday. They hosted it at The Avenue last year and The Avenue didn't want them taking up the parking lot or whatever the deal was.

Ms. Webb: Yeah. So, that Saturday of October, the third Saturday, he had a 140 tournament in the morning and then we had Sassy Saturday.

Mr. Dale: If you were going to say you had 140 at Sassy Saturday..

Ms. Webb: We don't know what's going come, because that's October. We don't know how many people are going to be there and then we have the event at the park.

Mr. Dale: Wow.

Ms. Webb: I said, *"We're not going to make that one really big."*

Resident (Not Identified): They're going to come.

Ms. Webb: I know that they are going to come. The next one, we were going to call it, *"Something on the Fairway."*

Mr. Owen: Fairway Finders.

Mr. Dale: With any luck, we'll have our new fountain installed by them.

Ms. Webb: So, every Sassy Saturday has a theme and a special drink that we gave out, which is all included in the price that they pay. So, that's what's coming up. We have a lot of big things to plan. On the 27<sup>th</sup>, I'll be going to a PIE Meeting at the Melbourne Auditorium.

Ms. DeVries: You are the perfect person to go.

Mr. Dale: Sell the Hook & Eagle.

## **NINTH ORDER OF BUSINESS**

## **Treasurer's Report**

### **A. Approval of Check Register**

Mr. Showe: We have the Check Register for July 19, 2024 through August 13, 2024. In the General Fund, we have Checks #5136 through #5160 and golf course Checks #31851

through #31898, for a grand total of \$97,171.42. A Summary of Invoices follows that. We can take any questions or comments or a motion to approve.

Mr. Rysztogi MOVED to approve the Check Register for July 19, 2024 through August 13, 2024 in the amount of \$97,171.42 and Ms. Yelvington seconded the motion.

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

On VOICE VOTE with all in favor the Check Register for July 19, 2024 through August 13, 2024 in the amount of \$97,171.42 was approved.

**B. Balance Sheet and Income Statements**

Mr. Showe: You have your Balance Sheet and Income Statement for July 31, 2024. No action is required by the Board. We are doing pretty well, better than budget to actuals and you are 101% collected on your assessments. That's all we have.

**TENTH ORDER OF BUSINESS**

**Supervisor's Requests**

Mr. Showe: We can go to Supervisor's Requests.

Mr. Dale: Ron, why don't you kick us off?

Mr. Rysztogi: Actually, I got everything taken care of before the meeting.

Mr. Dale: Nice. Denise?

Ms. Yelvington: No Supervisor's Requests from me. I just want to commend the team that is in this building and also throughout the Viera East Golf Course, because I think a lot of the success in numbers that we're seeing, is due to you guys. So, I think you are all doing a fantastic job.

Mr. Dale: Jen?

Ms. DeVries: Mine have been taken care of during the meeting, so I'm all good.

Mr. Dale: We wish you well in your healing with your arm.

Ms. DeVries: Thank you. I appreciate that.

Mr. Dale: Bill, do you have anything that you'd like to share?

Mr. Macheras: Just a couple quick notes that I wrote down during the meeting. First, I hope I wrote his name down correctly. I want to thank Mr. French. All five of us are community members before being Board Members and I think sometimes, society takes a lot for granted, so when good things happen, there's no need to show appreciation. So, as a resident, as much as a Board Member, I just want to thank him for making that comment. I've been in retail for 20 years and education for 20 years and I think one of the biggest things is communication. I think in the year that I've been on the Board, I've seen five emails come from Jason or Jim, as far as resident questions or concerns and I just want to commend how quickly, like Jen said, that responses are answered. I was talking to a resident a few weeks ago, who asked me about some of the things that were coming up and some of the things that he would like to see happen. He was appreciative that as Jim and Jason always come to the table, we have reasons why we do things, whether it's financial or not and 99% of our residents, that's all they ask, "*Are you doing this and if not, why?*" I think that reflects, just like everybody said earlier, the people that we have in place. One key thing I want to say, too, getting to Michelle, when I look at the agenda, she's also in charge of lifestyle. A lot of the things that we do is for the service of our community, a lot of these events that we're putting on. A couple things that pop, I remember when we had the bad weather, six to eight months ago or a year ago, when we had to cancel the Farmers Market, Michelle had to call all of the vendors and we had a couple of vendors that sell bread and if they don't sell it, it goes bad. She went down there and those vendors went there and sold their bread. I went down there a couple of months ago and an eight- or nine-year-old young lady, was selling these shells that she makes into people or faces and stuff like that, which I bought and gave them to my grandkids. So, you know, we've got great numbers. We talk about profits. We talked about the turnaround in the last four years. But again, it's also the resources that we offer the community and I think that's a big part of what Michelle does and the team at Hook & Eagle and the pro shop and Dave. We offer a lifestyle that makes people want to move to Viera East. I grew up in Brevard County and when I moved back in 2001, I said, "*This is where I want to live.*" I see where it's at and what it's going to be. So, I just want to say, it's not just a numbers game and as five people that live in the community, we hope that we're doing and we want to continue to do things that just offer a lifestyle, an opportunity for our community members to enjoy what we have here at Viera East. That's it.

Mr. Rysztogi: Very well said.

Ms. DeVries: Well said.

Mr. Dale: Thank you, Bill. Very well said. I concur 100%. The only thing I just want to add again, this meeting is our annual meeting and it is a culmination of months of work. It's great. You bring a rate sheet and everybody thinks, "*Well, how hard is that to print up?*" Well, it's not the printing of the rate sheet, it's all the discussion and how we get to that point and everything that's behind it. Jim and Dave and everybody in the pro shop and at the Hook & Eagle that have put all of their sweat and tears into it. We're appreciative of that and I'm glad we are at where we are at right now. So, with that said, with nothing further to add, I will entertain a motion to adjourn.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Ms. DeVries seconded by Mr. Rysztogi 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

**AGREEMENT BETWEEN KEVIN L. ERWIN CONSULTING ECOLOGIST, INC.,  
AND THE VIERA EAST COMMUNITY DEVELOPMENT DISTRICT REGARDING  
THE PROVISION OF HABITAT MANAGEMENT SERVICES**

This Agreement is made and entered into this 6<sup>th</sup> day of September 2024, by and between:

The **Viera East Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Brevard County, Florida, and with offices at 2300 Clubhouse Drive, Viera, Florida, 32955, ("District"), and

**Kevin L. Erwin Consulting Ecologist**, a Florida corporation located at 2077 Bayside Parkway, Fort Myers, Florida 33901 ("Contractor").

**RECITALS**

**WHEREAS**, the District is a special purpose unit of local government established pursuant to and governed by Chapter 190, Florida Statutes;

**WHEREAS**, Contractor submitted a proposal attached here as Attachment "A" incorporated herein by reference;

**WHEREAS**, the Board of Supervisors of the District selected the proposal submitted by Contractor; and

**WHEREAS**, Contractor represents that it is qualified to serve as an aquatic management contractor and provide such services to the District.

**Now**, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows;

**SECTION 1. RECITALS.** The recitals so stated are true and correct and by this reference are incorporated, inclusive of the above referenced exhibits, into and form a material part of this Agreement.

**SECTION 2. DUTIES.** The duties, obligations, and responsibilities of the Contractor are those as described in incorporated Attachment A. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Contractor shall report to the District Manager or his designee.

**SECTION 3. COMPENSATION.** District agrees to compensate the Contractor in accordance with Exhibit A. Contractor shall provide the District with an invoice on the first of the month on a monthly basis stating the services provided in the preceding month. Payment shall be made by the District after approval of the invoice by the District's Board of Supervisors.

**SECTION 4. INDEPENDENT CONTRACTOR.** The District and Contractor agree and acknowledge that Contractor shall serve as an independent contractor of the District.

**SECTION 5. TERM.** This Agreement shall commence on October 1, 2024, and shall continue for a period of one (1) year unless terminated in accordance with this Agreement.

**SECTION 6. INSURANCE.** The Contractor shall maintain the following insurance coverage's during the execution of this Project:

- Comprehensive General Liability covering all operations, including legal liability and completed operations/products liability, with minimum limits of \$1,000,000 combined single limit occurrence;
- Comprehensive Automobile Liability Insurance covering owned, non-owned, or rented automotive equipment to be used in performance of the Work with minimum limits of \$500,000 combined single limit per occurrence; and
- Workers compensation insurance in a form and in amounts prescribed by the laws of the State of Florida.

**SECTION 7. INDEMNIFICATION.** Contractor agrees to indemnify and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto. Contractor agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute.

**SECTION 8. ENFORCEMENT.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

**SECTION 9. RECOVERY OF COSTS AND FEES.** In the event that either Party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the other party all attorneys fees and costs incurred, including reasonable attorneys' fees and costs.

**SECTION 10. CANCELLATION.** The District shall also have the right to cancel this Agreement at any time upon seven (7) days written notice due to Contractor's failure to perform in accordance with the terms of this Agreement or for any reason.

**SECTION 11. ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

**SECTION 12. AMENDMENT.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing, which is executed by both of the parties hereto.

**SECTION 13. ASSIGNMENT.** Neither the District nor the Contractor may assign their rights, duties, or obligations under this Agreement or any monies to become due hereunder without the prior written approval of the other.

**SECTION 14. APPLICABLE LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

**SECTION 15. CONFLICTS.** In the event of a conflict between any provision of this Agreement and the terms and conditions, then this Agreement shall control.

**SECTION 16. PUBLIC RECORDS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is Jason Showe ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure

requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, JSHOWE@GMSCEL.COM, OR C/O GOVERNMENTAL MANAGEMENT SERVICES - CENTRAL FLORIDA, LLC, 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.**

IN WITNESS WHEREOF, the parties hereto have signed this Amendment to Agreement on the day and year first written above.

ATTEST:

**VIERA EAST COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

WITNESS:

**KEVIN L. ERWIN CONSULTING  
ECOLOGIST, INC.**

*Sheanna Hunt*

\_\_\_\_\_  
Sheanna Hunt

\_\_\_\_\_  
Print Name of Witness

By: Kevin Erwin

Title: President

**VIERA EAST CDD**  
**REQUEST FOR AUTHORIZATION**  
**PER CONTRACT**

**1. SCOPE OF SERVICES**

- A. A review of all VECDD Wetland/Upland Preserve Areas. The preserve areas to be reviewed will be jointly identified by KLECE and the VECDD. prior to December 1, 2024.
- Tasks consist of selecting preserves for evaluation, reports documenting reviewed preserves; identification and location of findings; coordinating with staff to resolve any potential issues; and follow up review of management progress.
- B. Evaluation of proposed HOA withdrawal from VECDD ponds.
- C. Prepare Annual Scrub Jay Preserve Habitat Management Report
- D. Coordinate and Plan Activities with Staff
- E. \*Project Coordination and Review and Comment on Other Property Issues Upon Request
- F. \*Miscellaneous Permit Review Upon Request
- G. \*On-site Meetings Upon Request
- H. \*Coordinate and Supervise Habitat Management of VECDD Scrub Jay Preserve

\*These scope of services are primarily client-driven and based upon request of needed tasks. KLECE will provide additional estimates for these tasks as required by the client.

**2. BASIS OF COMPENSATION**

Hourly rate will have attached current fee schedule.

Estimated fees not to exceed \$52,000 without prior authorization, plus reimbursables.

**Task**

- A. \$15,000
- B. \$7,000
- C. \$5,000
- D. \$5,000
- E. \$5,000
- F. \$5,000
- G. \$5,000
- H. \$5,000

**3 . TIME OF PERFORMANCE**

Service to be rendered will commence upon District approval and will be completed by September 30, 2025.

**4 . APPROVAL**

Submitted by: Kevin Erwin

Date: \_\_\_\_\_

**Kevin L. Erwin Consulting Ecologist, Inc.**

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

**Viera East CDD**



**KEVIN ERWIN**  
Consulting Ecologist, Inc.

## 2024 FEE SCHEDULE

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PRINCIPAL CERTIFIED SENIOR ECOLOGIST	\$225.00 per hour
CERTIFIED SENIOR ECOLOGIST	\$175.00 per hour
CERTIFIED ECOLOGIST	\$150.00 per hour
GIS ANALYST	\$110.00 per hour
TECHNICIAN	\$85.00 per hour
CLERICAL	\$75.00 per hour
INTERNATIONAL AIR TRAVEL	At cost (First Class)
OUT-OF-POCKET EXPENSE	At cost (Hotels, Meals, local transit)



# SECTION B



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

September 9, 2024

Board of Supervisors  
Viera East Community Development District  
219 East Livingston Street  
Orlando, FL 32801

We are pleased to confirm our understanding of the services we are to provide Viera East Community Development District, Brevard County, Florida ("the District") for the fiscal years ended September 30, 2024 and 2025. We will audit the financial statements of the governmental activities, business-type activities, and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Viera East Community Development District as of and for the fiscal years ended September 30, 2024 and 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

#### **Audit Objectives**

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

**Examination Objective**

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

**Other Services**

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

**Management Responsibilities**

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relating to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

**Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

**Audit Procedures—Internal Control**

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

**Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

**Engagement Administration, Fees, and Other**

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSCFL.COM, PH: (407) 841-5524.**

Our fee for these services will not exceed \$19,300 for the September 30, 2024 audit. The fee for the fiscal year 2025 audit will not exceed \$20,300, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Viera East Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



\_\_\_\_\_  
Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Viera East Community Development District.

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



Florida Institute of Certified Public Accountants

**FICPA Peer Review Program**  
Administered in Florida  
by The Florida Institute of CPAs



Peer Review  
Program

**AICPA Peer Review Program**  
Administered in Florida  
by the Florida Institute of CPAs

**March 17, 2023**

**Antonio Grau**  
**Grau & Associates**  
951 Yamato Rd Ste 280  
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

*FICPA Peer Review Committee*

Peer Review Team  
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

# SECTION VI

# SECTION A



Viera East CDD Action  
Items 10/24/2024

Item #	Action Item	Assigned To:	Status	Date Added	Estimated Start	Estimated Completion	Comments/Estimated Completion
1	WMD - Withdrawl of VEGDA	Showe	Ongoing	2/22/24			Awaiting Cost Estimates from CDD
2	Park Improvements	Moller/Webb	Ongoing	2/22/24			

# SECTION VIII

# SECTION A

**REQUISITION NO. 171**

**\$7,685,000**

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

The undersigned, an Authorized Officer of Viera East Community Development District (the "District") hereby submits the following requisition for disbursement, under and pursuant to the terms of the Amended and Restated General Special Revenue Assessment Bond Resolution of the District adopted by the District on January 25, 2012, as amended and supplemented from time to time, and particularly as supplemented by the Second Supplemental Resolution (collectively, the "Resolution") adopted by the District's Board of Supervisors on November 21, 2019 (all capitalized terms used herein shall have the meaning ascribed to such term in the Resolution):

- (A) Requisition Number: 171
- (B) Name of Payee: Viera East CDD
- (C) Address of Payee: 2300 Clubhouse Drive, Viera, FL 32955
- (D) Amount Payable: \$85,574.00

The Undersigned hereby certifies that this requisition for reimbursement of turf repair from Construction and Acquisition Fund that have not previously been paid.

Attached hereto are originals of the invoice(s) from the vendor of the services rendered with respect to which disbursement is hereby requested.

**VIERA EAST COMMUNITY  
DEVELOPMENT  
DISTRICT**

By: \_\_\_\_\_  
Authorized Officer

**REQUISITION NO. 171**

**\$7,685,000**

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

**CONSULTING ENGINEER'S APPROVAL OF 2020 PROJECT COSTS**

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

[CONSULTING ENGINEER]

\_\_\_\_\_

Title: \_\_\_\_\_

## Viera East CDD

### Series 2020 Acquisition and Construction Requisition Summary

Date	FY	Req #	Payee	Description	Amount
10/11/22	FY23	171	Viera East CDD	Imperial Restroom - Restroom Trailer Rental	\$ 7,900.00
10/21/22	FY23	171	Viera East CDD	Webstaurant Store - Kitchen Equipment	\$ 4,156.99
12/16/22	FY23	171	Viera East CDD	Macik Builders - Plumbing	\$ 720.00
12/20/22	FY23	171	Viera East CDD	Macik Builders - Plumbing	\$ 655.00
01/10/23	FY23	171	Viera East CDD	Macik Builders - Plumbing	\$ 605.00
01/13/23	FY23	171	Viera East CDD	Macik Builders - Remodel	\$ 18,900.00
01/16/23	FY23	171	Viera East CDD	Macik Builders - Clubhouse Phase 2	\$ 16,690.80
11/02/23	FY24	171	Viera East CDD	Regions	\$ 444.72
11/02/23	FY24	171	Viera East CDD	Regions	\$ 1,156.50
11/02/23	FY24	171	Viera East CDD	Sysco	\$ 1,462.09
11/09/23	FY24	171	Viera East CDD	Cheney	\$ 1,217.15
12/10/23	FY24	171	Viera East CDD	Accurate Air Conditioning	\$ 14,970.00
01/22/24	FY24	171	Viera East CDD	Accurate Air Conditioning	\$ 3,000.00
03/07/24	FY24	171	Viera East CDD	Site One - Synthetic Turf	\$ 3,892.00
04/25/24	FY24	171	Viera East CDD	Atlantic Storm Protection - Rolling Shutters	\$ 6,568.00
05/15/24	FY24	171	Viera East CDD	Dog Turf Repairs	\$ 1,231.75
08/16/24	FY24	171	Viera East CDD	Webstaurant Store - Beer Cooler for Restaurant	\$ 2,004.00

**TOTAL REQUISITIONS TO BE PAID**

**\$ 85,574.00**

Imperial Restrooms, Inc.

Hudson FL 34674

# Invoice

Date	Invoice #
10/11/2022	9332

Bill To
Viera East Golf Club Attn: Steve Colasinski 2300 Clubhouse Dr. Rockledge, FL 32955

002 300 131 10200

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
1	One ADA + 2 Restroom Trailer Rental @ 2300 Clubhouse Dr. Rockledge, FL 32955, 10-11-22 to 11-07-22	6,200.00	6,200.00T
4	Pump out Trailer 1 x a week @ 2300 Clubhouse Dr. Rockledge, FL 32955, 09-19, 09-26, 10-03 & 10-10 FL Non-tax form on file	425.00	1,700.00T
		0.00%	0.00
<i>"Bond"</i>			
Thank you for your business.		<b>Total</b>	\$7,900.00

# WebstaurantStore

Sales Invoice

Order Number	User ID	Date Ordered
79742565	28448401	10/21/22 at 2:29 PM

Bill To	Ship To	Shipping Method
<b>2300 Clubhouse Dr</b> Viera East Golf Club / Hook & Eagle Tavern 2300 Clubhouse Dr Rockledge, FL 32955	<b>2300 Clubhouse Dr</b> Viera East Golf Club / Hook & Eagle Tavern 2300 Clubhouse Dr Rockledge, FL 32955-6500	Common Carrier

Your Contact	Customer PO	Customer Phone
help@webstaurantstore.com		(321) 305-7031

Item Number	Description	Unit Price	QTY	Tax	Total
177FF400N	Avantco FF400 Natural Gas 50 lb. Stainless Steel Floor Fryer - 120,000 BTU	\$1,199.00	1	\$0.00	\$1,199.00
178UDD60HCS	Avantco UDD-60-HC-S (2) Double Tap Kegerator Beer Dispenser - Stainless Steel, (2) 1/2 Keg Capacity	\$2,199.00	1	\$0.00	\$2,199.00
351CRCPG15NL	Cooking Performance Group CR-CPG-15-NL 15" Gas Countertop Radiant Charbroiler - 40,000 BTU	\$589.00	1	\$0.00	\$589.00
600GKM3448	Regency 48" Mobile Gas Connector Hose Kit with 2 Elbows, Full Port Valve, Restraining Device, and Quick Disconnect - 3/4"	\$114.99	1	\$0.00	\$114.99

				<b>SubTotal:</b>	\$4,101.99
				<b>Tax:</b>	\$0.00
				<b>Shipping &amp; Handling:</b>	\$0.00
				<b>Liftgate:</b>	\$55.00
				<b>Total (USD):</b>	\$4,156.99

Payment Method: Visa - XXXX2244

Thank you for your business!

**WebstaurantStore**  
 42 Industrial Circle Attn: Returns Department, Door #21  
 Lancaster, PA 17601  
 717-392-7472

*BOND*



**Florida Coast Plumbing and Gas**

255 Paint St  
Rockledge, FL 32955  
321-358-2021  
ap@fcpandg.com  
floridacoastplumbingandgas.com

RECEIVED

DEC 16 2023

by Joni Macik



**INVOICE**

BILL TO  
Macik Builders  
1263 Rockledge Blvd  
Rockledge, FL 32955

INVOICE 1729  
DATE 12/16/2022  
TERMS Net 30  
DUE DATE 01/15/2023

**DATE**

12/14/2022

**Plumbing Labor**

12/13/2022 - Ran K60 to try to clear stoppage. Possible that it is full of concrete. Will need to camera lines.  
12/14/2022 - Womens restroom. Upon arrival there was standing water on bathroom floor. Ran K60 with 7/8 cable. Rna 35' of cable to clear stoppage. Pulled cable back amd then ran camera, obserced a big ball of paper. Ran K60 with funnel head three (3) times to get the stoppage out. Ran the camera ll make sure stoppage was cleared. Everything draining at this time.

2300 Clubhouse Drive

BALANCE DUE

**\$720.00**

300 13100 10200

Reimb- Plumbing

We grow our business with google reviews. We would appreciate if you could take a few moments to give us a review.

[https://g.page/r/CaFGF6SAOfq\\_EAg/review](https://g.page/r/CaFGF6SAOfq_EAg/review)

**Florida Coast Plumbing and Gas**

255 Paint St  
Rockledge, FL 32955  
321-358-2021  
ep@fcpandg.com  
floridacoastplumbingandgas.com



**FLORIDA COAST  
PLUMBING & GAS**

RECEIVED

DEC 20 2023

**INVOICE**

BILL TO  
Macik Builders  
1263 Rockledge Blvd  
Rockledge, FL 32955

by Joni Macik

INVOICE 1733  
DATE 12/20/2022  
TERMS Net 30  
DUE DATE 01/19/2023

DATE

12/19/2022

**Plumbing Labor**

12-19-2022 - Ran snake over 85' twice. K60 with 7/8 cable. Cleared stoppage, ran camera found construction debris in sewer line. Ran sewer machine again to make sure that all debris was removed that we saw. Ran camera one more time to make sure that stoppage was cleared. There is still construction debris in line. To remove all construction material in line go outside about 60' from building and dig sewer line up, cut it and run jetter to pull construction debris towards us. Both floor drain in men's restroom have construction debris and are not working.

Viera East Golf Club

BALANCE DUE

**\$655.00**

Reimb- Plumbing

We grow our business with google reviews. We would appreciate if you could take a few moments to give us a review.

[https://g.page/r/CaFGF6SAOfq\\_EAg/review](https://g.page/r/CaFGF6SAOfq_EAg/review)

Date 1/2/30

**Florida Coast Plumbing and Gas**

255 Palm St  
Rockledge, FL 32955  
321-358-2021  
ap@fcpandg.com  
floridacoastplumbingandgas.com



**FLORIDA COAST  
PLUMBING & GAS**

RECEIVED

Jan 10, 2023

Deborah Tyree

Macik Builders

**INVOICE**

**BILL TO**

Macik Builders  
1263 Rockledge Blvd  
Rockledge, FL 32955

INVOICE 1770  
DATE 01/10/2023  
TERMS Net 30  
DUE DATE 02/09/2023

**DATE**

01/09/2023

Plumbing Labor

1/5/2023 - There was no way to clear main drain. Located sewer pipe and added a 2 way clean out so that bathrooms and main drains could be cleaned out.

01/09/2023

Plumbing Materials

Plumbing Materials

2300 Clubhouse

BALANCE DUE

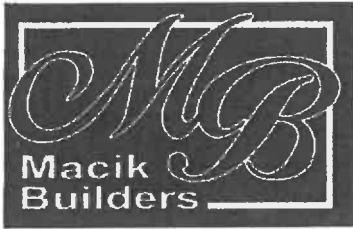
**\$605.00**

300 13100 10200

Reimb-Plumbing

We grow our business with google reviews. We would appreciate if you could take a few moments to give us a review.

[https://g.page/r/CaFGF6SAOfq\\_EAg/review](https://g.page/r/CaFGF6SAOfq_EAg/review)



002 300 13100 10200  
\$18900  
deposit Phase 3

## Revision 1 Remodel Contract Phase 3

Viera East Community Development District  
2300 Clubhouse Drive, Viera, FL 32955

Telephone# 321 243 7337 Email: Robcdd@cfl.rr.com

**Macik Builders, LLC hereby proposes to complete the following work:**

Outstanding work to finish the project

---

### 0202 Demolition

Remove and dispose existing wall covering and drywall of existing kitchen wall at fryer(s) / vent Hood to replace with new drywall.

---

### 0400 Rough Structure

#### 0406 Rough Electrical

Provide and install conduit and junction boxes along with cutting trenches as needed for 2 light poles.

Provide and install electrical for (2) x 25' tall light poles with 3 pole heads on each pole.

Provide and install sub panel for future outdoor summer kitchen, provide and install 80amp circuit for future outdoor kitchen—currently where gravel rock is located.

Provide and install wiring for black track lighting for Pro Shop.

---

### 0800 Insulation

#### 0801 Insulation

Provide and install R-30 Batt insulation in ceiling above restaurant area where drywall repairs will be done to reduce air infiltration into suspended ceiling area and causing condensation.

---

### 0901 Drywall

Provide and install grid and tile in bar area, food prep area and kitchen area with USG Vinyl Rock Cleanable Tile square edge.

Provide and install (6) 4'x8' 5/8 Type X drywall behind fryer(s), tape joints and cover screw heads only, ready for stainless steel panels to be adhered.

NOTE: Stainless steel panels to be installed by others.

---

### 1100 Flooring

---

#### 1101 Flooring Specifications

Resurface existing restaurant kitchen flooring with non-slip resistant coating.

---

### 1200 Tile

---

#### 1402 Range Hood

Note:

Change order for hood install to follow once hood is installed by others. This will include roofing, electric, HVAC, demo and install of drywall on ceiling in kitchen and install of new stainless steel wall panels. Panels to be done by Hood Depot.

---

### 1600 Finish Electrical

---

#### 1601 Finish Electrical Specifications

Provide and Install electrical fixtures as listed in section 1602

---

#### 1602 Electrical Fixtures

Provide and install (2) light poles 25'.

Provide and install track lighting for Pro Shop.

---

### 1800 Interior Wall Coverings

---

### 2100 Completion

---

#### 2101 Building Clean-Up

Area will be left in a broom swept and dusted off condition only. Any further cleaning will be the responsibility of owner(s).

Dumpsters to be provided as necessary to store and remove debris.

---

#### 2102 Final Walk Through

Final walk through with customer before final inspection, by the Building Department.

## 2200 Terms & Conditions

---

### 2201 License Status and Number

Contractor shall comply with all state and local licensing and registration requirements for type of work involved. Contractor is a Certified Building Contractor licensed in the state of Florida (CBC #1255114)

---

### 2202 Guarantee

All Materials are guaranteed for a period of one year starting from the requested date of final payment unless otherwise specified by the manufacturer of any products installed by the contractor or any of his subcontractors. All Labor will be completed in a workmanlike manner and will be guaranteed for a period of one year from the completion date.

Due to the pricing volatility of supplies and services, this contract is only valid for 14 days from date of Contractor signature. Otherwise, Total of Contract subject to review.

---

### 2203 Terms & Conditions

I. CHANGE ORDERS: Should the owner, construction lender, or any public body or inspector direct any modification or addition to the work covered by this contract, the contract price shall be adjusted accordingly. Modification or addition to the work shall be executed only when both the Owner and the Contractor have signed a contract Change Order. The change in the contract price caused by such contract Change Order shall be agreed in writing, or if the parties are not in agreement as to the change in contract price, the Contractor's actual cost of all labor, equipment, subcontracts and materials, plus a Contractor's fee of 15% shall be the change in contract price. The Change Order may also increase the time in which the contract is to be completed.

ALL CHANGE ORDERS ARE TO BE PAID IN FULL UPON ACCEPTANCE. Any and all change order work will start after change order terms have been agreed upon, change order has been executed by both parties, and change order payment has been received by Macik Builders.

Contractor shall promptly notify the Owner of (a) latent physical conditions at the site differing materially from those indicated in the contract, or (b) unknown physical conditions undetectable until commencement of work. Owner as added work shall pay for any expenses incurred due to such conditions.

II. OWNER'S RESPONSIBILITIES: Owner agrees to allow and provide Contractor, its subcontractors, suppliers and equipment access to the property.

III. DELAYS: Contractor agrees to start and diligently pursue work through to completion, but shall not be responsible for delays for any of the following reasons: failure of the issuance of all necessary building permits, funding of loans, disbursement of funds into funding control or escrow, acts of neglect or omission of Owner or Owner's employees or Owner's agent, acts of God, stormy or inclement weather, strikes, lockouts, boycotts, or any other labor union activities, extra work ordered by Owner, acts of public enemy, riots or civil commotion, inability to secure material through regularly recognized channels, imposition of Government priority or allocation of materials, failure of Owner to make payments when due, or delays caused by inspection or changes ordered by the inspectors of authorized governmental bodies, or for acts of independent contractors, or holidays, or other causes beyond Contractor's reasonable control.

IV. SUBCONTRACTS: The Contractor may subcontract portions of this work to properly licensed and qualified subcontractors.

V. TAXES AND ASSESSMENTS: Owner will pay for taxes and assessments of all descriptions.

VI. INSURANCE AND DEPOSITS: Contractor shall show proof of Worker's Compensation Insurance. Contractor shall carry liability insurance to cover any damages to Owner's property resulting out of the acts of the Contractor. Owner shall obtain and pay for insurance against injury to his own employees and persons on the job site at Owner's invitation.

Owner shall also procure at own expense and before the commencement of work hereunder "all-risk" insurance with course of construction, theft, vandalism and malicious mischief endorsements attached, the insurance to be in the sum at least equal to the contract price. The insurance shall name the Contractor and any subcontractors as additional insured's, and will be written to protect Owner, Contractor and subcontractors as their interests may appear. "All-risk" insurance is for commercial jobs only.

Should Owner fail to procure such insurance, Contractor may do so at the expense of Owner, but is not required to do so.

Owner and Contractor waive rights of subrogation against each other to the extent that any loss is covered by valid and collectible insurance. If the project is destroyed or damaged by accident, disaster, or calamity such as fire, storm, flood, landslide, sinkhole, subsidence or earthquake, Owner as extra work shall pay for work done by Contractor in rebuilding or restoring the project.

VII. RIGHT TO STOP WORK: Contractor shall have the right to stop work if any payment shall not be made, when due, to Contractor under this agreement; Contractor may keep the job idle until all payments due are received. Failure to make payment, within five (5) days of the due date, is a material breach of this Agreement and shall entitle Contractor to cease any further work.

VIII. CLEAN UP: Contractor will remove from Owner's property debris and surplus materials created by the operation and leave it in a neat and broom clean condition.

IX. COMPLIANCE WITH LAWS: In connection with the performance by Contractor of duties pursuant to this Agreement, Contractor shall obtain Building permit post it on job site and comply with all federal, state, county and local laws, ordinances and regulations. FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND.

OWNER WILL REIMBURSE THE PERMIT FEE TO THE CONTRACTOR IN ADDITION TO THE CONTRACT PRICE.

X. ARBITRATION, VALIDITY AND DAMAGES: Any controversy or claim arising out of or related to this contract, or the breach thereof, shall be settled by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association, and judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

XI. ASBESTOS, LEAD PAINT AND HAZARDOUS WASTE: Unless the contract specifically calls for the removal, disturbance, or transportation of asbestos, lead paint or other hazardous substances, the parties acknowledge that such work requires special procedures, precautions, and/or licenses. Therefore, unless the contract specifically calls for same, if Contractor encounters such substances, Contractor shall immediately stop work and allow the Owner to obtain a duly qualified asbestos and/or hazardous material contractor to perform the work or do the work at Contractor's option. Said work shall be treated as an extra under the contract.

XII. ATTORNEY FEES: In the event legal action or arbitration instituted for the enforcement of any term or condition of this contract, the prevailing party shall be entitled to an award of reasonable attorney's fees in said action or arbitration, in addition to costs and reasonable expenses incurred in the prosecution or defense of said action or arbitration.

**2204 Exclusions**

- \* Should unforeseen field conditions require labor/materials in addition to the above work scope, a change order to this contract will be required.
- \* All work conducted by Macik Builders LLC will be governed by this contract, work not described herein will require a change order to the contract.
- \* This written contract supersedes any details or specifications on a set of blueprints.

**2206 Permitted Payment Terms**

A 45% (\$18,900.00) deposit is required upon signing, a 50% (\$21,000.00) payment after issuance and a 5% (\$2,100.00) after final inspection by the building dept.

**2209 Florida Homeowners' Construction Recovery Fund**

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND PAYMENT MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR MORE INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS:

Telephone:(850) 487-1395 Fax:(850) 488-8040  
Department of Business and Professional Regulation  
1940 North Monroe Street  
Tallahassee, Florida, 32399-1027

Total Price \$42,000.00

Robert Dale 1-13-23  
Client Signature Date

Client Signature Date  
[Signature] 1/12/2023  
Contractor Signature Date





Macik Builders, LLC  
 1263 Rockledge Blvd  
 HWY 1  
 Rockledge, FL. 32955

# Invoice

Date	Invoice #
1/16/2023	5202

Phone #	Fax #
(321) 636-5500	(321) 636-5584

Bill To

Viera East Community Development District  
 219 East Livingston St  
 Orlando, FL. 32801

002 300 13100 10200

Project

2300 Clubhouse Ph 2

Quantity	Description	Rate	Amount
	See contract for detailed description of work performed.	524,800.00	524,800.00
	25% Customer Deposit-Check #000147 July 29, 2022	-95,000.00	-95,000.00
	30% customer deposit-Check #000152 Aug 18, 2022	-141,160.00	-141,160.00
	25% Customer Deposit-Wire 11/25/2022	-131,200.00	-131,200.00
	15% Customer Deposits-Wire 11/25/2022	-78,720.00	-78,720.00
	10% Customer Deposit-Check #000163 Oct 20, 2022	-52,480.00	-52,480.00
	Change orders in addition to the contract #0001	120,000.00	120,000.00
	Payment in full on change order #0001 Check #000165 Oct 27, 2022	-120,000.00	-120,000.00
	Change orders in addition to the contract Change order #0002-Rev 1-Phase 2 Removed some of the work from the contract.	-18,947.00	-18,947.00
	Change orders in addition to the contract-Plumbing issues-clogged drains determined to be caused by not cleaning the grease trap. Plumbers were out (2) different times at a cost of \$1,375.00, plus to install a clean out, \$605.00 (see attached invoices).	1,980.00	1,980.00
	Change orders in addition to the contract-Additional cost caused by the same issues as above-Macik dispatched Roto-Rooter.	6,192.00	6,192.00
	Change orders in addition to the contract-Overhead for dispatching the Plumbers and figuring out what was wrong-15% mark-up on the plumbing charges.	1,225.80	1,225.80
		<b>Payments/Credits</b>	\$0.00

Thank you for your business ~ We appreciate it very much.	<b>Balance Due</b>	\$16,690.80
---	--------------------	-------------



Details for Order #113-4308863-6576217


Order Placed: September 14, 2023  
Amazon.com order number: 113-4308863-6576217  
Order Total: \$444.72

Not Yet Shipped	
<b>Items Ordered</b>	<b>Price</b>
6 of: Rubber Door Mat Kitchen Anti-Fatigue Floor Mats (24" x 36") Restaurant Bar Floor Mat New Non-Slip Mat Black Sold by: SallyMall ( <a href="#">seller profile</a> ) Condition: New	\$28.00
6 of: Rubber Floor Mats for Kitchen Commercial Anti-Fatigue Floor Mats Restaurant Bar Floor Mat New Rubber Door Mat Heavy Duty Drainage Mat for Garage Garden Use Black 36Inch x 60inch from SallyMall Sold by: SallyMall ( <a href="#">seller profile</a> ) Business Price Condition: New	\$46.12
<b>Shipping Address:</b> Jim Moller 2300 CLUBHOUSE DR ROCKLEDGE, FL 32955-6500 United States	
<b>Shipping Speed:</b> Consolidated Shipping in fewest deliveries	

Payment Information	
<b>Payment Method:</b> Visa   Last digits: 0534	Item(s) Subtotal: \$444.72 Shipping & Handling: \$0.00
<b>Billing address</b> Jim Moller 442 LAMBRIGHT ST SW PALM BAY, FL 32908-5101 United States	Total before tax: \$444.72 Estimated Tax: \$0.00
	<b>Grand Total: \$444.72</b>

To view the status of your order, return to [Order Summary](#).

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2020, Amazon.com, Inc.

GL# 42-330-572-51025 \$ 444.72  
 GL# \_\_\_\_\_ \$ \_\_\_\_\_  
 GL# \_\_\_\_\_ \$ \_\_\_\_\_  
 GL# \_\_\_\_\_ \$ \_\_\_\_\_  
 Dept Head \_\_\_\_\_ GM 

# Winn-Dixie

## It's a Winn Win.

5410 Murrell Road, Suite 135, Viera, FL  
 Store (321)616-7598  
 09/22/23 1:52pm 2657 074 49  
 Store Manager: KELLY  
 Your Cashier: ACM LANE\_074

44230922255707400000074004900000

	Res	You Pay
Chicken Breast	\$29.83	\$19.87
4.98 lbs @ \$3.99/lb		
<b>You save (\$9.96)</b>		
Chicken Breast	\$29.17	\$19.43
4.87 lbs @ \$3.99/lb		
<b>You save (\$9.74)</b>		

Total number of items sold = 2

Subtotal	\$39.30
Tax	\$0.00
Total due	\$39.30
Visa total	\$39.30

VISA \*\*\*\*\*5942

APPROVAL CODE 05328G SEQ #: 740452

AID A0000000031010

Change	\$0.00
--------	--------

GL# 4230014100 10000 \$ 39.30  
 GL# 4233057200 51025 \$ 32.98  
 GL# 42330 5720057100 \$ 330.85  
 GL# TAX \$ 25.47  
 Dept Head \_\_\_\_\_ GM \_\_\_\_\_

\$32.98  
 \$635.43  
 \$400.37  
 \$12.83  
 \$74.89  
 Total \$1,156.50



### How does get more done.

NORTH MELBOURNE HOME DEPOT  
(321) 242-4607

6381 00062 59881 09/25/23 01:50 PM  
SALE SELF CHECKOUT

6096003817 6-SHELF UNIT <A>	189.00	0
6 SHELF CHROME WIRE UNIT 48X24X72		
082269530139 12 IN. PLAST <A>		
12 IN. PLASTIC DECK SCRUB BRUSH WITH		
209.97	19.94	0
012554030149 FIT100 <A>	69.98	0
5/8" X 100' FITT LW HOSE		
030744490171 KFDPREMCHP <A>	12.97	
KFD PREM. BLD CHIPS 179 CU.IN.		
010012962063 RED DIGITAL <A>	32.98	X
TP19W INSTANT READ W THERMOCOUPLE		
034411031629 WATER NOZZLE <A>	6.98	0
GILMOUR METAL PISTOL GRIP NOZZLE		
019736996136 60PK TWLS <A>	31.98	0
HDX TERRY TOWELS 60PK		

SUBTOTAL	363.83
SALES TAX	25.47
TOTAL	\$389.30

XXXXXXXXXXXX5942 VISA

USD\$ 389.30

AUTH CODE 07851G/462573Z

TA

Chip Read

AID A0000000031010

VISA CREDIT

P.O./JOB NAME: HOOK AND EAGLE

6381 09/25/23 01:50 PM



6381 62 59881 09/25/2023 7848

RETURN POLICY DEFINITIONS		
POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90
		12/24/2023

\*\*\*\*\*  
DID WE NAIL IT?

Take a short survey for a chance to WIN  
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

[www.homedepot.com/survey](http://www.homedepot.com/survey)

User ID: H89 126402 120113  
PASSWORD: 23475 120051

Entries must be completed within 14 days  
of purchase. Entrants must be 18 or  
older to enter. See complete rules on  
website. No purchase necessary.



# Hospitality Resource Supply

499 North State Road 434  
Suite 1005  
Altamonte Springs, FL 32714

## INVOICE

Phone 407-862-4170  
Fax 407-869-9303

Page 1/4

**Sold To**

Hook & Eagle Tavern  
2300 Clubhouse Dr  
Rockledge FL 32955

**Ship To**

Hook & Eagle Tavern  
2300 Clubhouse Dr  
Rockledge FL 32955

Customer # <b>0014888</b>	Order Date 09/26/2023	Sales Order # 2033762	Buyer	Customer P/O # <b>James</b>	Ship Via Will Call	Salesman HRS
Invoice # <b>P212346</b>	Invoice Date 09/26/2023	Ship Date 09/26/23	Freight Terms PREPAID& ADD	Job Number	Terms COD	

LN	QNTY ORD	QNTY SHIP	QNTY B/O	QNTY PICK	PRODUCT NUMBER	DESCRIPTION	UOM	NET PRICE	EXTENSION
1	1	1			MP285-50	Metal Pourer, without collar, chrome-tapered spout (DZ)	PK	17.10	\$17.10
2	1	1			PC-1	Universal Liquor Pourer Cover Only, 2" L x 2-3/4" W x 1-1/8" H flexible, poly-plastic, smoke NSF (DZ)	PK	7.95	\$7.95
3	4	4			E32359 (UM)	LIME JUICE, Roses, 25oz PET Bottle	EA	6.48	\$25.92
4	2	2			BS-3B	Beehive Bar Shaker Set, 24 oz. 3-piece, includes: cap, strainer, & cup, stainless steel	EA	12.95	\$25.90
5	1	1			90051MBQ	Chef-Master? Char-Broiler Brush, 17", dual-handle, stainless steel bristles and scraper (EA)	EA	13.60	\$13.60
6	1	1			90238	Chef Master? Y-Peeler, 1-7/8" L, stainless steel blade, 1-built-in potato eye remover, non-slip handle (EA)	EA	3.95	\$3.95
7	2	2			52023	High-Temp Spatula, 13-1/2", white contoured flexible blade, non-scratching, non-staining silicone spoon/blade resists heat up to 500E (260C), red polypropylene handle molded to spoon/blade to form sanitary seal, dishwasher safe, NSF, Made in USA (EA)	EA	14.1615	\$28.32
8	1	1			52026	High-Temp Spatula, 16-1/2",	EA	18.414	\$18.41

[ CONTINUED ]



# Hospitality Resource Supply

499 North State Road 434  
Suite 1005  
Altamonte Springs, FL 32714

## INVOICE

Phone 407-862-4170  
Fax 407-869-9303

Page 2/4

**Sold To**  
Hook & Eagle Tavern  
2300 Clubhouse Dr  
Rockledge FL 32955

**Ship To**  
Hook & Eagle Tavern  
2300 Clubhouse Dr  
Rockledge FL 32955

Customer # <b>0014888</b>	Order Date <b>09/26/2023</b>	Sales Order # <b>2033762</b>	Buyer	Customer P/O # <b>James</b>	Ship Via <b>Will Call</b>	Salesman <b>HRS</b>
Invoice # <b>P212346</b>	Invoice Date <b>09/26/2023</b>	Ship Date <b>09/26/23</b>	Freight Terms <b>PREPAID&amp; ADD</b>	Job Number	Terms <b>COD</b>	

LN	QTY ORD	QTY SHIP	QTY B/O	QTY PICK	PRODUCT NUMBER	DESCRIPTION	UOM	NET PRICE	EXTENSION
9	3	3			94CW-135	white contoured flexible blade, non-scratching, non-staining silicone spoon/blade resists heat up to 500F (260C), red polypropylene handle molded to spoon blade to form sanitary seal, dishwasher safe, NSF, Made in USA (EA)	EA	5.745	\$17.24
10	3	3			92CW-135	Camwear Food Pan, plastic, 1/9 size, 4" deep, polycarbonate, clear, NSF (EA)	EA	4.71	\$14.13
11	1	1			47284	French Whip, 18" long, all stainless steel construction, handle length 5-7/16", patented handle offers textured "comfort nubs" for sure grip, welded wires with reinforced center wire, NSF, imported, Jacob's Bride Collection, Limited Lifetime Warranty (EA)	EA	20.115	\$20.12
12	1	1			47258	Piano Whip, 16" long, all stainless steel construction, handle length 4-5/8", patented handle offers textured "comfort nubs" for	EA	15.741	\$15.74

[ CONTINUED ]



# Hospitality Resource Supply

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# INVOICE

Phone 407-862-4170  
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Page 4/4

Sold To

Hook & Eagle Tavern  
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Rockledge FL 32955

Customer # <b>0014888</b>	Order Date <b>09/26/2023</b>	Sales Order # <b>2033762</b>	Buyer	Customer PID # <b>James</b>	Ship Via <b>Will Call</b>	Salesman <b>HRS</b>
Invoice # <b>P212346</b>	Invoice Date <b>09/26/2023</b>	Ship Date <b>09/26/23</b>	Freight Terms <b>PREPAID&amp; ADD</b>	Job Number	Terms <b>COD</b>	

LN	QNTY ORD	QNTY SHIP	QNTY B/G	QNTY PICK	PRODUCT NUMBER	DESCRIPTION	UOM	NET PRICE	EXTENSION
21	1	1			CO-902	6-1/4"W x 3-3/4"H, with lid and removable poly inserts, dishwasher safe, ABS, black, NSF (EA) Twist & Out Can Opener, 8-3/4"L, large crank handle, soft grip handle, chrome plated (EA)	EA	17.94	\$17.94
22	1	1			SCAL-D22	Digital Portion Control Scale, 22Lb	EA	56.64	\$56.64
23	1	1			CCS-12C	China Cap Strainer, 12", coarse, welded handle, 18/8 stainless steel (EA)	EA	32.585	\$32.59
24	2	2			1084BK-DOZ	Basket, 11-3/4" x 8-7/8" x 1-7/8", jumbo, oval, made in USA, polypropylene, black (DOZEN)	DZ	22.05	\$44.10

HOSPITALITY RESOURCE S  
90 FORREST AVE  
COCOA, FL 32922  
(321) 305-6688

**SALE**

MD: 5122388

TID: 004

DID: 0001

Batch #: 273934

09/26/23

APPR CODE: 07733G

VISA

\*\*\*\*\*5942

REF#: 00000004

10:44:39

Chip

Payment Received

GL# Visa 635.43

GL# 42330572051025 \$635.43

GL# \$

GL# \$

Dept Head GM

ALL merchandise received and in good condition except as noted. Sign and print below please.

Merchandise	593.86
Freight	0.00
Misc Charges	0.00
Sub Total	593.86
Taxable	593.86
Tax (004)	41.57
<b>TOTAL</b>	<b>\$635.43</b>

AMOUNT  
TAX  
TOTAL

\$593.86  
\$41.57  
\$635.43

PK

2:30 26 SEP 2023

Batch Number: 092623-02-1

Writer: AV

**Jim Moller - Order Confirmation**

**Order Number:** 90938017

**Order Placed:** 10/17/2023 at 8:51 AM

**Status:** Hold - Pending Processing

**Shipping:** \$86.89

**Order Details:**

Item	Price	Qty	Total
Master Lock 175D 2" Brass Resettable Combination Padlock 328MLK175D EA	\$16.99	1	\$16.99
Regency NSF Mobile Chrome Wire Security Cage Kit - 18" x 36" x 69" 460CSC1836KM KIT	\$296.49	1	\$296.49

**Sub Total:** \$313.48

**Shipping:** \$86.89

**Estimated Tax:** \$0.00

**Total:** \$400.37

Thank you again for shopping at WebstaurantStore!

[Print this page](#)

GL# 42-33-592-51025 \$ 400.37  
GL# \$  
GL# \$  
GL# \$  
Dept Head GM

6:14



Search Amazon.com



## View order details

Order date	Sep 26, 2023
Order #	112-5577889-9401850
Order total	<b>\$12.83</b> (1 item)



**ASURION 4 Year  
Kitchen Protection  
Plan (\$60 - \$69.99)**

**\$11.99**

Qty: 1

Sold By: Asurion, LLC

Contact Seller

## Payment information

Payment method



Visa ending in 5942

**Billing Address**

2300 CLUBHOUSE DR  
ROCKLEDGE, FL 32955-6500

**Shipping address**

MICHELLE DALE  
1720 CURLFW CT



6:12



Search Amazon.com



## View order details

Order date	Sep 26, 2023
Order #	112-5356377-8697827
Order total	<b>\$74.89</b> (1 item)

## Shipment details

**FREE Prime Delivery**

**Delivered**

**Delivery Estimate**

**Wednesday, September 27, 2023 by 10pm**



**Zulay Kitchen Cast-Iron Orange Juice Squeezer - Easy-to-Clean,...**

**\$69.99**

Qty: 1

<img alt="back arrow icon" data-bbox="326 26 345 44"/> <img alt="share icon" data-bbox="345 26 364 44"/> <img alt="refresh icon" data-bbox="364 26 383 44"/>

Sold By: Zulay Deals

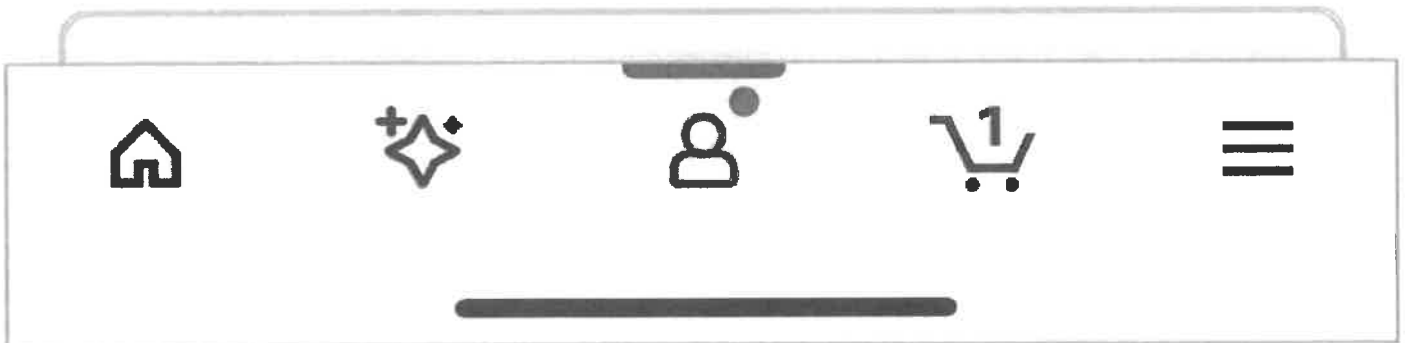
Track shipment



Buy it again



## Payment information



On Thu, Oct 26, 2023 at 2:36 PM Ines Campos <icampos@vecdd.com> wrote:  
Hi Michelle,

Here is our October invoice for the restaurant. Can you please check the highlighted AMAZON purchases and let me know if these are purchases for the restaurant. If so, can you send me copies of the invoices?

Thanks

Ines

----- Forwarded message -----

From: <vecddprinter@vecdd.com>  
Date: Thu, Oct 26, 2023 at 2:32 PM  
Subject:  
To: INES CAMPOS <icampos@vecdd.com>

DELIVERY COPY

CONFIDENTIAL PROPERTY OF SYSCO

VIERA EAST CDD  
2300 CLUBHOUSE DR  
ROCKLEDGE FL 32955-6500



SYSCO CENTRAL FLORIDA, INC.  
200 WEST STORY ROAD  
OCOE, FL 34761  
800-797-2627

321-639-2355

VIERA EAST CDD  
2300 CLUBHOUSE DR  
ROCKLEDGE FL 32955-6500

DELV. DATE	CUSTOMER	INVOICE NUMBER	PAGE
10/13/23	954192	522638187	8 1
TRUCK STOP	/000		
ROUTE	PURCHASE ORDER SOTF8898202#I2707955		
TERMS - PAST DUE BALANCES ARE SUBJECT TO SERVICE CHARGE			
Rolling 2 week			
MANIFEST#		DROP-SHIP	
MA: TWN0E SARAH VOLPE			
DRIVER:			

EQUAL OPPORTUNITY AND AFFIRMATIVE ACTION CLAUSES OF 41 CFR 60-1.4, 60-250.4 AND 60-714.4 ARE INCORPORATED HEREIN BY REFERENCE

QTY	PACK	SIZE	ITEM DESCRIPTION	ITEM CODE	UNIT PRICE	UNIT TAX AMOUNT	EXTENDED PRICE	INVOICE ADJUSTMENTS	
								CODE	QTY
			P.O. 33056550 DRY SUPPLIES & EQUIPMENT						
D 1	CS	11 EA	SOTF SUPPLY SOTF STORAGE/TRAN SOTFSTORAGE DROP-SHIP	7101501	441.07	30.87	441.07	*	
D 1	CS	1EACH	NONPROD CHARGE FREIGHT DROP-SHIP	8376931	48.52	3.40	48.52	*	
GROUP TOTAL****							489.59		
ORDER SUMMARY			: 3018836						
<p style="text-align: right;">523.84</p> <p>GL# <u>42330 57200 37025</u> \$ <del>682.07</del></p> <p>GL# _____ \$ _____</p> <p>GL# _____ \$ _____</p> <p>GL# _____ \$ _____</p> <p>Dept Head <u>GM</u></p> <p style="color: red; font-weight: bold;">\$523.89 + \$938.28 = \$1,462.09</p>									

CASES	SPLIT	TOT. PCS	CUBE	GROSS WT.	OPEN: 11:00 AM	CLOSE: 5:30 PM	REMIT TO	SUB TOTAL
2		2	.4	8			SYSCO - CENTRAL FLORIDA PO BOX 40 OCOE, FL 34761	489.59
2		2	.4	8				TAX TOTAL 34.27
DRIVER'S SIGN				NO. PCS DELVD.	CUST. SIGN	NO. PCS REC.	INVOICE TOTAL 523.86	
					X		PAYABLE ON OR BEFORE 10/27/23	

IMPORTANT FACT PROVISION: THE PERISHABLE AGRICULTURAL COMMODITIES LISTED ON THIS INVOICE ARE SUBJECT TO THE STATUTORY TRUST AUTHORIZED BY SECTION 5 (C) OF THE PERISHABLE AGRICULTURAL COMMODITIES ACT 1930 (U.S.C. 499E (C)). THE SELLER OF THIS COMMODITY RETAINS A TRUST CLAIM OVER THESE COMMODITIES, ALL INVENTORIES OF FOOD OR OTHER PRODUCTS DERIVED FROM THESE COMMODITIES AND ANY RECEIVABLES OR PROCEEDS FROM THE SALE OF THESE COMMODITIES UNTIL FULL PAYMENT IS RECEIVED. FURTHER, YOU AGREE WITH RESPECT TO ANY DISPUTE ARISING OUT OF YOUR RECEIPT OF THESE PRODUCTS/SERVICES: YOU ARE GIVING UP YOUR RIGHT TO SERVE IN ANY REPRESENTATIVE CAPACITY OR TO PARTICIPATE AS A MEMBER OF A CLASS OF CLAIMANTS IN ANY LAWSUIT INVOLVING ANY SUCH DISPUTE.

LAST PAGE

DELIVERY COPY

CONFIDENTIAL PROPERTY OF SYSCO

VIERA EAST CDD  
2300 CLUBHOUSE DR  
ROCKLEDGE FL 32955-6500



SYSCO CENTRAL FLORIDA, INC.  
200 WEST STORY ROAD  
OCOE, FL 34761  
800-797-2627

321-639-2355

VIERA EAST CDD  
2300 CLUBHOUSE DR  
ROCKLEDGE FL 32955 -6500

DELIV. DATE	CUSTOMER	INVOICE NUMBER	PAGE
10/07/23	954192	522626037	9 1
TRUCK STOP	/000		
ROUTE	PURCHASE ORDER SOTF8891967#12697485		
TERMS -PAST DUE BALANCES ARE SUBJECT TO SERVICE CHARGE			
Rolling 2 week			
MANIFEST#		DROP-SHIP	
MA: TWNOE SARAH VOLPE			
DRIVER:			

QTY	PACK	SIZE	ITEM DESCRIPTION	ITEM CODE	UNIT PRICE	UNIT TAX AMOUNT	EXTENDED PRICE	TAX	INVOICE ADJUSTMENTS	
									CODE	QTY
			P.O. 33019970 DRY SUPPLIES & EQUIPMENT							
D 1	CS	11 EA	SOTF SUPPLY SOTF STORAGE/TRAN SOTFSTORAGE DROP-SHIP	7101501	790.00	55.30	790.00	*		
D 1	CS	1 EACH	NONPROD CHARGE FREIGHT DROP-SHIP	8376931	86.90	6.08	86.90	*		
			GROUP TOTAL****				876.90			
ORDER SUMMARY			: 3004619							

938.28  
GL# 4259057200 51025 \$ ~~938.28~~  
GL# \_\_\_\_\_ \$ \_\_\_\_\_  
GL# \_\_\_\_\_ \$ \_\_\_\_\_  
GL# \_\_\_\_\_ \$ \_\_\_\_\_  
Dept Head \_\_\_\_\_ GM \_\_\_\_\_

CASES	SPLIT	TOT. PCS	CUBE	GROSS WT.	OPEN: 11:00 AM	CLOSE: 5:30 PM	REMIT TO	SUB TOTAL
2		2	.4	8			SYSCO - CENTRAL FLORIDA PO BOX 40 OCOE, FL 34761	876.90
2		2	.4	8				TAX TOTAL 61.38
DRIVER'S SIGN	NO. PCS DELVD.	CUST. SIGNED INVOICE EVIDENCES OF ALL ITEMS SIGN	NO. PCS REC.					INVOICE TOTAL 938.28

IMPORTANT FACT PROVISION: THE PERISHABLE AGRICULTURAL COMMODITIES LISTED ON THIS INVOICE ARE SUBJECT TO THE STATUTORY TRUST AUTHORIZED BY SECTION 5 (C) OF THE PERISHABLE AGRICULTURAL COMMODITIES ACT 1930 (U.S.C. 498(C)). THE SELLER OF THIS COMMODITY OWNS A TRUST CLAIM OVER THESE COMMODITIES, ALL INVENTORIES OF FOOD OR OTHER PRODUCTS DERIVED FROM THESE COMMODITIES, AND ANY RECEIVABLES OR PROCEEDS FROM THE SALE OF THESE COMMODITIES UNTIL FULL PAYMENT IS RECEIVED. FURTHER, YOU AGREE WITH RESPECT TO ANY DISPUTE ARISING OUT OF YOUR RECEIPT OF THESE PRODUCTS/SERVICES: YOU ARE GIVING UP YOUR RIGHT TO SERVE IN ANY REPRESENTATIVE CAPACITY OR TO PARTICIPATE AS A MEMBER OF A CLASS OF CLAIMANTS IN ANY LITIGATION INVOLVING ANY SUCH DISPUTE.

PAYABLE ON OR BEFORE 10/20/23

LAST PAGE

EQUAL OPPORTUNITY AND AFFIRMATIVE ACTION CLAUSE OF 41 CFR 60-1.4, 60-250.4 AND 60-714.4 ARE INCORPORATED HEREIN BY REFERENCE



ONE CHENEY WAY • RIVIERA BEACH, FL 33404-7000  
**FOODSERVICE DISTRIBUTORS**

DELIVERING  
**Southern Hospitality**  
 SINCE 1985

www.cheneybrothers.com

**BILL TO:**  
 VIERA EAST GOLF CLUB  
 VIERA EAST COMMUNITY DEVELOPMENT DI  
 2300 CLUBHOUSE DR  
 ROCKLEDGE FL 32955-6500 US

#60241660

**SHIP TO:**  
 VIERA EAST GOLF CLUB  
 VIERA EAST COMMUNITY DEVELOPMENT DI  
 2300 CLUBHOUSE DR  
 ROCKLEDGE FL 32955-6500 US

DD W  
 DW 10:00-14:00  
 (321) 639-2355

INVOICE NO.	PAGE	CLK	CH'D BY	
01-925178778	1	LAP		
CUSTOMER NO.	TIME	MO.	DAY	YR.
60241660	20:17	09	07	23

TAX ID: 1580122259829

**SPECIAL INSTRUCTIONS**

**TERMS**

**SALESPERSON**

WPB 561.845.4700  
 WATS 800.432.1341  
 FAX 561.845.4701

**P.O. NUMBER**

**ROUTE STOP**

NET 30 DUE: 10/07/2023  
 DAYS (30) CHRISTOPHER FALBO 19107

4004 25

LINE	LOCATION	CASES	PKGS.	ITEM NO.	BRAND	Days	PKGS/SIZE	DESCRIPTION	WEIGHT	UNIT PRICE	AMOUNT
110	DC-359-1	1		56043	CATTLM	004/1	GAL	SAUCE BBQ CAROLINA TANGY GOLD	39.50	65.88	CS 65.88
					cs	pk	r m s d	ck'd by			
140	DX-193-5A	9		764326	VOLLRA	001/1	CT	1/3 X 6" SS STEAM TABLE PAN	13.68	36.00	CS 324.00
					cs	pk	r m s d	ck'd by			
150	DX-182-1	4		764300	VOLLRA	001/1	CT	FULL X 2.5" SS STEAM TABLE PAN	10.28	29.00	CS 116.00
					cs	pk	r m s d	ck'd by			
60		4*OUT*		764304	VOLLRA	001/1	CT	FULL X 4" SS STEAM TABLE PAN			
					cs	pk	r m s d	ck'd by			
160	DY-111-5	4		764308	VOLLRA	001/1	CT	FULL X 6" SS STEAM TABLE PAN	15.40	55.00	CS 220.00
					cs	pk	r m s d	ck'd by			
170	DX-151-6A	2		764316	VOLLRA	001/1	CT	1/2 X 4" SS STEAM TABLE PAN	3.80	27.00	CS 54.00
					cs	pk	r m s d	ck'd by			
180	DY-199-9	2		764320	VOLLRA	001/1	CT	1/2 X 6" SS STEAM TABLE PAN	4.28	35.00	CS 70.00
					cs	pk	r m s d	ck'd by			
100	DX-197-8A	4		764495	VOLLRA	001/1	CT	TONG 12" X-HVY DUTY UTILITY SS	1.32	9.99	CS 39.96
					cs	pk	r m s d	ck'd by			
250	DM-438-1	1		462040	CBI	001/18	#	TOMATOES 5X6 VINE RIPE 2 LYR	18.00	29.99	CS 29.99
					cs	pk	r m s d	ck'd by			
290	DB-205-1	1		74068	DUKES	004/1	GAL	MAYONNAISE HEAVY DUTY	30.00	83.88	CS 83.88
					cs	pk	r m s d	ck'd by			
300	DC-277-1	1		116030	WHIRL	003/1	GAL	BUTTER OLEO SUBSTITUTE LIQUID	23.20	48.99	CS 48.99
					cs	pk	r m s d	ck'd by			

**\$823.96 + \$219.59 + \$140.80 + \$32.80 = \$1,217.15**

<b>TOTAL QTY. THIS PAGE</b>	29
<b>TOTAL QTY. THIS INVOICE</b>	

TERMS: BALANCE DUE UPON RECEIPT OF STATEMENT. PURCHASER IS RESPONSIBLE FOR SERVICE CHARGE OF 1-1/2% PER MONTH (18% PER YEAR) ON PAST DUE ACCOUNTS AND ALL COSTS OF COLLECTION, INCLUDING ATTORNEY FEES REGARDLESS WHETHER SUIT IS INSTITUTED. PALM BEACH COUNTY IS EXCLUSIVE VENUE FOR SUITS REGARDING COLLECTION OF DELINQUENT ACCOUNT(S) AND THE SALE OF THE ABOVE GOODS.

RECEIVED BY: \_\_\_\_\_  
 THE ABOVE LISTED MERCHANDISE HAS BEEN RECEIVED, IN GOOD CONDITION, UNLESS OTHERWISE NOTED ON THE "DELIVERY COPY."  
 CBI reserves the right to retain possession of products until all products and services are paid for in compliance with terms.

PLEASE SIGN FULL NAME LEGIBLY

**Estimated Total**  
 CONTINUE

All values in US Dollars



ONE CHENEY WAY • RIVIERA BEACH, FL 33404-7000  
**FOODSERVICE DISTRIBUTORS**

DELIVERING  
**Southern Hospitality**  
 SINCE 1929

#60241660

www.cheneybrothers.com

**BILL TO:**  
 VIERA EAST GOLF CLUB  
 VIERA EAST COMMUNITY DEVELOPMENT DI  
 2300 CLUBHOUSE DR  
 ROCKLEDGE FL 32955-6500 US

**SHIP TO:**  
 VIERA EAST GOLF CLUB  
 VIERA EAST COMMUNITY DEVELOPMENT DI  
 2300 CLUBHOUSE DR  
 ROCKLEDGE FL 32955-6500 US

DD W  
 DW 10:00-14:00  
 (321) 639-2355

INVOICE NO.	PAGE	CLK	CH'D BY
01-925178778	2	LAP	
CUSTOMER NO.	TIME	MO.	DAY
60241660	20:17	09	07 23

TAX ID: 158012259829

**SPECIAL INSTRUCTIONS**

**TERMS**

**SALESPERSON**

WPB 561.845.4700  
 WATS 800.432.1341  
 FAX 561.845.4701

**P.O. NUMBER**

**ROUTE STOP**

NET 30 DUE: 10/07/2023  
 DAYS (30) CHRISTOPHER FALBO 19107

4004 25

LINE	LOCATION	CASES	PKGS.	ITEM NO.	BRAND	DATE	PK/SZ	DESCRIPTION	WEIGHT	UNIT PRICE	AMOUNT
310	DF-387-1	1		116010	FRONTE		006/16 OZ	PAN SPRAY PURE CANOLA WITH EVO COATING EXTRA VIRGIN OLIVE OIL	7.00	29.70	CS 29.70
		C.O.						ck'd by _____			
								***** 01-DRY GOODS *****			1,082.40
120	CO-191-1	2		204059	IBP		004/10 # AVG	BEEF GROUND BULK 80/20 FINE GRIND TUBES	81.00	3.30	# 267.30
		C.O.						ck'd by _____			
								40.50 40.50			
130	CT-112-8	2		444015	CBI		001/1 CT	ONIONS LEEKS 1 BUNCH	1.00	10.90	CS 21.80
		C.O.						ck'd by _____			
190	CO-142-1	1		227051	AMICK		004/10 #	CHIX BREAST RANDOM B/S MARNTD JUMBO	40.00	1.80	#N 72.00
		C.O.						ck'd by _____			
230	CP-174-2	1		10126303	S FLOS		001/2 GAL	SAUERKRAUT FRESH PACK	19.00	23.31	CS 23.31
		C.O.						ck'd by _____			
240	CU-115-1	1		436440	CBI		012/3 CT	LETTUCE ROMAINE HEART 12/3 CT PREMIUM	20.86	39.99	CS 39.99
		C.O.						ck'd by _____			
260	CS-144-1	1		174022	MARANO		002/5 #	CHEESE PARMESAN GRATED BLEND	10.00	3.99	#N 39.90
		C.O.						ck'd by _____			
270	CT-134-1	1		440060	CBI		002/5 #	MUSHROOMS SLICED THICK TUBS	10.00	29.99	CS 29.99
								ck'd by _____			
280	CV-138-2	1		476010	CBI		005/2 #	BEANS GREEN SNIPPED FRESH	10.00	26.89	CS 26.89
								ck'd by _____			
								***** 02-COOLER *****			521.18
200	FB-460-1	5		270075	LAMB		006/5 #	FRY STRAIGHT CUT 5/16" STEALTH SKIN ON	150.00	52.90	CS 264.50
		C.O.						ck'd by _____			

TOTAL QTY. THIS PAGE	16
TOTAL QTY. THIS INVOICE	

TERMS: BALANCE DUE UPON RECEIPT OF STATEMENT. PURCHASER IS RESPONSIBLE FOR SERVICE CHARGE OF 1-1 1/2% PER MONTH (18% PER YEAR) ON PAST DUE ACCOUNTS AND ALL COSTS OF COLLECTION, INCLUDING ATTORNEY FEES REGARDLESS WHETHER SUIT IS INSTITUTED. PALM BEACH COUNTY IS EXCLUSIVE VENUE FOR SUITS REGARDING COLLECTION OF DELINQUENT ACCOUNT(S) AND THE SALE OF THE ABOVE GOODS.

PLEASE SIGN FULL NAME LEGIBLY  
 RECEIVED BY: \_\_\_\_\_  
 THE ABOVE LISTED MERCHANDISE HAS BEEN RECEIVED, IN GOOD CONDITION, UNLESS OTHERWISE NOTED ON THE "DELIVERY COPY."  
 CBI reserves the right to retake possession of products until all products and services are paid for in compliance with terms.

**Estimated Total**  
 CONTINUE

All values in US Dollars



ONE CHENEY WAY • RIVIERA BEACH, FL 33404-7000  
**FOODSERVICE DISTRIBUTORS**

DELIVERING  
**Southern Hospitality**  
 SINCE 1925

#60241660

www.cheneybrothers.com

**BILL TO:**  
 VIERA EAST GOLF CLUB  
 VIERA EAST COMMUNITY DEVELOPMENT DI  
 2300 CLUBHOUSE DR  
 ROCKLEDGE FL 32955-6500 US

**SHIP TO:**  
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 VIERA EAST COMMUNITY DEVELOPMENT DI  
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DD W  
 DW 10:00-14:00  
 (321) 639-2355

INVOICE NO.	PAGE	CLK	CH'D BY	
01-925178778	3	LAP		
CUSTOMER NO.	TIME	MO.	DAY	YR.
60241660	20:17	09	07	23

TAX ID: 1580122259829

SPECIAL INSTRUCTIONS	TERMS	SALESPERSON	WPB	WATS	FAX	P.O. NUMBER	ROUTE	STOP
	NET 30 DAYS (30)	DUE: 10/07/2023 CHRISTOPHER FALBO 19107	561.845.4700	800.432.1341	561.845.4701		4004	25

LINE	LOCATION	CASES	PKGS.	ITEM NO.	BRAND	Day	PACK/SIZE	DESCRIPTION	WEIGHT	UNIT PRICE	AMOUNT
210	FY-230-8A	1		10065534	DUCKDE		006/2.5 # AVG	PORK BELLY FULLY COOKED	15.00	6.25	# 93.75
		C.O.						ck'd by _____ 15.00			
220	FC-280-1	1		316106	J & J		072/2.4 OZ	PRETZEL STK BAVARIAN W/SALT	12.02	63.33	CS 63.33
		C.O.						ck'd by _____			
1					***** 03-FREEZER *****			FUEL SURCHARGE		0.00	5.00
					***** TOTAL DISCOUNT/SURCHARGE *****						5.00
								114-FLORIDA SALES TAX-BREVARD		0.00	58.03
01-DRY GOODS			1,082.40	02-COOLER			521.18	03-FREEZER			421.58

The perishable agricultural commodities listed on this invoice are sold subject to the statutory trust authorized by section 5(c) of the Perishable Agricultural Commodities Act, 1930 (7 U.S.C. 499e(c)). The seller of these commodities retains a trust claim over these commodities, all inventories of food or other products derived from these commodities, and any receivables or proceeds from the sale of these commodities until full payment is received. Reel Fresh product noted with "Refresh" on the invoice has been thawed from previously frozen product.

Kitchen GL# 42330 57200 51025 \$ 823.96  
 Food GL# 42300 19100 10000 \$ 1201.00  
 Fuel GL# 42330 57200 43100 \$ 5.00  
 Dept Head                      GM                     



GL# \_\_\_\_\_ \$ 58.03 TAX  
 GL# \_\_\_\_\_ \$ \_\_\_\_\_  
 GL# \_\_\_\_\_ \$ \_\_\_\_\_  
 GL# \_\_\_\_\_ \$ \_\_\_\_\_  
 Dept Head                      GM                     

TOTAL QTY. THIS PAGE	2	TERMS: BALANCE DUE UPON RECEIPT OF STATEMENT. PURCHASER IS RESPONSIBLE FOR SERVICE CHARGE OF 1-1/2% PER MONTH (18% PER YEAR) ON PAST DUE ACCOUNTS AND ALL COSTS OF COLLECTION, INCLUDING ATTORNEY FEES REGARDLESS WHETHER SUIT IS INSTITUTED. PALM BEACH COUNTY IS EXCLUSIVE VENUE FOR SUITS REGARDING COLLECTION OF DELINQUENT ACCOUNT(S) AND THE SALE OF THE ABOVE GOODS.	RECEIVED BY: _____ 535.34	PLEASE SIGN FULL NAME LEGIBLY	Estimated Total
TOTAL QTY. THIS INVOICE	47				\$ 2,088.19

All values in US Dollars





ONE CHENEY WAY • RIVIERA BEACH, FL 33404-7000  
**FOODSERVICE DISTRIBUTORS**

DELIVERING  
**Southern Hospitality**  
 SINCE 1928

#60241660

www.cheneybrothers.com

**BILL TO:**  
 VIERA EAST GOLF CLUB  
 VIERA EAST COMMUNITY DEVELOPMENT DI  
 2300 CLUBHOUSE DR  
 ROCKLEDGE FL 32955-6500 US

**SHIP TO:**  
 VIERA EAST GOLF CLUB  
 VIERA EAST COMMUNITY DEVELOPMENT DI  
 2300 CLUBHOUSE DR  
 ROCKLEDGE FL 32955-6500 US

DD W  
 DW 10:00-14:00  
 (321)639-2355

INVOICE NO.	PAGE	CLK	CH'D BY	
01-925184190	1	LAP		
CUSTOMER NO.	TIME	MO.	DAY	YR.
60241660	19:55	09	08	23

TAX ID: 1580122259829

SPECIAL INSTRUCTIONS	TERMS	SALESPERSON	WPB	WATS	FAX	P.O. NUMBER	ROUTE	STOP
	NET 30 DAYS (30)	DUE: 10/07/2023 CHRISTOPHER FALBO 19107	561.845.4700	800.432.1341	561.845.4701		5004	21

LINE	LOCATION	CASES	PKGS.	ITEM NO.	BRAND	Day	PKGS/SIZE	DESCRIPTION	WEIGHT	UNIT PRICE	AMOUNT	
<del>10</del>	DF-104-2B		2	140136	MC		006/18 OZ	SEASONING JERK CARRIBEAN	2.33	19.99	PK 39.98	
					cs	pk	r m s d	ck'd by				
<del>60</del>	DC-385-2		1	142080	OLD BA		003/7.5 #	SEASONING SEAFOOD OLD BAY	7.50	58.89	PK 58.89	
					cs	pk	r m s d	ck'd by				
<del>70</del>	DC-289-1	1		76263	KENS		004/1 GAL	DRESSING THOUSAND ISLAND	33.06	68.99	CS 68.99	
					cs	pk	r m s d	ck'd by				
<del>80</del>	DF-238-2	1		10127523	ROFSON		010/100 CT	PICK 4.5" BAMBOO PADDLE	2.50	22.50	CS 22.50 K	
		C.O.			cs	pk	r m s d	ck'd by				
<del>90</del>	DX-120-7	1		10135200	VOLLRA		001/1 CT	TURNER 8.25 IN x 2.88 IN SOLID SS WHITE HANDLE	0.52	14.42	CS 14.42T K	
		C.O.			cs	pk	r m s d	ck'd by				
<del>100</del>	DX-171-9A	1		764202	DEXTER		001/1 CT	TURNER 6 IN X 3 HAMBURGER IN COOL BLUE HEAT RESISTANT TO 500F	0.20	25.89	CS 25.89T K	
		C.O.			cs	pk	r m s d	ck'd by				
<del>110</del>	DY-123-6	1		764203	DEXTER		001/1 CT	FISH TURNER SLOTTED 6 1/2 X 3 INCH SS BLADE	0.27	29.58	CS 29.58T K	
		C.O.			cs	pk	r m s d	ck'd by				
<del>120</del>	DX-150-9C	12		764948	CARLIS		001/1 CT	LID SOLID FOR 1/9 SIZE FOOD PAN CLEAR	3.60	5.85	CS 70.20T K	
		C.O.			cs	pk	r m s d	ck'd by				
<del>130</del>	DX-125-9A	10		764947	CARLIS		001/1 CT	LID SOLID FOR 1/6 SIZE FOOD PAN CLEAR HANDLED NSF	2.70	5.70	CS 57.00T K	
		C.O.			cs	pk	r m s d	ck'd by				
					***** 01 DRY GOODS *****							387.45
40	CR-107-2	1		168020	SCHREI		004/5 #	CHEESE CHEDDAR JACK SHREDDED FEATHER	20.00	3.83	#N 76.60	
		C.O.			cs	pk	r m s d	ck'd by				

<b>TOTAL QTY. THIS PAGE</b> ➤	28	3	TERMS: BALANCE DUE UPON RECEIPT OF STATEMENT. PURCHASER IS RESPONSIBLE FOR SERVICE CHARGE OF 1-1/2% PER MONTH (18% PER YEAR) ON PAST DUE ACCOUNTS AND ALL COSTS OF COLLECTION, INCLUDING ATTORNEY FEES REGARDLESS WHETHER SUIT IS INSTITUTED. PALM BEACH COUNTY IS EXCLUSIVE VENUE FOR SUITS REGARDING COLLECTION OF DELINQUENT ACCOUNT(S) AND THE SALE OF THE ABOVE GOODS.	PLEASE SIGN FULL NAME LEGIBLY	<b>Estimated Total</b>
<b>TOTAL QTY. THIS INVOICE</b> ➤				RECEIVED BY:	THE ABOVE LISTED MERCHANDISE HAS BEEN RECEIVED, IN GOOD CONDITION, UNLESS OTHERWISE NOTED ON THE "DELIVERY COPY." CBI reserves the right to retake possession of products until all products and services are paid for in compliance with terms.

All values in US Dollars



ONE CHENEY WAY • RIVIERA BEACH, FL 33404-7000  
**FOODSERVICE DISTRIBUTORS**

DELIVERING  
**Southern Hospitality**  
 SINCE 1925

#60241660

www.cheneybrothers.com

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 VIERA EAST COMMUNITY DEVELOPMENT DI  
 2300 CLUBHOUSE DR  
 ROCKLEDGE FL 32955-6500 US

**SHIP TO:**  
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DD W  
 DW 10:00-14:00  
 (321)639-2355

INVOICE NO.	PAGE	CLK	CH'D BY	
01-925184190	2	LAP		
CUSTOMER NO.	TIME	MO.	DAY	YR.
60241660	19:55	09	08	23

TAX ID: 1580122259829

SPECIAL INSTRUCTIONS	TERMS	SALESPERSON	W/PB	P.O. NUMBER	ROUTE	STOP
	NET 30 DAYS (30)	DUE: 10/07/2023 CHRISTOPHER FALBO 19107	561.845.4700 800.432.1341 561.845.4701		5004	21

LINE	LOCATION	CASES	PKGS.	ITEM NO.	BRAND	Day	PKG/SIZE	DESCRIPTION	WEIGHT	UNIT PRICE	AMOUNT
50	CX-206-5A		1	10112498	BELGIO	002/8	# AVG	CHEESE BLUE WHEELS	8.20	4.97	# 40.75
					cs	pk	r m s d	ck'd by			
								8.20			
					***** 02-COOLER *****						117.35
20	FX-245-2A	1		254002	ICY BA	024/1	#	CRAWFISH TAILMEAT 100-150CT	24.00	11.89	#N 285.36
					cs	pk	r m s d	ck'd by			
30	FC-167-3C	1		258013	SUPERI	001/15	#	CATFISH NUGGETS RAW IQF DOMESTIC	15.00	3.19	#N 47.85
					cs	pk	r m s d	ck'd by			
140	FC-327-2	2		214135	K PAUL	002/5	#	SAUSAGE ANDOUILLE ROPE CAJUN FULLY COOKED	20.00	58.33	CS 116.66
					cs	pk	r m s d	ck'd by			
					***** 03-FREEZER *****						449.87
								FUEL SURCHARGE		0.00	5.00
					***** TOTAL DISCOUNT/SURCHARGE *****						5.00
								114-FLORIDA SALES TAX-BREVARD		0.00	14.14

GL# 42330 57200 51025 \$ 219.59

GL# 42300 14100 10080 \$ 735.08

GL# 42330 57200 43100 \$ 5.00

TAX GL# \$ 14.14

01-DRY GOODS \$ 387.45 02-COOLER 117.35 03-FREEZER 449.87

Dept Head GM

The perishable agricultural commodities listed on this invoice are sold subject to the statutory trust authorized by section 5(c) of the Perishable Agricultural Commodities Act, 1930 (7 U.S.C. 499e(c)). The seller of these commodities retains a trust claim over these commodities, all inventories of food or other products derived from these commodities, and any receivables or proceeds from the sale of these commodities until full payment is received. Reel Fresh product noted with "Refresh" on the invoice has been thawed from previously frozen product.



925184190

<b>TOTAL QTY. THIS PAGE</b>	4	<b>TERMS:</b> BALANCE DUE UPON RECEIPT OF STATEMENT. PURCHASER IS RESPONSIBLE FOR SERVICE CHARGE OF 1-1/2% PER MONTH (18% PER YEAR) ON PAST DUE ACCOUNTS AND ALL COSTS OF COLLECTION, INCLUDING ATTORNEY FEES REGARDLESS WHETHER SUIT IS INSTITUTED. PALM BEACH COUNTY IS EXCLUSIVE VENUE FOR SUITS REGARDING COLLECTION OF DELINQUENT ACCOUNT(S) AND THE SALE OF THE ABOVE GOODS.	<b>RECEIVED BY:</b>	139.88	<b>Estimated Total</b>
<b>TOTAL QTY. THIS INVOICE</b>	32		THE ABOVE LISTED MERCHANDISE HAS BEEN RECEIVED, IN GOOD CONDITION, UNLESS OTHERWISE NOTED ON THE "DELIVERY COPY." CBI reserves the right to retake possession of products until all products and services are paid for in compliance with terms.		\$ 973.81

All values in US Dollars



ONE CHENEY WAY • RIVIERA BEACH, FL 33404-7000  
**FOODSERVICE DISTRIBUTORS**

DELIVERING  
**Southern Hospitality**  
 SINCE 1928

#60241660

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**BILL TO:**  
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**SHIP TO:**  
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DD W  
 DW 10:00-14:00  
 (321) 639-2355

INVOICE NO.	PAGE	CLK	CH'D BY	
01-925247026	1	LAP		
CUSTOMER NO.	TIME	MO.	DAY	YR.
60241660	20:12	09	21	23

TAX ID: 1580122259829

SPECIAL INSTRUCTIONS	TERMS	SALESPERSON	WPB	WATS	FAX	P.O. NUMBER	ROUTE	STOP
	NET 30 DAYS (30)	DUE: 10/21/2023 CHRISTOPHER FALBO 19107	561.845.4700	800.432.1341	561.845.4701		4004	18

LINE	LOCATION	CASES	PKGS.	ITEM NO.	BRAND	Day	PACK/SIZE	DESCRIPTION	WEIGHT	UNIT PRICE	AMOUNT
10	DF-348-2	2		80020	H VALL		018/3.2 OZ	MIX DRESSING RANCH ORIGINAL	8.06	48.96	CS 97.92
		C.O.									
50	DB-211+2A		1	64140	ROLAND		006/5 KG	MUSTARD WHOLE GRAIN DIJON W/WINE FRANCE 8.56# CAN RETAIL READY	9.88	34.89	PK 34.89
80	DD-154-1	1		102390	SCHWEP		024/10 OZ	SODA TONIC WATER GLASS BOTTLES	22.99	30.30	CS 30.30 <b>B</b>
		C.O.									
90	DD-273+1	1		10026251	SWT B		004/64 OZ	SAUCE WING GARLIC PARMESAN	17.04	59.97	CS 59.97
100	DD-207-1	1		10034802	CARDIN		001/24 CT	GLASS 16oz MIXING ARCOROC PROFESSIONAL	23.00	32.80	CS 32.80 <b>K</b>
		C.O.									
											255.88
20	CO-191-1	2		204059	IBP		004/10 # AVG	BEEF GROUND BULK 80/20 FINE GRIND TUBES	81.20	3.24	# 263.09
		C.O.									
											40.80 40.40
70	CT-114+5	1		468360	CBI		001/1 #	HERB MINT 1/1#	1.00	12.17	CS 12.17
		C.O.									
											275.26
30	FD-577+2	1		246039	CENSEA		005/2 #	SHRIMP 31/40 RAW P&D T/OFF FAR EAST WHITE	10.00	4.99	#N 49.90
		C.O.									
40	FF-513+2C	1		214126	KAYEM		002/5 #	BRATWURST PALE ALE 4/1	10.00	47.89	CS 47.89
		C.O.									

TOTAL QTY. THIS PAGE	10	1	TERMS: BALANCE DUE UPON RECEIPT OF STATEMENT. PURCHASER IS RESPONSIBLE FOR SERVICE CHARGE OF 1-1/2% PER MONTH (18% PER YEAR) ON PAST DUE ACCOUNTS AND ALL COSTS OF COLLECTION, INCLUDING ATTORNEY FEES REGARDLESS WHETHER SUIT IS INSTITUTED. PALM BEACH COUNTY IS EXCLUSIVE VENUE FOR SUITS REGARDING COLLECTION OF DELINQUENT ACCOUNT(S) AND THE SALE OF THE ABOVE GOODS.	PLEASE SIGN FULL NAME LEGIBLY	<b>Estimated Total</b>
TOTAL QTY. THIS INVOICE				RECEIVED BY: THE ABOVE LISTED MERCHANDISE HAS BEEN RECEIVED, IN GOOD CONDITION, UNLESS OTHERWISE NOTED ON THE "DELIVERY COPY." CBI reserves the right to retake possession of products until all products and services are paid for in compliance with terms.	CONTINUE

All values in US Dollars



# Cheney <sup>C-B-I</sup> Brothers

One Cheney Way, Riviera Beach, FL 33404, Phone: (561) 845-4700

Customer # 60241660  
 VIERA EAST GOLF CLUB  
 2300 CLUBHOUSE DR  
 ROCKLEDGE, FL 32955-6500  
 321-637-2355

Invoice # 01-925219136  
 Route # 5002  
 Stop # 08  
 Delivery Date: 09/15/2023  
 Delivery Time: 12:12 PM  
 Driver: 12691  
 Date Due: 10/14/2023  
 Page Count: 1 of 3

Terms	Tax ID	Sales Representative	P.O. #
NET 30 DAY	1580122257829	019107 CHRISTOPHER FALBO	CO

Ln	Cs/PK	Item	Brand	PK-Size	Description	Price	Amount	
300	1	540011	DAWN	004/1	DETERGENT DAWN MAN	89.99	89.99	
**	1	SUB TOTAL FOR: 00-CHEMICALS						89.99
10	4	805206	OMEGA	001/100	CAN LINER LD 38X58	56.70	226.80	
20	4	851496	GP	006/800	TOWEL ENMOTION HAR	87.88	351.52	
30	1	10034802	CARDINAL	001/24	GLASS 16oz MIXING	32.80	32.80	
60	2	10038146	BOSS	032/3	BOTTLE SPRAY W/TRI	10.00	20.00	
120	1	10102056	QUALITY	012/8	CRACKER FLATBREAD	40.80	40.80	
130	1	012003	LYONS	012/17	SAUCE CARAMEL DESI	44.90	44.90	
140	1	012005	HERSHEYS	024/24	SYRUP CHOCOLATE SQ	76.00	76.00	
190	3	118033	CBI	001/35	SHORTENING CLEAR L	37.58	112.74	
210	1	10122214	INTEPLAS	001/100	BAG ZIP LOCK 2 GAL	31.66	31.66	
220	1	10052301	INTEPLAS	001/250	BAG ZIP LOCK GALLO	31.89	31.89	
230	1	028206	ESTATE	040/2.5	COFFEE PRIVATE RES	54.49	54.49	
240	1	766610	CAMBRO	006/1	PITCHER 64oz CLEAR	88.00	88.00	
250	1	063091	TABASCO	012/5	SAUCE TABASCO SMOK	42.88	42.88	
**	20	2	SUB TOTAL FOR: 01-DRY GOODS					1154.48
80	1	10024371	DUCKDELI	008/1.5	CHEESE SWISS SLICE TOT WT: 12.00	5.37	64.44	
90	1	10024349	DUCKDELI	008/1.5	CHEESE CHEDDAR SLI TOT WT: 12.00	5.04	60.48	
100	1	482025	CBI	001/5	CELERY STICKS 5 LB	28.15	28.15	
110	1	480055	CBI	001/5	CARROT STICKS PACK	19.99	19.99	
150	1	204059	TBP	004/10	BEEF GROUND BULK 8 TOT WT: 40.80	3.24	132.19	
160	1	124066	GIELOW	001/2	PICKLES SANDWICH S	32.68	32.68	
170	1	227051	AMICK	004/10	CHIX BREAST RANDOM TOT WT: 40.00	1.89	75.60	
180	1	468360	CBI	001/1	HERB MINT 1/1*	12.17	12.17	
200	1	440060	CBI	002/5	MUSHROOMS SLICED	29.99	29.99	
260	1	432370	CBI	012/1	CUCUMBERS EUROPEA	20.18	20.18	
270	1	466180	CBI	001/12	TOMATOES BABY HEIR	37.88	37.88	
**	11	SUB TOTAL FOR: 02-COOLER						513.75
40	5	270075	LAMB	006/5	FRY STRAIGHT CUT 5	52.90	264.50	
50	3	272001	LAMB	006/5	POTATO CHIP NATURA	52.89	158.67	
70	1	258066	ALFA	026/6	MAHI FILLET 6OZ B/ TOT WT: 10.00	8.29	82.90	
280	1	18065534	DUCKDELI	006/2.5	PORK BELLY FULLY C			


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# Cheney C-B-I Brothers

One Cheney Way, Riviera Beach, FL 33404, Phone: (561) 845-4700

Customer # 60241660  
 VIERA EAST GOLF CLUB  
 2300 CLUBHOUSE DR  
 ROCKLEDGE, FL 32955-6500  
 321-639-2355

Invoice # 01-925219136  
 Route # 5002  
 Stop # 08  
 Delivery Date: 09/15/2023  
 Delivery Time: 12:12 PM  
 Driver: 12691  
 Date Due: 10/14/2023  
 Page Count: 2 of 3

Terms		Tax ID		Sales Representative			P.O. #		
NET 30 DAY		1580122259829		019107 CHRISTOPHER FALBO			C0		
Ln	Cs/PK	Item	Brand	PK-Size	Description	Price	Amount		
290	1	214135	K PAUL	002/5	TOT WT: 14.40 SAUSAGE ANDOUILLE	6.25 58.33	70.00 58.33		
**	11	SUB TOTAL FOR: 03-FREEZER						654.40	
		990008			FUEL SURCHARGE		5.00		
		00-CHEMICALS		89.99	02-COOLER	513.75			
		01-DRY GOODS		1154.48	03-FREEZER	654.40			
<b>Total</b>		<b>Received By:</b>				<b>Tax Rt</b>	<b>7.00%</b>		
43	2					<b>Tax</b>	<b>57.00</b>		
		<b>Printed Name:</b>				<b>Total</b>	<b>2474.62</b>		
		VEGC				<b>Due</b>	<b>2474.62</b>		
						<b>OnAcct</b>	<b>2474.62</b>		

Ines GL# 0423457251100 \$ 578.32  
 Oper GL# 42330 57200 51100 \$ 89.99  
 Kitchen GL# 42330 57200 51025 \$ 140.80  
 Paper GL# 42330 57200 51050 \$ 63.55  
 Dept Head                      GM                     

Bar GL# 42300 14100 10200 \$ 54.49  
 Food GL# 42300 14100 10000 \$ 1485.47  
 Fuel GL# 92 330 57200 43100 \$ 5.00  
 TAX GL#                      \$ 57.00  
 Dept Head                      GM

**ACCURATE AIR CONDITIONING, HEATING, AND REFRIGERATION, INC.**

**PROPOSAL**

ACCURATE AIR CONDITIONING, HEATING, AND REFRIGERATION, INC.  
 MALABAR FL  
 (321) 372-6120, (586) 480-4433  
 AccurateAirACRef@gmail.com

<b>DATE</b>	09/13/2023 -
<b>JOB #</b>	1020394122
<b>PO #</b>	1020394122

*100% down payment*

<b>CUSTOMER</b>
HOOK & EAGLE TAVERN JEFF SPENCER  HOOKANDEAGLE@GMAIL.COM

<b>SERVICE LOCATION</b>
HOOK & EAGLE TAVERN HOOK & EAGLE 2300 CLUBHOUSE DRIVE ROCKLEDGE, FL, 32955  HOOKANDEAGLE@GMAIL.COM

<b>JOB DETAILS</b>
<p><b>**SERVICE CALL**</b>                      PROBLEM DESCRIPTION:                      HVAC SPLYI SYSTEM                      ACCURATE AC PROPOSES TO:</p> <p>EVACUATE THE SYSTEM PER EPA GUIDELINES                      DISCONNECT LOW/HIGH VOLTAGE-DRAIN LINE &amp; COPPER                      REMOVE EXISTING SYSTEM                      INSTALL NEW 15TON 208/230/3P AIR HANDLER AND CONDENSING UNIT W/HEATER &amp; SECONDARY DRAIN PAN                      TIE INTO THE EXISTING ELECTRICAL                      TIE BOTH COPPER LINES (SUCTION &amp; LIQUID) TO THE AH &amp; CONDENSING UNIT                      TIE IN EXISTING DRAIN LINE &amp; INSTALL SAFETY SWITCH FOR BOTH THE DRAIN &amp; SECONDARY PAN                      INSTALL ISOLATION PADS FOR VIBRATION ON THE CONDENSER AND TIE DOWN WITH HURRICANE STRAPS                      PRESSURIZE THE SYSTEM WITH NITROGEN TO CHECK FOR LEAKS                      PULL SYSTEM INTO A 500 MICROMETER VACUUM TO REMOVE ANY MOISTURE FROM THE SYSTEM                      WEIGH IN FACTORY REFRIGERANT CHARGE                      START-UP &amp; CHECK SYSTEM AND ENSURE PROPER OPERATIONS                      ALL PERMIT FEES &amp; INSPECTIONS INCLUDED</p> <p><b>*WARRANTY*</b>                      5 YEARS COMPRESSOR                      1 YEAR LABOR &amp; PARTS</p> <p><b>**DOWN PAYMENT REQUIRED**</b>                      60 PERCENT INITIAL DOWN PAYMENT (\$22,455)                      40 PERCENT REMAINDER PAYMENT WHEN COMPLETED (\$14,970)</p>

Description	Qty	Rate	Tax	Total
<b>SPLIT SYSTEM</b> LABOR (3) TECHNICIANS ELECTRICAL CONDUIT-WIRE COPPER SUCTION LINE & LIQUID LINE TORCH-NITROGEN-VACUUM-RECOVERY- EPA-LIQUID LINE DRIER-410A DUCTBOARD-MASTIC-TAPE-SPRAY FOAM- SEALANT PVC DRAIN PIPE-FITTINGS-SAFETY SWITCH-SECONDARY SAFETY SWITCH ISOLATION PADS-HURRICANE TIE DOWNS & HARDWARE	1.00	\$8,650.00	\$0.00	\$8,650.00
<b>EQUIPMENT</b> 15 TON SPLIT SYSTEM CONDENSING UNIT & AIR HANDLER 10KW HEATER SECONDARY DRAIN PAN W/ CONDENSATE PUMP	1.00	\$25,650.00	\$0.00	\$25,650.00
<b>FREIGHT</b> DELIVERY DISPOSAL MOBILIZATION OF EQUIPMENT	1.00	\$875.00	\$0.00	\$875.00
<b>PERMIT FEES &amp; PERMIT HANDLING</b>	1.00	\$2,250.00	\$0.00	\$2,250.00

**TOTAL DUE:**  
\$37,425.00

**CUSTOMER MESSAGE**

THANK YOU FOR YOUR BUSINESS! IF YOU HAVE ANY QUESTIONS,  
PLEASE REACH OUT AT ANYTIME!

**POST-WORK SIGNATURE**

Signed by:



**ACCURATE AIR CONDITIONING, HEATING, AND REFRIGERATION, INC.**

# INVOICE

ACCURATE AIR CONDITIONING, HEATING, AND REFRIGERATION, INC.  
 2225 ATZ RD  
 MALABAR FL 32950  
 (321) 372-6120, (586) 486-4433  
 AccurateAirACRef@gmail.com

<b>DATE</b>	01/22/2024
<b>INVOICE #</b>	1020394324
<b>PO #</b>	
<b>TERMS</b>	Due Upon Receipt

BILL TO
HOOK & EAGLE TAVERN
JEFF SPENCER
HOOKANDEAGLE@GMAIL.COM

SERVICE LOCATION
HOOK & EAGLE TAVERN HOOK & EAGLE 2300 CLUBHOUSE DRIVE ROCKLEDGE, FL, 32955
HOOKANDEAGLE@GMAIL.COM

JOB#	DATE	PO	DESCRIPTION
1020394324	01/19/2024		**SERVICE CALL** PROBLEM DESCRIPTION: REACH IN FREEZER (REPLACEMENT) <b>COMPLETION NOTES:</b> SUPPLIED & INSTALLED NEW 48" FREEZER REACH IN

Description	Qty	Rate	Tax	Total
EQUIPMENT	1.00	\$3,000.00	\$0.00	\$3,000.00

**SUB-TOTAL:**  
\$3,000.00

**TOTAL DUE:**  
\$3,000.00

CUSTOMER MESSAGE
THANK YOU FOR YOUR BUSINESS! IF YOU HAVE ANY QUESTIONS PLEASE REACH OUT AT ANYTIME! CREDIT/DEBIT CARD PAYMENTS WILL HAVE AN ADDITIONAL 3% SURCHARGE ON TOP OF THE INVOICE AMOUNT.

**Invoice Total:** \$3,000.00  
**Deposits (-):** \$0.00  
**Payments (-):** \$0.00  
**Total Due:** \$3,000.00

GL# Bond Funds \$ 3,000.00  
 GL# \_\_\_\_\_ \$ \_\_\_\_\_  
 GL# \_\_\_\_\_ \$ \_\_\_\_\_  
 GL# \_\_\_\_\_ \$ \_\_\_\_\_  
 Dept Head \_\_\_\_\_ GM \_\_\_\_\_

002-300-13100-10200

# Sales Invoice



Rockledge FL #566  
540 Gus Hipp Blvd  
Rockledge, FL 32955-4803  
W: (321)638-3510

**Sold To:**

Viera East Community Dev. Dist DbA Viera East  
Golf (#262846)  
2300 Clubhouse Dr  
Rockledge, FL 32955-6500  
W: (321)639-2355 F: (321)639-3997

**Ship To:**

Viera East Community Dev. Dist DbA Viera East  
Golf (#262846)  
DBA VIERA EAST GOLF CLUB  
2300 Clubhouse Dr  
Rockledge, FL 32955-6500  
F: (321)639-3997 F: (321)639-3997

For Chemical Emergency Spill, Leak, Fire,  
Exposure, or Accident Emergency Response  
Assistance, call: CHEMTREC  
Day or Night- 1 (800) 424-9300

Ordered	Order#	PO#	Invoiced	Invoice#
02/22/2024	138412395-001	dog park	03/07/2024	138412395-001

Printed	Requested for	Ship Via	Customer Contact	Sales Associate
03/07/2024		Customer Pick up	Pete Lopez	Tom Kruse



LN	Item #	Description	Qty Ordered	Qty Shipped	Qty Cancelled	Qty Open	Net Price	Ext. Price
1	TURF1FLOWLIGHT	Turf1 Flow Light Synthetic Turf 75 oz. Total Weight 1.5 in. Apple Green Blade Olive/Tan Thatching <i>Item Note: 15x36=495 Viera east.</i>	540	540	0	0	3.160 / SF	1706.40
2	TURF1FLOWLIGHT	Turf1 Flow Light Synthetic Turf 75 oz. Total Weight 1.5 in. Apple Green Blade Olive/Tan Thatching <i>Item Note: 15x44=660 Viera east.</i>	660	660	0	0	3.160 / SF	2085.60

Please remit payment to:  
SiteOne Landscape Supply, LLC  
24110 Network Place  
Chicago, IL 60673-1241

Terms: NET 30 DAYS  
Pay by 04/06/2024

Subtotal: \$3792.00  
Sales Tax: \$0.00  
Freight: \$100.00  
Total: \$3892.00  
Total Payment: \$0.00  
Amount Due: \$3892.00



**CUSTOMER SIGNATURE:**

SiteOne Landscape Supply warrants that all products conform to the description on the label. Because conditions of use, which are of critical importance are beyond our control, seller makes no warranty, expressed or implied, concerning the use of these products. No employee of the company is authorized to make any warranty or representation, expressed or implied, concerning our products. Always follow directions and carefully observe all precautions on the label or manufacturer's instructions. Products used contrary to directions may cause serious plant or personal injury. Buyer assumes all risk of use of handling whether in accordance with direction or not and accepts the products sold to them by this company on these conditions.

Note: Returns subject to 25% restock charge.

GL# \_\_\_\_\_ \$ \_\_\_\_\_  
GL# 001-34530-97300 \$ 3892.00



**CUSTOMER OBSESSED**

KENNETH KRON | Area Business Manager  
772-473-2636 | kron@SiteOne.com  
Dept Head Ed St. GM

*Boyd*

002 300 13100 10200

CK 5184



### Estimate

Viera East Golf Course  
2300 Clubhouse Dr  
Rockledge, FL 32955-6500  
321-794-5088

Service Location:  
2300 Clubhouse Dr  
Rockledge, FL 32955-6500

401 Cross Rd  
Cocoa, FL 32926  
321-794-4869  
<http://www.atlanticstormprotection.com/>  
Estimate Date: 4/25/2024  
Estimate No: 27747

Description	Amount
Installation of a rolling shutter as a closet door in the main clubhouse.	\$0.00
Nautilus Premium End Retention Roll-Up Shutter System, Florida Building Code Approval FL12246 to be installed at the large area in the clubhouse breezeway to create a secure storage area. Shutter will be motorized with a key switch operator.	\$6,568.00

40% initial deposit payment - \$2,600.00  
60% due upon completion of shutter installation - \$3,968.00

Please note, if you have chosen a motorized rolling shutter, and we are providing electrical support, the contracted electrician may not be available the same day as the installation. We make every attempt to coordinate schedules (within two weeks of the shutter installation), but some delays should be expected based on availability of all parties. Crank handles (if needed) will be provided as follows: 1 to 5 shutters = 1 crank handle, 6 to 15 shutters = 2 crank handles. Additional crank handles can be purchased for \$85 each. Balance due includes all taxes and discounts. Discounts cannot be combined. \$0.00

Price is valid for 30 days  
A 4% convenience fee will apply to any credit card payment (no fee for check or cash).  
All shutters are custom made to the exact measurements for your home's engineering requirements. Any shutters returned will be refunded at 65% of the contracted shutter price.  
Expected completion approximately 10-14 weeks from date of deposit and acceptance of this proposal \_\_\_\_\_. Initialing here indicates that you understand our installation time lines and that you have read and agree to our terms and conditions on the back of your estimate. \*\*\*Please note that ALL ORDERS are subject to adjusted lead times based on material availability, natural disaster, or any other occurrence that we cannot control.\*\*\*  
\*\*\*ALL CANCELLATIONS SUBJECT TO A 20% CANCELLATION FEE\*\*\*

Subtotal	\$6,568.00
Tax	\$0.00
Deposit Paid	\$0.00
<b>Total</b>	<b>\$6,568.00</b>

Customer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

ASP Representative: \_\_\_\_\_ Date: \_\_\_\_\_

THANK YOU for considering Atlantic Storm Protection

QUESTIONS? 321-794-4869  
admin@atlanticstormprotection.com

NOTES:

GL# Bond \$ 3968.00

GL# \_\_\_\_\_ \$ \_\_\_\_\_

GL# \_\_\_\_\_ \$ \_\_\_\_\_

GL# \_\_\_\_\_ \$ \_\_\_\_\_

Dept Head [Signature] GM \_\_\_\_\_



# Invoice

P.O. BOX 121197  
CLERMONT, FL 34712  
(800) 340-8337

Date	Invoice #
3/15/2024	53188

Bill To
VIERA EAST GOLF CLUB 2300 CLUB HOUSE DRIVE VIERA, FL. 32955

Ship To
VIERA EAST GOLF CLUB 5250 MURRELL RD. VIERA, FL. 32955

P.O. Number	Terms	Rep	Via	F.O.B.	Project
	Net 30	NH	TRI-STATE		

TICKET#	Ship Date	Item Code	Description	Quantity	Price Each	Amount
1033272008	3/13/2024	108 001	BIN C TOPDRESS FREIGHT CHARGE	21.89 21.89	17.00 30.50	372.13T 667.65
1033272097	3/13/2024	108 001	BIN C TOPDRESS FREIGHT CHARGE	24.33 24.33	17.00 30.50	413.61T 742.07

~~GL# \_\_\_\_\_ \$ \_\_\_\_\_~~  
~~GL# 42-39-572-47300 \$ 1,097.73~~  
~~GL# Day Park Turf Repair \$ 1,097.73~~  
 GL# Bowd St  
 Dept Head \_\_\_\_\_ GM *[Signature]*

THANK YOU FOR YOUR BUSINESS

Sales Tax (0.00)	\$0.00
<b>Total</b>	<b>\$2,195.46</b>

Phone #	Fax #
8003408337	(352)242-0525

Type text here

**\$1,097.73 + \$76.33 + \$57.69 = \$1,231.75**

PARK

Space Coast Crushers, Inc.

8800 Holiday Springs Rd., Rockledge, FL 32955

Ph: 321.636.2323

103510  
3/11/2024 12:59 PM

Ticket: 103510

Sold To: CASH

Hauler: CASH

Truck: 1

Job: General Sales

Gross: 7.71 tons

Tare: 4.23 tons

Net: 3.48 tons

Product: Fines

@ \$20.50 per tn

Sub Total: 171.34

Freight 10.00

Sales Tax: 4.99

Total Charge: 176.33

Amount Due: 176.33

Amount Paid: 176.33

Payment Type: CC0534

Driver: \_\_\_\_\_

Salesperson: [Signature]

Customer: \_\_\_\_\_

SPACE COAST CRUSHERS  
8800 HOLIDAY SPRINGS RD  
ROCKLEDGE, FL 32955  
3216362323

03/11/2024

12:18:04

Terminal ID No.:

78081662

Credit Sale:

Transaction #: 6

Card Type: Visa

Account: \*\*\*\*\*0534

Entry: Swiped, Fall-Back

Amount:

**\$176.33**

Ref. Number: 407117168163

Auth. Code: 048290

Response: APPROVAL

048290

CUSTOMER COPY

1. There are no warranties made by Seller, either expressed or implied, as to products fitness for a particular purpose of merchantability, said products being sold 'AS IS, WHERE IS'.
2. All material becomes the property of customer who has sole and absolute liability for same upon completion of loading material upon customer's vehicle.
3. Space Coast Crushers, Inc. shall be entitled to recover all costs of collection of customer's account including reasonable attorney's fees, whether or not suit is instituted.

GL# \_\_\_\_\_ \$  
 GL# \_\_\_\_\_ \$  
 GL# \_\_\_\_\_ \$  
 GL# \_\_\_\_\_ \$  
 Dept Head GMP

*Des Park  
 Plans Repair  
 Board*

103575

PARK

Space Coast Crushers, Inc.  
8800 Holiday Springs Rd., Rockledge, FL 32955  
Ph: 321.636.2323

3/12/2024 01:33 PM

Tickets: 103575

Sold To: CASH

Hauler: CASH

Truck: 1

Job: General Sales

Gross: 6.06 tons  
Tare: 3.43 tons  
Net: 2.63 tons

Product: Fines @ 120.50 per tn

Sub Total: \$53.92  
Freight: 10.00  
Sales Tax: 13.77  
Total Charge: 157.69

Amount Due: 157.69

Amount Paid: 157.69

Payment Type: 00534

Driver: [Signature]

Salesperson: [Signature]

Customer: \_\_\_\_\_

1. There are no warranties made by Seller, either expressed or implied, as to products purpose of merchantability, said products being sold 'AS IS, WHERE IS'.
2. All material becomes the property of customer who has sole and absolute liability for loading material upon customer's vehicle.
3. Space Coast Crushers, Inc. shall be entitled to recover all costs of collection of customer's account including reasonable attorney's fees, whether or not suit is instituted.

SPACE COAST CRUSHERS  
8800 HOLIDAY SPRINGS RD  
ROCKLEDGE, FL 32955  
3216362323

03/12/2024 12:43:08  
Terminal ID No.: 78001662

Credit Sale:

Transaction #: 12  
Card Type: Visa  
Account: \*\*\*\*\*0534  
Entry: Chip

Amount: **\$57.69**

Ref. Number: 407217166133  
Auth. Code: 01769C  
Response: APPROVAL 01769C

Mode: Issuer  
AID: 8000000031010  
TVR: 0000000000  
IAD: 0601120360000  
TSI: 6800  
ARC: 00

CUSTOMER COPY

GL# \_\_\_\_\_  
GL# \_\_\_\_\_  
GL# \_\_\_\_\_  
GL# \_\_\_\_\_  
Dept Head GM

*Dog Park  
Mound Repair  
Bowl*

**Jim Moller - Order Confirmation**

**Order Number:** 100104824  
**Order Placed:** 07/16/2024 at 9:56 AM  
**Status:** Hold - Pending Processing  
**Shipping & Handling:** \$0.00

**Order Details:**

Item	Price	Qty	Total
Avantco UBB-72S-HC 73" Black Counter Height Narrow Sliding Glass Door Back Bar Refrigerator with LED Lighting 178UBB72SHC EA	\$1,949.00	1	\$1,949.00
<b>Sub Total:</b>			\$1,949.00
<b>Shipping &amp; Handling:</b>			\$0.00
<b>Liftgate:</b>			\$55.00
<b>Estimated Tax:</b>			\$0.00
<b>Total:</b>			\$2,004.00

Thank you again for shopping at WebstaurantStore!

[Print this page](#)

*P. CARD*

*Beer  
Cooler for Rest  
From Bond Money*

GL# \_\_\_\_\_ \$ *2004.00*  
GL# \_\_\_\_\_ \$ \_\_\_\_\_  
GL# \_\_\_\_\_ \$ \_\_\_\_\_  
GL# \_\_\_\_\_ \$ \_\_\_\_\_  
Dept Head \_\_\_\_\_ GM *[Signature]*

# SECTION B



**Viera East**  
**Community Development District**  
 Check Register Summary  
 August 16, 2024 through September 17, 2024

Fund	Date	Check #'s	Amount
<i>General Fund</i>			
	8/22/24	5166-5183	\$ 10,268.84
	8/29/24	5184-5189	\$ 5,303.79
	9/5/24	5190-5193	\$ 5,867.68
	9/12/24	5194-5200	\$ 12,430.32
		Sub-Total	\$ 33,870.63
<i>Capital Reserve</i>			
	-	-	\$ -
		Sub-Total	\$ -
<i>Golf Course</i>			
	8/22/24	31916-31936	\$ 34,149.67
	8/29/24	31937-31951	\$ 9,911.50
	8/29/24	31944 - Voided	\$ (265.00)
	8/29/24	31947 - Voided	\$ (105.47)
	9/5/24	31952-31972	\$ 30,807.56
	9/12/24	31973-31985	\$ 6,799.99
		Sub-Total	\$ 81,298.25
<b>Total</b>			<b>\$ 115,168.88</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/15/24	00318	8/21/24 09142024	202408 300-15500-10000	ENTERTAINMENT 9/14/24 AL JAMES	*	200.00	200.00 005166
8/15/24	00222	8/13/24 181190	202408 330-53800-47100	BANNERS AUG24 ALLEGRA-ROCKLEDGE	*	80.00	80.00 005167
8/15/24	00267	8/15/24 24-08-09	202408 340-53800-47900	30YD ROLLOFF AUG24 BERRY DISPOSAL	*	425.00	425.00 005168
8/15/24	00311	8/21/24 09212024	202408 300-15500-10000	ENTERTAINMENT 9/21/24 DENISE TURNER	*	300.00	300.00 005169
8/15/24	00195	8/15/24 5939073	202408 320-53800-34100	PEST PREVENTION AUG24 ECOLAB PEST ELIMINATION DIV	*	454.88	454.88 005170
8/15/24	00296	8/15/24 10098442	202408 340-53800-47400	IRRIGATION PUMP AUG24 EVERBANK, N.A.	*	2,298.44	2,298.44 005171
8/15/24	00286	8/17/24 9933718	202408 340-53800-41000	EQUIPMENT RENTAL AUG24 FUSION, LLC	*	1,237.69	1,237.69 005172
8/15/24	00292	8/21/24 09072024	202408 300-15500-10000	ENTERTAINMENT 9/7/24 LACEY CONNELLY	*	200.00	200.00 005173
8/15/24	00209	8/20/24 42	202408 330-53800-49000	PALM TREE REMOVAL LELAND'S TREE SERVICE	*	500.00	500.00 005174
8/15/24	00321	8/21/24 09282024	202408 300-15500-10000	ENTERTAINMENT 9/28/24 MARTIN GALLAGHER	*	200.00	200.00 005175
8/15/24	00312	8/21/24 08212024	202408 320-53800-48000	REPLENISH SAFE PETTY CASH	*	311.00	311.00 005176
8/15/24	00291	8/20/24 09062024	202408 300-15500-10000	ENTERTAINMENT 9/6/24	*	350.00	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/21/24		09132024	202408	300-15500-10000			ENTERTAINMENT 9/13/24	*	350.00		
8/21/24		09202024	202408	300-15500-10000			ENTERTAINMENT 9/20/24	*	350.00		
8/21/24		09272024	202408	300-15500-10000			ENTERTAINMENT 9/27/24	*	350.00		
8/20/24		09062024	202408	300-15500-10000			ENTERTAINMENT 9/6/24	V	350.00-		
8/21/24		09132024	202408	300-15500-10000			ENTERTAINMENT 9/13/24	V	350.00-		
8/21/24		09202024	202408	300-15500-10000			ENTERTAINMENT 9/20/24	V	350.00-		
8/21/24		09272024	202408	300-15500-10000			ENTERTAINMENT 9/27/24	V	350.00-		
							ROCKSTAR KARAOKE ENTERTAINMENT LLC			.00	005177
8/15/24	00259	8/22/24	44VEDD	202408	320-53800-48000		SOCIALMEDIA MARKETING AUG	*	2,600.00		
							UNIQUE WEBB CONSULTING			2,600.00	005178
8/15/24	00188	8/15/24	30901586	202408	340-53800-54100		UNIFORMS AUG24	*	61.83		
							UNIFIRST CORPORATION			61.83	005179
8/22/24	00291	8/21/24	09132024	202408	300-15500-10000		ENTERTAINMENT 9/13/24	*	350.00		
							ROCKSTAR KARAOKE ENTERTAINMENT LLC			350.00	005180
8/22/24	00291	8/21/24	09202024	202408	300-15500-10000		ENTERTAINMENT 9/20/24	*	350.00		
							ROCKSTAR KARAOKE ENTERTAINMENT LLC			350.00	005181
8/22/24	00291	8/22/24	09272024	202408	300-15500-10000		ENTERTAINMENT 9/27/24	*	350.00		
							ROCKSTAR KARAOKE ENTERTAINMENT LLC			350.00	005182
8/22/24	00291	8/21/24	09062024	202408	300-15500-10000		ENTERTAINMENT 9/6/24	*	350.00		
							ROCKSTAR KARAOKE ENTERTAINMENT LLC			350.00	005183
8/29/24	00324	4/25/24	27747	202404	300-13100-10600		ROLLING SHUTTER DOORS	*	3,968.00		
							ATLANTIC STORM PROTECTION			3,968.00	005184
8/29/24	00267	3/18/24	24-05-11	202403	340-53800-47900		30 YARD ROLLOFF	*	425.00		
							BERRY DISPOSAL			425.00	005185
							VIER --VIERA EAST-- AWOLFE				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
8/29/24	00034	8/12/24 112086 J	202407 340-53800-47300	1705 CRANE CREEK BLVD CITY OF COCOA	*	209.64	209.64 005186
8/29/24	00190	8/22/24 367561	202408 340-53800-46100	PUMP NOZZLE NAPA AUTO PARTS	*	172.99	172.99 005187
8/29/24	00626	8/13/24 1924441	202406 310-51300-31500	ATTORNEY FEES SHUTTS & BOWEN LLP	*	396.00	396.00 005188
8/29/24	00188	8/22/24 30901606	202408 340-53800-54100	UNIFORMS	*	70.33	
		8/29/24 30901623	202408 340-53800-54100	UNIFORMS UNIFIRST CORPORATION	*	61.83	132.16 005189
9/05/24	00285	8/16/24 2037	202408 340-53800-47300	GRASS CUTTING A NEW LIFE LAWN CARE & MORE	*	1,800.00	1,800.00 005190
9/05/24	00307	9/04/24 23853	202409 320-53800-51100	KEY LACY'S LOCKSMITHING	*	7.00	7.00 005191
9/05/24	00176	8/20/24 14517201	202408 340-53800-47300	PRO NOZZLE SITEONE LANDSCAPE SUPPLY, LLC	*	20.05	20.05 005192
9/05/24	00131	8/23/24 7449566	202408 300-15500-10000	TRUSTEE FEES U.S. BANK	*	4,040.63	4,040.63 005193
9/12/24	00222	8/30/24 181279	202408 330-53800-47100	PRACTICE RANGE PARKING SI ALLEGRA-ROCKLEDGE	*	274.00	274.00 005194
9/12/24	00239	9/11/24 14-15640	202409 330-53800-49500	BARE FOOT BEEMANS NURSERY, INC	*	262.50	262.50 005195
9/12/24	00040	8/30/24 477221	202408 330-53800-47200	MONTHLY SERVICES ECOR INDUSTRIES, INC.	*	9,983.59	9,983.59 005196

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 \*\*\* CHECK NOS. 005166-005200

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
 VIERA EAST-GENERAL FUND  
 BANK A VIERA EAST-GF

RUN 9/17/24

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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/12/24	00283	8/28/24 08282024	202408 320-53800-51000	REIMBURSE LUNCH HARVEY MEISTER	*	169.73	169.73 005197
9/12/24	00209	9/09/24 44	202409 330-53800-49400	DEAD PINE CUT LELAND'S TREE SERVICE	*	1,500.00	1,500.00 005198
9/12/24	00626	9/04/24 1927474	202407 310-51300-31500	ATTORNEY FEES SHUTTS & BOWEN LLP	*	178.67	178.67 005199
9/12/24	00188	9/05/24 30901641	202409 340-53800-54100	UNIFORMS UNIFIRST CORPORATION	*	61.83	61.83 005200
TOTAL FOR BANK A						33,870.63	
TOTAL FOR REGISTER						33,870.63	

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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/15/24	01485	8/06/24 91864579	202408 300-14200-10000	GOLF BALLS AUG24	*	256.33	
		8/14/24 91870136	202408 300-14200-10000	CUSTOM APPAREL	*	482.16	
							738.49 031916
8/15/24	01654	8/20/24 LORL1740	202408 320-57200-51100	TOWELS & MATS AUG24	*	154.68	
							154.68 031917
8/15/24	01159	7/22/24 AIN-4969	202407 300-14200-10000	PRO SHOP INVENTORY	*	368.00	
							368.00 031918
8/15/24	01668	8/12/24 39794	202408 390-57200-51160	CLEANING SERVICES AUG24	*	255.00	
							255.00 031919
8/15/24	01550	8/15/24 698776	202408 300-14100-10000	BREAD AUG24	*	185.90	
		8/20/24 698777	202408 300-14100-10000	BREAD AUG24	*	156.30	
							342.20 031920
8/15/24	00279	8/21/24 00081851	202408 320-57200-54000	OUTDOOR REC BOWLING MARIN	*	200.00	
							200.00 031921
8/15/24	01388	8/09/24 1R117660	202408 390-57200-54600	KONICA MINOLTA AUG24	*	98.15	
							98.15 031922
8/15/24	00947	8/15/24 5939080	202408 390-57200-46500	PEST ELIMINATION AUG24	*	370.96	
							370.96 031923
8/15/24	01669	8/12/24 15604638	202408 300-15500-10000	FIRE MONITORING	*	34.96	
		8/12/24 15604638	202408 300-15500-10000	24 HOUR ALARM MONITORING	*	359.83	
		8/12/24 15604638	202408 300-15500-10000	CELL PRIMARY SERVICES	*	657.73	
							1,052.52 031924
8/15/24	00587	8/15/24 16013115	202408 390-57200-46110	DIESEL AUG24	*	470.28	

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		8/15/24	16013115 202408 300-13100-10000	DIESEL AUG24	*	231.63		
		8/15/24	16013151 202408 390-57200-46110	GASOLINE AUG24	*	797.09		
		8/15/24	16013151 202408 300-13100-10000	GASOLINE AUG24	*	392.59		
							GLOVER OIL COMPANY INC	1,891.59 031925
8/15/24	00097	7/29/24	297516 202407 300-14200-10000	SCORECARDS SHIPPING AUG24	*	44.34		
							GOLF ASSOCIATES SCORECARD COMPANY	44.34 031926
8/15/24	00920	8/15/24	53873 202408 390-57200-47300	70/30 COMPLUS COARSE	*	1,143.68		
							GOLF SPECIALTIES INC	1,143.68 031927
8/15/24	01372	8/19/24	37244442 202408 320-57200-34100	COPIER AUG24	*	156.34		
		8/19/24	37244442 202408 300-13100-10000	COPIER AUG24	*	156.34		
							GREAT AMERICA FINANCIAL SVCS	312.68 031928
8/15/24	00203	8/08/24	8989684 202408 390-57200-54600	CUSHMAN HAULER 800X	*	131.31		
		8/14/24	9000350 202408 390-57200-54600	CUSHMAN HAULER 800X	*	81.59		
		8/14/24	9000350 202408 390-57200-54600	EZGO RXV ELITE	*	2,510.49		
		8/14/24	9001339 202408 390-57200-54600	TORO TURF EQUIPMENT	*	9,904.64		
		8/14/24	9001339 202408 390-57200-54600	2022 FMV TORO PACKAGE	*	4,717.02		
		8/14/24	9001339 202408 390-57200-54600	CUSHMAN HAULER 800X	*	1,141.68		
		8/14/24	9001339 202408 390-57200-54600	TORO TURF EQUIPMENT	*	3,368.46		
		8/14/24	9001339 202408 390-57200-54600	CUSHMAN REFRESHER	*	355.00		
							HUNTINGTON NATIONAL BANK	22,210.19 031929
8/15/24	01358	7/31/24	00122797 202407 390-57200-54200	CYLINDER CONTROL JUL24	*	40.50		
							NEXAIR, LLC	40.50 031930
8/15/24	00127	8/13/24	677828 202408 390-57200-46000	TIRES AUG24	*	1,443.48		
							PRECISION	1,443.48 031931

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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/15/24	00603	8/14/24 199549	202408 390-57200-46000	COMMERCIAL EDGER AUG24 ROCKLEDGE MOWER & SERVICE	*	499.99	499.99 031932
8/15/24	01579	8/15/24 26792408	202408 390-57200-46000	AUTO CORE AUG24	*	253.75	
		8/15/24 26792408	202408 300-13100-10000	AUTOMOTIVE BATTERY ROYAL BATTERY DISTRIBUTION INC.	*	121.42	375.17 031933
8/15/24	00243	8/13/24 37673723	202408 300-14200-10000	GOLF BALLS AUG24	*	474.68	
		8/13/24 37674135	202408 300-14200-10000	GOLF BALLS AUG24 TAYLOR MADE GOLF COMPANY, INC	*	778.14	1,252.82 031934
8/15/24	00807	8/15/24 30901586	202408 390-57200-54100	UNIFORMS AUG24 UNIFIRST CORPORATION	*	146.98	146.98 031935
8/15/24	00117	8/09/24 41220777	202408 390-57200-46000	AUTO PARTS AUG24	*	175.20	
		8/13/24 41221510	202408 390-57200-46000	AUTO PARTS AUG24 WESCOTURF INC.	*	1,033.05	1,208.25 031936
8/29/24	01485	8/21/24 91874823	202408 300-14200-10000	SHIRTS	*	1,483.42	
		8/23/24 91876901	202408 300-14200-10000	GOLF BALLS ACUSHNET COMPANY	*	1,146.33	2,629.75 031937
8/29/24	01654	8/27/24 LORL1742	202408 320-57200-51100	TOWELS ALSCO	*	154.68	154.68 031938
8/29/24	00448	8/08/24 I0633285	202408 390-57200-46000	BUSTER ATCO INTERNATIONAL	*	206.46	206.46 031939
8/29/24	01668	8/19/24 40152	202408 390-57200-51160	CLEANING SERVICES BREVARD HOME CLEANING	*	255.00	255.00 031940
8/29/24	01550	8/22/24 698778	202408 300-14100-10000	BREAD	*	125.65	



CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/27/24		698779		202408 300-14100-10000	BREAD	*	182.50		
					CHUCK INDEPENDENT BREAD DIST, LLC			308.15	031941
8/29/24	00024	8/14/24	112664 J	202407 320-57200-43000	2300 CLUBHOUSE DR	*	184.29		
		8/14/24	112664 J	202407 330-57200-43000	2300 CLUBHOUSE DR	*	184.29		
		8/14/24	112664 J	202407 350-57200-43000	2300 CLUBHOUSE DR	*	184.30		
		8/14/24	70192 JU	202407 390-57200-43000	5600 MURRELL RD	*	552.88		
		8/20/24	141774 J	202407 320-57200-43000	4563 BRAYWICK CT	*	87.88		
					CITY OF COCOA UTILITIES			1,193.64	031942
8/29/24	01629	9/01/24	SUP00623	202408 340-57200-54000	MAINTENANCE FEES	*	649.00		
					CLUB CADDIE			649.00	031943
8/29/24	01670	8/29/24	08292024	202408 320-57200-54000	DOMAIN NAME	*	265.00		
		8/29/24	08292024	202408 320-57200-54000	DOMAIN NAME	V	265.00-		
					DOMAIN NAME SERVICES			.00	031944
8/29/24	01394	8/15/24	63473907	202408 330-57200-54600	RENTAL	*	142.74		
					ECOLAB			142.74	031945
8/29/24	01196	8/12/24	93968613	202408 390-57200-46000	FRONT AXLE	*	205.28		
		8/13/24	93970287	202408 390-57200-46000	TIE ROD	*	46.98		
					E-Z-GO A TEXTRON COMPANY			252.26	031946
8/29/24	01671	8/29/24	A1362377	202408 340-57200-51200	A13623775394	*	105.47		
		8/29/24	A1362377	202408 340-57200-51200	A13623775394	V	105.47-		
					FLORIDA LABOR LAW POSTER SERVICE			.00	031947
8/29/24	00130	8/21/24	62238802	202408 300-14100-10200	BEVERAGES	*	187.80		
		8/21/24	62238802	202408 330-57200-51050	PAPER	*	332.89		

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		8/21/24	62238802	202408 330-57200-51025	*	45.54	
			KITCHEN				
		8/21/24	62238802	202408 300-14100-10000	*	548.12	
			KITCHEN				
		8/21/24	62238802	202408 330-57200-43100	*	6.50	
			FUEL				
				SYSO			1,120.85 031948
8/29/24	00888	8/20/24	18206402	202408 340-57200-51100	*	28.50	
			RECLOSABLE BAGS				
				ULINE			28.50 031949
8/29/24	01645	8/23/24	045	202408 390-57200-54200	*	1,300.00	
			UNIRAKE				
				WARING TURF CONSULTING			1,300.00 031950
8/29/24	01421	8/29/24	CXT70465	202408 340-57200-22000	*	1,300.00	
			6/23-6/24				
				WAGEWORKS, INC.			1,300.00 031951
9/05/24	01654	9/03/24	LORL1744	202409 320-57200-51100	*	154.68	
			TOWELS				
				ALSCO			154.68 031952
9/05/24	01560	8/31/24	00111788	202408 330-57200-43100	*	213.34	
			CYLINDER RENTAL				
				ARC3 GASES, INC			213.34 031953
9/05/24	00987	8/29/24	29684	202408 320-57200-48000	*	433.50	
			1/4 PAGE AD SEPT24				
		8/29/24	29685	202408 320-57200-48000	*	330.00	
			1/6 PAGE AD SEPT24				
				BLUEWATER CREATIVE GROUP INC			763.50 031954
9/05/24	01668	8/28/24	40480	202408 390-57200-51160	*	255.00	
			CLEANING				
				BREVARD HOME CLEANING			255.00 031955
9/05/24	01550	8/31/24	698781	202408 300-14100-10000	*	149.20	
			BREAD				
		9/03/24	698782	202409 300-14100-10000	*	215.30	
			BREAD				
				CHUCK INDEPENDENT BREAD DIST, LLC			364.50 031956
9/05/24	00587	8/29/24	16042110	202408 390-57200-46110	*	983.26	
			GASOLINE				

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8/29/24		16042110	GASOLINE	202408	300	13100	10000			*	484.29		
8/29/24		16042111	DIESEL	202408	390	57200	46110			*	408.41		
8/29/24		16042111	DIESEL	202408	300	13100	10000			*	201.15		
GLOVER OIL COMPANY INC											2,077.11	031957	
9/05/24	00097	8/23/24	298054	202408	340	57200	42600		SCORECARDS	*	681.90		
GOLF ASSOCIATES SCORECARD COMPANY											681.90	031958	
9/05/24	99999	9/05/24	VOID CHECK	202409	000	00000	00000			C	.00		
*****INVALID VENDOR NUMBER*****											.00	031959	
9/05/24	00483	8/25/24	08252024	202408	300	13100	10000		FLAG LIGHT REPAIRS	*	29.41		
8/25/24		08252024	WOODSIDE PARK	202408	300	13100	10000			*	33.09		
8/25/24		08252024	REPAIRS	202408	300	13100	10000			*	6.89		
8/25/24		08252024	REPAIRS & CLEANING	202408	300	13100	10000			*	44.10		
8/25/24		08252024	REPAIRS	202408	300	13100	10000			*	2.47		
8/25/24		08252024	REPAIRS	202408	300	13100	10000			*	2.25		
8/25/24		08252024	REPAIRS	202408	300	13100	10000			*	20.56		
8/25/24		08252024	PARK	202408	300	13100	10000			*	8.33		
8/25/24		08252024	REPAIRS	202408	300	13100	10000			*	42.59		
8/25/24		08252024	REPAIRS	202408	300	13100	10000			*	2.88		
8/25/24		08252024	REPAIRS	202408	300	13100	10000			*	37.81		
8/25/24		08252024	REPAIRS	202408	300	13100	10000			*	5.63		
8/25/24		08252024	REPAIRS	202408	300	13100	10000			*	23.88-		
8/25/24		08252024	PARK	202408	300	13100	10000			*	71.22		
LOWE'S											283.35	031960	
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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
9/05/24	00180	8/26/24 367930	202408 390-57200-46000	HAMMER PULLER KITS	*	157.66	
		9/03/24 368826	202409 390-57200-46000	TIRE SEALANT	*	37.03	
							194.69 031961
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9/05/24	00808	9/02/24 09022024	202409 300-10100-11000	PETTY CASH	*	615.00	
							615.00 031962
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9/05/24	99999	9/05/24 VOID	202409 000-00000-00000	VOID CHECK	C	.00	
							.00 031963
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9/05/24	01324	8/16/24 08162024	202408 300-13100-10000	STORAGE COST	*	89.98	
		8/16/24 08162024	202408 300-13100-10400	FOOD CATERING	*	2,004.00	
		8/16/24 08162024	202408 320-57200-41000	HULU SUBSCRIPTION	*	99.13	
		8/16/24 08162024	202408 320-57200-54000	MEMBERSHIP	*	179.00	
		8/16/24 08162024	202408 300-13100-10000	VOIP HANDSET	*	20.75	
		8/16/24 08162024	202408 300-13100-10000	FLOOD LIGHT	*	129.98	
		8/16/24 08162024	202408 300-13100-10000	PLASTIC BUCKET	*	129.99	
		8/16/24 08162024	202408 330-57200-46000	HOTDOG STEAMER	*	205.99	
		8/16/24 08162024	202408 300-14100-10200	WATER	*	23.49	
		8/16/24 08162024	202408 320-57200-41000	CRICKET WIRELESS	*	239.00	
		8/16/24 08162024	202408 390-57200-51100	GRIP TAPE	*	27.98	
		8/16/24 08162024	202408 320-57200-51000	MENU HOLDERS	*	219.98	
		8/16/24 08162024	202408 300-13100-10400	FOUNTAIN PROJECT	*	20.49	
		8/16/24 08162024	202408 330-57200-51100	GAS	*	1,533.40	
		8/16/24 08162024	202408 300-13100-10000	BINGO	*	21.00	
		8/16/24 08162024	202408 300-13100-10000	FANS & SIGNS	*	93.59	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/16/24		08162024	202408	300-13100-10000	TABLE CLOTHS	*	8.03		
8/16/24		08162024	202408	300-13100-10000	RALPH WILLIAM	*	400.71		
8/16/24		08162024	202408	300-13100-10000	DRY WICK SHIRTS	*	565.76		
8/16/24		08162024	202408	320-57200-49000	INTEREST CHARGES	*	132.71		
REGIONS BANK								6,144.96	031964
9/05/24	01324	8/22/24	08222024	202408 300-13100-10000	PARTY DECORATION	*	34.65		
		8/22/24	08222024	202408 300-14100-10200	MILK	*	8.98		
		8/22/24	08222024	202408 300-14100-10000	FOOD	*	53.96		
		8/22/24	08222024	202408 300-14100-10000	FOOD	*	185.62		
		8/22/24	08222024	202408 300-14100-10000	FOOD	*	9.98		
		8/22/24	08222024	202408 300-14100-10200	COFFEE	*	33.46		
		8/22/24	08222024	202408 300-14100-10200	MILK	*	7.58		
		8/22/24	08222024	202408 320-57200-49000	INTEREST CHARGES	*	46.33		
REGIONS BANK								380.56	031965
9/05/24	01369	8/27/24	8077125	202408 300-14200-10000	GOLF BALLS	*	1,315.68		
SRIXON/CLEVELAND GOLF/XXIO								1,315.68	031966
9/05/24	00130	8/28/24	62240368	202408 300-14100-10000	FOOD	*	1,317.10		
		8/28/24	62240368	202408 330-57200-43100	FUEL	*	6.50		
		9/04/24	62242281	202409 300-14100-10000	SUPPLIES	*	1,269.45		
		9/04/24	62242281	202409 300-14100-10000	SNACKS	*	66.99		
		9/04/24	62242281	202409 300-14100-10200	BEVERAGES	*	49.95		
		9/04/24	62242281	202409 330-57200-51050	PAPER	*	159.98		
		9/04/24	62242281	202409 330-57200-43100	FUEL	*	6.50		
SYSCO								2,876.47	031967
VIER --VIERA EAST-- AWOLFE									

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/05/24	01512	8/29/24	9018656	202408 390-57200-54600		TORO REELMASTER	*	1,065.98		
		8/29/24	9018656	202408 390-57200-54600		2022 CUSHMAN SHUTTLE	*	242.06		
		8/29/24	9018656	202408 350-57200-46100		ELITE RXV FREEDOM	*	10,784.30		
		8/29/24	9018656	202408 390-57200-54600		HAULER 800X GAS	*	253.59		
									12,345.93	031968
9/05/24	01257	8/29/24	65899	202408 340-57200-54000		SOFTWARE UPGRADE	*	1,500.00		
									1,500.00	031969
9/05/24	00807	8/22/24	30901606	202408 390-57200-54100		UNIFORMS	*	140.63		
		8/29/24	30901623	202408 390-57200-54100		UNIFORMS	*	140.63		
									281.26	031970
9/05/24	00068	8/27/24	9260467-	202409 320-57200-34100		8 YARD DUMPSTER	*	50.62		
									50.62	031971
9/05/24	00117	8/30/24	41225508	202408 390-57200-46000		SHAFT CARRIER	*	309.01		
									309.01	031972
9/12/24	01654	9/10/24	LORL1746	202409 320-57200-51100		UNIFORMS	*	154.68		
									154.68	031973
9/12/24	01560	9/05/24	00111971	202409 330-57200-43100		GASES	*	214.23		
									214.23	031974
9/12/24	00834	9/10/24	11-18575	202409 390-57200-46000		PASSENGER VALVE STEM	*	57.90		
									57.90	031975
9/12/24	01668	9/02/24	40851	202409 390-57200-51160		CLEANING SERVICES	*	255.00		
									255.00	031976
9/12/24	01553	9/01/24	02124630	202409 320-57200-34100		INTERNET & TV	*	670.31		
									670.31	031977

VIER --VIERA EAST-- AWOLFE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/12/24	01550	8/05/24	698783 BREAD	202408	300	14100	10000		CHUCK INDEPENDENT BREAD DIST, LLC	*	182.55	182.55	031978
9/12/24	00076	9/09/24	8053 2300 CLUBHOUSE DR	AUG 202408	300	13100	10500		FLORIDA CITY GAS	*	391.73	391.73	031979
9/12/24	00587	9/04/24	16052654 GASOLINE	202409	390	57200	46110		GLOVER OIL COMPANY INC	*	394.27	588.46	031980
		9/04/24	16052654 GASOLINE	202409	300	13100	10000			*	194.19		
9/12/24	00564	8/30/24	53961 BIN C TOPDRESS	202408	390	57200	47300		GOLF SPECIALTIES, INC.	*	1,086.33	1,086.33	031981
9/12/24	01514	9/05/24	0267877- MACROSI5LTR	202409	390	57200	47500		NOBLE TURF, LLC	*	2,637.20	2,637.20	031982
9/12/24	01369	7/24/24	8043337 GOLF BALLS	202407	300	14200	10000			*	55.62		
		7/25/24	8044770 HYBRID	202407	300	14200	10000			*	70.62		
		9/03/24	8083343 HYBRID	202409	300	14200	10000		SRIXON/CLEVELAND GOLF/XXIO	*	139.60	265.84	031983
9/12/24	01672	8/31/24	18129890 SOFTWARE	202408	320	57200	54500		TPX COMMUNICATIONS	*	155.13	155.13	031984
9/12/24	00807	9/05/24	30901641 UNIFORMS	202409	390	57200	54100		UNIFIRST CORPORATION	*	140.63	140.63	031985
TOTAL FOR BANK B											81,298.25		
TOTAL FOR REGISTER											81,298.25		

# SECTION C



***Viera East***  
***Community Development District***

***Unaudited Financial Reporting***  
***September 30, 2024***



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**Viera East**  
**Community Development District**  
**Combined Balance Sheet**  
**September 30, 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	\$ 434,413	\$ -	\$ -	\$ -	\$ 480,478	\$ 914,891
Capital Reserve Account	\$ -	\$ 1,413,418	\$ -	\$ -	\$ -	\$ 1,413,418
Assessments Receivable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accounts Receivable	\$ -	\$ -	\$ -	\$ -	\$ 816	\$ 816
Due from Capital Projects	\$ -	\$ 85,724	\$ -	\$ -	\$ -	\$ 85,724
Due from Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due from Golf Course	\$ 33,590	\$ -	\$ -	\$ -	\$ -	\$ 33,590
Due from General Fund	\$ -	\$ -	\$ -	\$ -	\$ 182,746	\$ 182,746
Due from Other	\$ -	\$ -	\$ -	\$ -	\$ 14,190	\$ 14,190
Prepaid Expenses	\$ 18,163	\$ -	\$ -	\$ -	\$ 192,864	\$ 211,027
Inventory- Pro Shop	\$ -	\$ -	\$ -	\$ -	\$ 46,790	\$ 46,790
Inventory- Hook & Eagle	\$ -	\$ -	\$ -	\$ -	\$ 47,377	\$ 47,377
<u>Investments:</u>						
State Board of Administration	\$ -	\$ 136,041	\$ -	\$ -	\$ -	\$ 136,041
<u>Series 2012</u>						
Reserve	\$ -	\$ -	\$ -	\$ -	\$ 287,668	\$ 287,668
Benefit Assessment	\$ -	\$ -	\$ -	\$ -	\$ 26,561	\$ 26,561
Bond Service	\$ -	\$ -	\$ -	\$ -	\$ 7,684	\$ 7,684
Recreation Fees	\$ -	\$ -	\$ -	\$ -	\$ 82,534	\$ 82,534
Prepaid Expenses - Debt	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ 0
<u>Series 2020</u>						
Reserve	\$ -	\$ -	\$ 240,908	\$ -	\$ -	\$ 240,908
Temporary Interest	\$ -	\$ -	\$ 107,051	\$ -	\$ -	\$ 107,051
Bond Service	\$ -	\$ -	\$ 9,264	\$ -	\$ -	\$ 9,264
Project	\$ -	\$ -	\$ -	\$ 147,386	\$ -	\$ 147,386
Improvements (Net of Depreciation)	\$ -	\$ -	\$ -	\$ -	\$ 1,438,328	\$ 1,438,328
<b>Total Assets</b>	<b>\$486,166</b>	<b>\$ 1,635,183</b>	<b>\$ 357,224</b>	<b>\$ 147,386</b>	<b>\$ 2,808,035</b>	<b>\$ 5,433,994</b>
<b>Liabilities:</b>						
Accounts Payable	\$ 17,105	\$ 52,560	\$ -	\$ -	\$ 22,808	\$ 92,473
Accrued Expenses	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ 600
Deferred Revenue- Season Advance	\$ -	\$ -	\$ -	\$ -	\$ 44,500	\$ 44,500
Deferred Revenue- Special Assessment O&M	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Deferred Revenue- Special Assessment Debt	\$ -	\$ -	\$ -	\$ -	\$ (23,249)	\$ (23,249)
Due to General Fund	\$ -	\$ -	\$ -	\$ -	\$ 33,590	\$ 33,590
Due to Golf Course	\$ 182,746	\$ -	\$ -	\$ -	\$ -	\$ 182,746
Due to Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Capital Reserve	\$ -	\$ -	\$ -	\$ 85,724	\$ -	\$ 85,724
Accrued Interest Payable	\$ -	\$ -	\$ -	\$ -	\$ 32,396	\$ 32,396
Accrued Principal Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accrued Payroll Payable	\$ 8,586	\$ -	\$ -	\$ -	\$ 25,465	\$ 34,051
Notes Payable	\$ -	\$ -	\$ -	\$ -	\$ 359,212	\$ 359,212
Sales Tax Payable	\$ -	\$ -	\$ -	\$ -	\$ 21,969	\$ 21,969
Event Deposits	\$ -	\$ -	\$ -	\$ -	\$ (2,588)	\$ (2,588)
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>\$208,437</b>	<b>\$ 52,560</b>	<b>\$ -</b>	<b>\$ 85,724</b>	<b>\$ 2,003,871</b>	<b>\$ 2,350,592</b>
<b>Fund Balance:</b>						
Nonspendable:						
Prepaid Items	\$ 18,163	\$ -	\$ -	\$ -	\$ -	\$ 18,163
Restricted for:						
Debt Service - Series 2020	\$ -	\$ -	\$ 357,224	\$ -	\$ -	\$ 357,224
Capital Projects - Series 2020	\$ -	\$ -	\$ -	\$ 61,662	\$ -	\$ 61,662
Assigned for:						
Capital Reserves	\$ -	\$ 1,582,623	\$ -	\$ -	\$ -	\$ 1,582,623
Unassigned	\$ 259,566	\$ -	\$ -	\$ -	\$ 804,164	\$ 1,063,730
<b>Total Fund Balances</b>	<b>\$277,729</b>	<b>\$ 1,582,623</b>	<b>\$ 357,224</b>	<b>\$ 61,662</b>	<b>\$ 804,164</b>	<b>\$ 3,083,402</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 486,166</b>	<b>\$ 1,635,183</b>	<b>\$ 357,224</b>	<b>\$ 147,386</b>	<b>\$ 2,808,035</b>	<b>\$ 5,433,994</b>

# Viera East

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
<b>Revenues:</b>				
Maintenance Assessments	\$ 1,378,973	\$ 1,378,973	\$ 1,392,551	\$ 13,578
Golf Course Administrative Services	\$ 56,280	\$ 56,280	\$ 56,280	\$ 1
Donations for Park Materials	\$ 5,000	\$ 5,000	\$ -	\$ (5,000)
Miscellaneous Income- Farmers Market	\$ 20,000	\$ 20,000	\$ 4,166	\$ (15,834)
Interest Income	\$ 100	\$ 100	\$ 1	\$ (99)
<b>Total Revenues</b>	<b>\$1,460,353</b>	<b>\$1,460,353</b>	<b>\$1,452,998</b>	<b>\$ (7,355)</b>
<b>Expenditures:</b>				
<b>General &amp; Administrative:</b>				
Supervisors Fees	\$ 30,519	\$ 30,519	\$ 23,142	\$ 7,377
Engineering Fees	\$ 5,000	\$ 5,000	\$ 16,850	\$ (11,850)
Attorney's Fees	\$ 20,000	\$ 20,000	\$ 6,629	\$ 13,371
Dissemination	\$ 1,000	\$ 1,000	\$ 1,000	\$ 0
Trustee Fees	\$ 5,600	\$ 5,600	\$ 673	\$ 4,927
Annual Audit	\$ 14,000	\$ 14,000	\$ 13,482	\$ 518
Collection Agent	\$ 2,500	\$ 2,500	\$ -	\$ 2,500
Management Fees	\$ 109,754	\$ 109,754	\$ 109,754	\$ (0)
Postage	\$ 2,000	\$ 2,000	\$ 745	\$ 1,255
Printing & Binding	\$ 2,500	\$ 2,500	\$ 380	\$ 2,120
Insurance- Liability	\$ 10,368	\$ 10,368	\$ 9,121	\$ 1,247
Legal Advertising	\$ 2,500	\$ 2,500	\$ 277	\$ 2,223
Other Current Charges	\$ 750	\$ 750	\$ 1,295	\$ (545)
Office Supplies	\$ 1,500	\$ 1,500	\$ 1,848	\$ (348)
Dues & Licenses	\$ 175	\$ 175	\$ 175	\$ -
Information Technology	\$ 4,509	\$ 4,509	\$ 4,605	\$ (97)
<b>Total General &amp; Administrative</b>	<b>\$ 212,675</b>	<b>\$ 212,675</b>	<b>\$ 189,976</b>	<b>\$ 22,699</b>

# Viera East

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
<b><i>Operations &amp; Maintenance</i></b>				
<b>Operating Expenditures</b>				
Salaries	\$ 168,699	\$ 168,699	\$ 171,624	\$ (2,925)
Administration Fee	\$ 1,228	\$ 1,228	\$ 1,053	\$ 175
FICA Expense	\$ 12,905	\$ 12,905	\$ 13,603	\$ (698)
Health Insurance	\$ 10,000	\$ 10,000	\$ 6,076	\$ 3,924
Workers Compensation	\$ 3,348	\$ 3,348	\$ 2,810	\$ 538
Unemployment	\$ 1,078	\$ 1,078	\$ 756	\$ 322
Retirement Contribution	\$ 5,061	\$ 5,061	\$ -	\$ 5,061
Other Contractual	\$ 12,000	\$ 12,000	\$ 6,541	\$ 5,459
Marketing- Lifestyle/Amenities	\$ 75,000	\$ 75,000	\$ 85,586	\$ (10,586)
Uniforms	\$ 500	\$ 500	\$ 168	\$ 332
<b>Subtotal Field Expenditures</b>	<b>\$ 289,819</b>	<b>\$ 289,819</b>	<b>\$ 288,217</b>	<b>\$ 1,602</b>
<b>Maintenance Expenditures</b>				
Canal Maintenance	\$ 14,000	\$ 14,000	\$ -	\$ 14,000
Lake Bank Restoration	\$ 164,000	\$ 164,000	\$ 257,423	\$ (93,423)
Lake Bank Education Project	\$ 8,000	\$ 8,000	\$ -	\$ 8,000
Environmental Services	\$ 20,000	\$ 20,000	\$ 1,864	\$ 18,136
Water Management System	\$ 132,000	\$ 132,000	\$ 133,715	\$ (1,715)
Midge Control	\$ 10,000	\$ 10,000	\$ -	\$ 10,000
Contingencies	\$ 2,000	\$ 2,000	\$ 7,941	\$ (5,941)
Fire Line Management	\$ 3,500	\$ 3,500	\$ 2,000	\$ 1,500
Basin Repair	\$ 3,000	\$ 3,000	\$ 1,100	\$ 1,900
<b>Subtotal Maintenance Expenditures</b>	<b>\$ 356,500</b>	<b>\$ 356,500</b>	<b>\$ 404,043</b>	<b>\$ (47,543)</b>

# Viera East

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
<b>Grounds Maintenance Expenditures</b>				
Salaries	\$ 222,718	\$ 222,718	\$ 196,723	\$ 25,995
Bonus Program	\$ -	\$ -	\$ 41,823	\$ (41,823)
Administrative Fees	\$ 2,320	\$ 2,320	\$ 2,008	\$ 312
FICA	\$ 18,958	\$ 18,958	\$ 15,626	\$ 3,332
Health Insurance	\$ 17,975	\$ 17,975	\$ 27,031	\$ (9,056)
Workers Compensation	\$ 4,420	\$ 4,420	\$ 3,211	\$ 1,209
Unemployment	\$ 2,484	\$ 2,484	\$ 1,301	\$ 1,183
Retirement Contribution	\$ 6,682	\$ 6,682	\$ -	\$ 6,682
Telephone	\$ 13,000	\$ 13,000	\$ 15,587	\$ (2,587)
Utilities	\$ 15,000	\$ 15,000	\$ 7,556	\$ 7,444
Property Appraiser	\$ 1,990	\$ 1,990	\$ 1,989	\$ 1
Insurance- Property	\$ 3,411	\$ 3,411	\$ 3,592	\$ (181)
Repairs	\$ 25,000	\$ 25,000	\$ 20,109	\$ 4,891
Fuel	\$ 21,000	\$ 21,000	\$ 17,783	\$ 3,217
Park Maintenance	\$ 45,000	\$ 45,000	\$ 28,631	\$ 16,369
Sidewalk Repair	\$ 10,000	\$ 10,000	\$ 13,712	\$ (3,712)
Chemicals	\$ 4,000	\$ 4,000	\$ 1,604	\$ 2,396
Contingencies	\$ 5,000	\$ 5,000	\$ 10,392	\$ (5,392)
Refuse	\$ 12,000	\$ 12,000	\$ 10,175	\$ 1,825
Office Supplies	\$ 500	\$ 500	\$ 170	\$ 330
Uniforms	\$ 3,000	\$ 3,000	\$ 3,152	\$ (152)
Fire Alarm System	\$ 7,500	\$ 7,500	\$ 3,658	\$ 3,842
Rain Bird Pump System	\$ 27,585	\$ 27,585	\$ 28,041	\$ (456)
Park Materials	\$ 10,000	\$ 10,000	\$ -	\$ 10,000
Bay Hill Flow Way Maintenance	\$ 25,000	\$ 25,000	\$ -	\$ 25,000
<b>Subtotal Grounds Maintenance Expenditur</b>	<b>\$ 504,542</b>	<b>\$ 504,542</b>	<b>\$ 453,874</b>	<b>\$ 50,668</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$1,150,861</b>	<b>\$1,150,861</b>	<b>\$1,146,133</b>	<b>\$ 4,728</b>
<b>Total Expenditures</b>	<b>\$1,363,536</b>	<b>\$1,363,536</b>	<b>\$1,336,109</b>	<b>\$ 27,427</b>
<b>Excess (Deficiency) of Revenues over Expen</b>	<b>\$ 96,816</b>		<b>\$ 116,889</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>\$ 20,073</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 257,657</b>	
<b>Fund Balance - Ending</b>	<b>\$ 0</b>		<b>\$ 277,729</b>	

**Viera East**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending September 30, 2024**

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
<b>Revenues</b>				
Interest	\$ 500	\$ 500	\$ 7,314	\$ 6,814
<b>Total Revenues</b>	<b>\$ 500</b>	<b>\$ 500</b>	<b>\$ 7,314</b>	<b>\$ 6,814</b>
<b>Expenditures:</b>				
Capital Outlay	\$ 100,000	\$ 100,000	\$ 164,792	\$ (64,792)
Truck Maintenance	\$ 25,000	\$ 25,000	\$ -	\$ 25,000
Sign Project	\$ 20,000	\$ 20,000	\$ -	\$ 20,000
<b>Total Expenditures</b>	<b>\$ 145,000</b>	<b>\$ 100,000</b>	<b>\$ 164,792</b>	<b>\$ (64,792)</b>
<b>Excess (Deficiency) of Revenues over Expen</b>			<b>\$ (144,500)</b>	<b>\$ (157,478)</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>\$ 80,029</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>\$1,582,623</b>	

# Viera East

## Community Development District Capital Reserve Fund

### Capital Outlay Check Register Detail For The Period Ending September 30, 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 Servic	Fawn Ridge Fountain	\$ 14,900.00
08/15/24	Accurate Air Conditioning	Cooler/Freezer Installation Depos	\$ 39,740.63
08/16/24	Brevard County Clerk of Court	Fountain Repair	\$ 20.49
09/30/24	Landirr	Renovation of Bunkers	\$ 52,560.00
<b>Total</b>			<b>\$ 164,792.29</b>



**Viera East**  
**Community Development District**  
**Debt Service Fund Series 2020**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending September 30, 2024**

	Adopted Budget	Prorated Budge Thru 09/30/24	Actual Thru 09/30/24	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 655,615	\$ 655,615	\$ 662,070	\$ 6,455
Interest	\$ 500	\$ 500	\$ 23,400	\$ 22,900
<b>Total Revenues</b>	<b>\$ 656,115</b>	<b>\$ 656,115</b>	<b>\$ 685,471</b>	<b>\$ 29,356</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>\$ 24,356</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>\$ 24,356</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 93,497</b>		<b>\$ 332,868</b>	
<b>Fund Balance - Ending</b>	<b>\$ 88,497</b>		<b>\$ 357,224</b>	

**Viera East**  
**Community Development District**  
**Capital Projects Fund Series 2020**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending September 30, 2024**

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 11,364	\$ 11,364
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 11,364</b>	<b>\$ 11,364</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 180,559	\$ (180,559)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 180,559</b>	<b>\$ (180,559)</b>
<b>Excess (Deficiency) of Revenues over Expen</b>	<b>\$ -</b>		<b>\$ (169,195)</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>\$ (169,195)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 230,858</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 61,662</b>	

**Viera East**  
**Community Development District**  
**Golf Course/ Recreation Fund- Operations**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending September 30, 2024**

	Adopted Budget	Current Month			Year- to - Date		
		Prorated Budget	Actual	Variance	Prorated Budget	Actual	Variance
		09/30/24	09/30/24		Thru 09/30/24	Thru 09/30/24	
<i>Number of Rounds</i>							
Paid Rounds	35,250	1,782	2,887	1,105	35,251	45,990	10,739
Member Rounds	10,000	505	222	(283)	10,000	3,095	(6,905)
Comp Rounds	3,000	152	122	(30)	3,000	1,308	(1,692)
<i>Revenue per Round</i>							
Paid Rounds	\$ 50	\$55	\$38	(17)	\$53	\$43	(9)
<b><u>Revenues:</u></b>							
Greens Fees	\$ 1,863,778	\$ 97,848	\$ 110,620	\$ 12,772	\$ 1,863,778	\$ 1,999,683	\$ 135,905
Gift Cards- Sales	\$ 25,750	\$ 1,352	\$ 225	\$ (1,127)	\$ 25,750	\$ 12,584	\$ (13,166)
Gift Cards- Usage	\$ (25,750)	\$ (1,352)	\$ 711	\$ 2,063	\$ (25,750)	\$ (6,631)	\$ 19,119
Season Advance/Trail Fees	\$ 150,000	\$ 7,875	\$ 8,228	\$ 353	\$ 150,000	\$ 117,319	\$ (32,681)
Associate Memberships	\$ 42,000	\$ 2,205	\$ 2,071	\$ (134)	\$ 42,000	\$ 26,245	\$ (15,755)
Driving Range	\$ 82,400	\$ 4,326	\$ 5,232	\$ 906	\$ 82,400	\$ 93,469	\$ 11,069
Golf Lessons	\$ 2,163	\$ 114	\$ 1,237	\$ 1,123	\$ 2,163	\$ 14,957	\$ 12,794
Merchandise Sales	\$ 118,450	\$ 6,219	\$ 10,136	\$ 3,918	\$ 118,450	\$ 147,402	\$ 28,952
Assessments -Recreation Operating	\$ 18,239	\$ 1,521	\$ 1,520	\$ (1)	\$ 18,239	\$ 18,239	\$ 0
Miscellaneous Income	\$ 15,000	\$ 1,251	\$ (95)	\$ (1,346)	\$ 15,000	\$ 6,271	\$ (8,729)
<b>Total Revenues</b>	<b>\$2,292,030</b>	<b>\$ 121,359</b>	<b>\$ 139,885</b>	<b>\$ 18,526</b>	<b>\$ 2,292,030</b>	<b>\$ 2,429,538</b>	<b>\$ 137,507</b>
<b><u>Expenditures:</u></b>							
<b><u>General Expenditures:</u></b>							
Other Contractual Services	\$ 20,000	\$ 1,668	\$ 423	\$ 1,245	\$ 20,000	\$ 13,710	\$ 6,290
Telephone	\$ 2,500	\$ 209	\$ 354	\$ (145)	\$ 2,500	\$ 4,065	\$ (1,565)
Utilities	\$ 5,400	\$ 450	\$ 370	\$ 80	\$ 5,400	\$ 4,244	\$ 1,156
Repairs & Maintenance	\$ 15,000	\$ 1,251	\$ 275	\$ 976	\$ 15,000	\$ 6,288	\$ 8,712
Bank Charges	\$ 45,000	\$ 3,753	\$ 4,716	\$ (963)	\$ 45,000	\$ 66,211	\$ (21,211)
Office Supplies	\$ 4,500	\$ 375	\$ 63	\$ 312	\$ 4,500	\$ 2,663	\$ 1,837
Operating Supplies	\$ 4,000	\$ 334	\$ 619	\$ (285)	\$ 4,000	\$ 8,338	\$ (4,338)
Dues, Licenses & Subscriptions	\$ 9,500	\$ 792	\$ -	\$ 792	\$ 9,500	\$ 14,729	\$ (5,229)
Drug Testing- All departments	\$ 500	\$ 42	\$ -	\$ 42	\$ 500	\$ -	\$ 500
Training, Education & Employee Relations	\$ 9,000	\$ 751	\$ 150	\$ 601	\$ 9,000	\$ 245	\$ 8,755
Contractual Security	\$ 4,000	\$ 334	\$ -	\$ 334	\$ 4,000	\$ 3,147	\$ 853
IT Services	\$ 3,000	\$ 250	\$ 1,485	\$ (1,235)	\$ 3,000	\$ 3,377	\$ (377)
<b>Subtotal General Expenditures</b>	<b>\$ 122,400</b>	<b>\$ 10,208</b>	<b>\$ 8,455</b>	<b>\$ 1,753</b>	<b>\$ 122,400</b>	<b>\$ 127,017</b>	<b>\$ (4,617)</b>

**Viera East**  
**Community Development District**  
**Golf Course/ Recreation Fund- Operations**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending September 30, 2024**

	Adopted Budget	Current Month			Year- to - Date			
		Prorated Budget	Actual	Variance	Prorated Budget	Actual	Variance	
		09/30/24	09/30/24		Thru 09/30/24	Thru 09/30/24		
<b><i>Administrative Expenditures:</i></b>								
Legal Fees	\$ 1,500	\$ 125	\$ -	\$ 125	\$ 1,500	\$ 563	\$ 938	
Arbitrage	\$ 600	\$ 50	\$ 50	\$ 0	\$ 600	\$ 600	\$ -	
Dissemination	\$ 1,000	\$ 83	\$ 83	\$ 0	\$ 1,000	\$ 1,000	\$ 0	
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ (500)	
Trustee Fees	\$ 4,100	\$ 342	\$ 341	\$ 1	\$ 4,100	\$ 4,089	\$ 11	
Annual Audit	\$ 5,000	\$ 417	\$ 326	\$ 91	\$ 5,000	\$ 4,818	\$ 182	
Golf Course Administrative Services	\$ 56,280	\$ 4,694	\$ 4,690	\$ 4	\$ 56,280	\$ 56,280	\$ -	
Insurance	\$ 133,663	\$ 11,147	\$ 12,156	\$ (1,009)	\$ 133,663	\$ 146,804	\$ (13,141)	
Property Taxes	\$ 15,000	\$ 1,251	\$ 856	\$ 395	\$ 15,000	\$ 9,420	\$ 5,580	
<b>Subtotal Administrative Expenditures</b>	<b>\$ 217,143</b>	<b>\$ 18,110</b>	<b>\$ 18,502</b>	<b>\$ (393)</b>	<b>\$ 217,143</b>	<b>\$ 224,073</b>	<b>\$ (6,930)</b>	
<b>Total General &amp; Administrative</b>	<b>\$ 339,543</b>	<b>\$ 28,318</b>	<b>\$ 26,957</b>	<b>\$ 1,361</b>	<b>\$ 339,543</b>	<b>\$ 351,089</b>	<b>\$ (11,546)</b>	
<b><i>Operations &amp; Maintenance</i></b>								
<b>Golf Operations Expenditures</b>								
Salaries	\$ 306,020	\$ 25,522	\$ 26,205	\$ (683)	\$ 306,020	\$ 316,736	\$ (10,716)	
Administrative Fee	\$ 12,876	\$ 1,074	\$ 1,192	\$ (118)	\$ 12,876	\$ 14,005	\$ (1,129)	
FICA Expense	\$ 22,509	\$ 1,877	\$ 2,005	\$ (127)	\$ 22,509	\$ 24,897	\$ (2,388)	
Health Insurance	\$ 12,632	\$ 1,054	\$ 811	\$ 243	\$ 12,632	\$ 9,575	\$ 3,057	
Workers Compensation	\$ 5,890	\$ 491	\$ 414	\$ 77	\$ 5,890	\$ 4,697	\$ 1,193	
Unemployment	\$ 10,828	\$ 903	\$ 357	\$ 546	\$ 10,828	\$ 7,609	\$ 3,219	
Golf Printing	\$ 2,500	\$ 209	\$ -	\$ 209	\$ 2,500	\$ 1,920	\$ 580	
Utilities	\$ 22,500	\$ 1,877	\$ 792	\$ 1,085	\$ 22,500	\$ 16,623	\$ 5,877	
Repairs	\$ 1,000	\$ 83	\$ -	\$ 83	\$ 1,000	\$ 2,948	\$ (1,948)	
Pest Control	\$ 1,300	\$ 108	\$ -	\$ 108	\$ 1,300	\$ 666	\$ 634	
Supplies	\$ 12,000	\$ 1,001	\$ 249	\$ 751	\$ 12,000	\$ 14,186	\$ (2,186)	
Uniforms	\$ 1,500	\$ 125	\$ -	\$ 125	\$ 1,500	\$ 130	\$ 1,370	
Training, Education & Employee Relations	\$ 9,000	\$ 751	\$ -	\$ 751	\$ 9,000	\$ 920	\$ 8,080	
Cart Lease	\$ 87,000	\$ 7,256	\$ 12,616	\$ (5,360)	\$ 87,000	\$ 119,228	\$ (32,228)	
Cart Maintenance	\$ 5,000	\$ 417	\$ -	\$ 417	\$ 5,000	\$ 7,943	\$ (2,943)	
Driving Range	\$ 10,000	\$ 834	\$ 1,116	\$ (282)	\$ 10,000	\$ 6,721	\$ 3,279	
<b>Subtotal Golf Operations Expenditures</b>	<b>\$ 522,555</b>	<b>\$ 43,581</b>	<b>\$ 45,755</b>	<b>\$ (2,174)</b>	<b>\$ 522,555</b>	<b>\$ 548,804</b>	<b>\$ (26,249)</b>	
<b>Merchandise Sales</b>								
Cost of Goods Sold	\$ 90,000	\$ 7,506	\$ 4,854	\$ 2,652	\$ 90,000	\$ 100,277	\$ (10,277)	
<b>Subtotal Merchandise Sales</b>	<b>\$ 90,000</b>	<b>\$ 7,506</b>	<b>\$ 4,854</b>	<b>\$ 2,652</b>	<b>\$ 90,000</b>	<b>\$ 100,277</b>	<b>\$ (10,277)</b>	

**Viera East**  
**Community Development District**  
**Golf Course/ Recreation Fund- Operations**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending September 30, 2024**

	Adopted Budget	Current Month			Year- to - Date		
		Prorated Budget	Actual	Variance	Prorated Budget	Actual	Variance
		09/30/24	09/30/24		Thru 09/30/24	Thru 09/30/24	
<b>Golf Course Maintenance Expenditures</b>							
Salaries	\$ 466,847	\$ 38,935	\$ 36,254	\$ 2,681	\$ 466,847	\$ 428,276	\$ 38,571
Administrative Fees	\$ 5,368	\$ 448	\$ 428	\$ 20	\$ 5,368	\$ 5,210	\$ 159
FICA Expense	\$ 37,693	\$ 3,144	\$ 2,773	\$ 370	\$ 37,693	\$ 33,705	\$ 3,988
Employee Insurance	\$ 38,695	\$ 3,227	\$ 2,938	\$ 289	\$ 38,695	\$ 36,600	\$ 2,095
Workers Compensation	\$ 9,328	\$ 778	\$ 572	\$ 206	\$ 9,328	\$ 6,918	\$ 2,410
Unemployment	\$ 7,160	\$ 597	\$ 131	\$ 466	\$ 7,160	\$ 4,111	\$ 3,049
Utilities/Water	\$ 30,000	\$ 2,502	\$ 2,717	\$ (215)	\$ 30,000	\$ 31,363	\$ (1,363)
Repairs	\$ 48,000	\$ 4,003	\$ 2,114	\$ 1,889	\$ 48,000	\$ 40,914	\$ 7,086
Restaurant Repairs	\$ 7,500	\$ 626	\$ 879	\$ (253)	\$ 7,500	\$ 8,735	\$ (1,235)
Fuel & Oil	\$ 40,000	\$ 3,336	\$ 2,162	\$ 1,174	\$ 40,000	\$ 34,353	\$ 5,647
Pest Control	\$ 1,800	\$ 150	\$ 371	\$ (221)	\$ 1,800	\$ 2,995	\$ (1,195)
Irrigation/Drainage	\$ 20,000	\$ 1,668	\$ 500	\$ 1,168	\$ 20,000	\$ 10,782	\$ 9,218
Sand and Topsoil	\$ 26,500	\$ 2,210	\$ -	\$ 2,210	\$ 26,500	\$ 11,504	\$ 14,996
Flower/Mulch	\$ 7,000	\$ 584	\$ -	\$ 584	\$ 7,000	\$ 1,592	\$ 5,408
Fertilizer	\$ 175,000	\$ 14,595	\$ 14,767	\$ (172)	\$ 175,000	\$ 168,566	\$ 6,434
Seed/Sod	\$ 10,000	\$ 834	\$ -	\$ 834	\$ 10,000	\$ -	\$ 10,000
Trash Removal	\$ 3,000	\$ 250	\$ -	\$ 250	\$ 3,000	\$ 2,414	\$ 586
Contingency	\$ 7,500	\$ 626	\$ -	\$ 626	\$ 7,500	\$ 6,563	\$ 937
First Aid	\$ 800	\$ 67	\$ -	\$ 67	\$ 800	\$ 259	\$ 541
Operating Supplies	\$ 20,000	\$ 1,668	\$ (23)	\$ 1,691	\$ 20,000	\$ 8,636	\$ 11,364
Training	\$ 9,000	\$ 751	\$ -	\$ 751	\$ 9,000	\$ 1,432	\$ 7,568
Janitorial Supplies	\$ 1,000	\$ 83	\$ -	\$ 83	\$ 1,000	\$ 207	\$ 793
Janitorial Services	\$ 20,000	\$ 1,668	\$ 1,020	\$ 648	\$ 20,000	\$ 27,188	\$ (7,188)
Soil & Water Testing	\$ 1,000	\$ 83	\$ -	\$ 83	\$ 1,000	\$ -	\$ 1,000
Uniforms	\$ 10,000	\$ 834	\$ 1,287	\$ (453)	\$ 10,000	\$ 10,421	\$ (421)
Equipment Rental	\$ 2,000	\$ 167	\$ 39	\$ 128	\$ 2,000	\$ 6,696	\$ (4,696)
Equipment Lease	\$ 187,550	\$ 15,642	\$ 18,109	\$ (2,467)	\$ 187,550	\$ 220,829	\$ (33,279)
<b>Subtotal Grounds Maintenance Expendit</b>	<b>\$1,192,741</b>	<b>\$ 99,475</b>	<b>\$ 87,037</b>	<b>\$ 12,438</b>	<b>\$ 1,192,741</b>	<b>\$ 1,110,267</b>	<b>\$ 82,474</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$1,805,296</b>	<b>\$ 150,562</b>	<b>\$ 137,646</b>	<b>\$ 12,916</b>	<b>\$ 1,805,296</b>	<b>\$ 1,759,348</b>	<b>\$ 45,948</b>
<b>Total Expenditures</b>	<b>\$2,144,839</b>	<b>\$ 178,880</b>	<b>\$ 164,603</b>	<b>\$ 14,276</b>	<b>\$ 2,144,839</b>	<b>\$ 2,110,437</b>	<b>\$ 34,402</b>
<b>Excess (Deficiency) of Revenues over Exp</b>	<b>\$ 147,191</b>		<b>\$ (24,719)</b>			<b>\$ 319,100</b>	

**Viera East**  
**Community Development District**  
**Golf Course/ Recreation Fund- Operations**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending September 30, 2024**

	Adopted Budget	Current Month			Year- to - Date		
		Prorated Budget	Actual	Variance	Prorated Budget	Actual	Variance
		09/30/24	09/30/24		Thru 09/30/24	Thru 09/30/24	
<b><i>Other Financing Sources/(Uses):</i></b>							
Assessments -Recreation Debt Service	\$ 560,250	\$ 46,725	\$ 49,100	\$ 2,375	\$ 560,250	\$ 589,195	\$ 28,945
Interest Income	\$ 1,000	\$ 83	\$ 1,311	\$ 1,228	\$ 1,000	\$ 18,140	\$ 17,140
Transfer In/(Out)- Capital Reserve	\$ (140,691)	\$ (11,734)	\$ -	\$ 11,734	\$ (140,691)	\$ (140,691)	\$ -
Interest Expense	\$ (77,750)	\$ (6,484)	\$ (6,479)	\$ 5	\$ (77,750)	\$ (77,750)	\$ (0)
Principal Expense	\$ (490,000)	\$ (40,866)	\$ (40,833)	\$ 33	\$ (490,000)	\$ (490,000)	\$ 0
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (147,191)</b>	<b>\$ (12,276)</b>	<b>\$ 3,098</b>	<b>\$ 15,374</b>	<b>\$ (147,191)</b>	<b>\$ (101,106)</b>	<b>\$ 46,085</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ (21,620)</b>			<b>\$ 217,994</b>		
<b>Fund Balance - Beginning</b>	<b>\$ -</b>				<b>\$ 639,515</b>		
<b>Fund Balance - Ending</b>	<b>\$ -</b>				<b>\$ 857,509</b>		

**Viera East**  
**Community Development District**  
**Restaurant- Hook and Eagle**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending September 30, 2024**

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
<b>Revenues:</b>				
Food Sales	\$ 334,093	\$ 334,093	\$ 449,273	\$ 115,180
Snack Sales	\$ 10,000	\$ 10,000	\$ 9,935	\$ (65)
Wine Sales	\$ 31,005	\$ 31,005	\$ 52,995	\$ 21,990
Beer Sales	\$ 179,140	\$ 179,140	\$ 176,664	\$ (2,476)
Beverage Sales	\$ 12,402	\$ 12,402	\$ 7,228	\$ (5,174)
Liquor Sales	\$ 92,220	\$ 92,220	\$ 147,337	\$ 55,117
Miscellaneous Income	\$ -	\$ -	\$ 968	\$ 968
<b>Total Revenues</b>	<b>\$ 658,860</b>	<b>\$ 658,860</b>	<b>\$844,400</b>	<b>\$ 185,540</b>
<b>Expenditures:</b>				
<b>Restaurant Expenditures:</b>				
Restaurant Manager Contract	\$ 65,000	\$ 65,000	\$ 10,833	\$ 54,167
Salaries	\$ 183,610	\$ 183,610	\$ 301,530	\$ (117,920)
Administrative Fee	\$ 8,034	\$ 8,034	\$ 7,639	\$ 395
FICA Expense	\$ 15,217	\$ 15,217	\$ 34,584	\$ (19,367)
Health Insurance	\$ 8,813	\$ 8,813	\$ 17,211	\$ (8,398)
Workers Compensation	\$ 2,336	\$ 2,336	\$ 4,608	\$ (2,272)
Unemployment	\$ 5,750	\$ 5,750	\$ 5,939	\$ (189)
Telephone	\$ 5,250	\$ 5,250	\$ 4,808	\$ 442
Utilities	\$ 10,000	\$ 10,000	\$ 8,245	\$ 1,755
Pest Control	\$ 1,200	\$ 1,200	\$ 666	\$ 534
Merchant Fees	\$ 27,500	\$ 27,500	\$ 25,084	\$ 2,416
Equipment Lease	\$ 1,500	\$ 1,500	\$ 1,230	\$ 270
Kitchen Equipment/Supplies	\$ 3,000	\$ 3,000	\$ 4,480	\$ (1,480)
Paper & Plastic Supplies	\$ 10,000	\$ 10,000	\$ 13,561	\$ (3,561)
Operating Supplies	\$ 25,000	\$ 25,000	\$ 20,301	\$ 4,699
First Aid	\$ 500	\$ 500	\$ -	\$ 500
Entertainment	\$ 14,400	\$ 14,400	\$ 585	\$ 13,815
Delivery/Gas	\$ 6,000	\$ 6,000	\$ 6,184	\$ (184)
Dues & License	\$ 5,000	\$ 5,000	\$ 11,195	\$ (6,195)
<b>Total Restaurant Expenditures</b>	<b>\$ 398,110</b>	<b>\$ 398,110</b>	<b>\$ 478,684</b>	<b>\$ (80,574)</b>
<b>Cost of Goods Sold:</b>				
Food Cost	\$ 132,750	\$ 132,750	\$ 246,026	\$ (113,276)
Snack Cost	\$ 5,000	\$ 5,000	\$ 3,939	\$ 1,061
Beverage Cost	\$ 16,000	\$ 16,000	\$ 32,849	\$ (16,849)
Beer Cost	\$ 71,000	\$ 71,000	\$ 65,765	\$ 5,235
Wine Cost	\$ 5,000	\$ 5,000	\$ 6,870	\$ (1,870)
Liquor Cost	\$ 31,000	\$ 31,000	\$ 63,615	\$ (32,615)
<b>Total Operations &amp; Maintenance</b>	<b>\$ 260,750</b>	<b>\$ 260,750</b>	<b>\$ 419,062</b>	<b>\$ (158,312)</b>
<b>Total Expenditures</b>	<b>\$ 658,860</b>	<b>\$ 658,860</b>	<b>\$ 897,746</b>	<b>\$ (238,886)</b>
<b>Excess (Deficiency) of Revenues over Expen</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (53,346)</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (53,346)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (53,346)</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	\$ 4,690	\$ 4,690	\$ 56,280
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>\$ 4,690</b>	<b>\$ 4,690</b>	<b>\$ 1,452,998</b>

**Expenditures:**

**General & Administrative:**

Supervisors Fees	\$ 2,467	\$ 1,467	\$ 1,289	\$ 2,188	\$ 1,946	\$ 1,489	\$ 2,192	\$ 2,421	\$ 2,188	\$ 2,192	\$ 2,246	\$ 1,059	\$ 23,142
Engineering Fees	\$ -	\$ 1,000	\$ -	\$ 9,800	\$ 4,200	\$ -	\$ -	\$ 1,850	\$ -	\$ -	\$ -	\$ -	\$ 16,850
Attorney's Fees	\$ 3,048	\$ 1,422	\$ 111	\$ -	\$ -	\$ 113	\$ -	\$ 1,361	\$ 396	\$ 179	\$ -	\$ -	\$ 6,629
Dissemination	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 1,000
Trustee Fees	\$ (3,030)	\$ 337	\$ 337	\$ 337	\$ 337	\$ 337	\$ 337	\$ 337	\$ 337	\$ 337	\$ 337	\$ 337	\$ 673
Annual Audit	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167	\$ 908	\$ 908	\$ 13,482
Collection Agent	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 9,146	\$ 9,146	\$ 9,146	\$ 9,146	\$ 9,146	\$ 9,146	\$ 9,146	\$ 9,146	\$ 9,146	\$ 9,146	\$ 9,146	\$ 9,146	\$ 109,754
Postage	\$ 1	\$ 151	\$ -	\$ 42	\$ 340	\$ 15	\$ 196	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 745
Printing & Binding	\$ 42	\$ 12	\$ -	\$ -	\$ -	\$ -	\$ 19	\$ 10	\$ 95	\$ 66	\$ 48	\$ 88	\$ 380
Insurance- Liability	\$ 760	\$ 760	\$ 760	\$ 760	\$ 760	\$ 760	\$ 760	\$ 760	\$ 760	\$ 760	\$ 760	\$ 760	\$ 9,121
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 277	\$ -	\$ 277
Other Current Charges	\$ 25	\$ 148	\$ 130	\$ 200	\$ 163	\$ 196	\$ 14	\$ 24	\$ 19	\$ 341	\$ 18	\$ 17	\$ 1,295
Office Supplies	\$ 937	\$ -	\$ 62	\$ -	\$ -	\$ 62	\$ -	\$ 88	\$ -	\$ 478	\$ 111	\$ 110	\$ 1,848
Dues & Licenses	\$ -	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Information Technology	\$ 376	\$ 472	\$ 376	\$ 376	\$ 376	\$ 376	\$ 376	\$ 376	\$ 376	\$ 376	\$ 376	\$ 376	\$ 4,605
<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>\$ 14,566</b>	<b>\$ 15,125</b>	<b>\$ 14,309</b>	<b>\$ 12,885</b>	<b>\$ 189,976</b>

**Operations & Maintenance**

**Operating Expenditures**

Salaries	\$ 13,456	\$ 13,196	\$ 13,621	\$ 13,009	\$ 12,378	\$ 14,828	\$ 15,902	\$ 17,074	\$ 14,917	\$ 14,252	\$ 14,963	\$ 14,027	\$ 171,624
Administration Fee	\$ 67	\$ 65	\$ 74	\$ 74	\$ 68	\$ 76	\$ 104	\$ 110	\$ 108	\$ 104	\$ 103	\$ 101	\$ 1,053
FICA Expense	\$ 1,029	\$ 1,483	\$ 1,042	\$ 995	\$ 947	\$ 1,134	\$ 1,217	\$ 1,306	\$ 1,141	\$ 1,090	\$ 1,145	\$ 1,073	\$ 13,603
Health Insurance	\$ 743	\$ 743	\$ 819	\$ 924	\$ 848	\$ 748	\$ 848	\$ 948	\$ (869)	\$ 108	\$ 108	\$ 108	\$ 6,076
Workers Compensation	\$ 213	\$ 306	\$ 215	\$ 206	\$ 196	\$ 234	\$ 251	\$ 270	\$ 236	\$ 225	\$ 236	\$ 222	\$ 2,810
Unemployment	\$ -	\$ -	\$ 189	\$ 263	\$ 52	\$ -	\$ 111	\$ 131	\$ 11	\$ -	\$ -	\$ -	\$ 756
Retirement Contribution	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Contractual	\$ 550	\$ 550	\$ 746	\$ 429	\$ 575	\$ 601	\$ 971	\$ (326)	\$ 611	\$ 611	\$ 611	\$ 611	\$ 6,541
Marketing- Lifestyle/Amenities	\$ 7,816	\$ 4,893	\$ 6,358	\$ 5,346	\$ 11,158	\$ 7,370	\$ 7,959	\$ 12,151	\$ 5,507	\$ 3,925	\$ 6,069	\$ 7,035	\$ 85,586
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>\$ 20,315</b>	<b>\$ 23,235</b>	<b>\$ 23,177</b>	<b>\$ 288,217</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	\$ -	\$ -	\$ -	\$ -	\$ 263	\$ 257,423
Lake Bank Education Project	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Environmental Services	\$ -	\$ 497	\$ 267	\$ 178	\$ 40	\$ -	\$ 86	\$ 296	\$ -	\$ 146	\$ 354	\$ -	\$ 1,864
Water Management System	\$ 11,526	\$ 10,624	\$ 11,684	\$ 10,624	\$ 9,984	\$ 12,324	\$ 11,484	\$ 10,204	\$ 12,334	\$ 10,624	\$ 9,984	\$ 12,324	\$ 133,715
Midge Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingencies	\$ 1,452	\$ -	\$ -	\$ 1,050	\$ -	\$ -	\$ 4,875	\$ -	\$ -	\$ -	\$ 500	\$ 65	\$ 7,941
Fire Line Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ -	\$ 1,500	\$ 2,000
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>\$ 10,838</b>	<b>\$ 14,151</b>	<b>\$ 404,043</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	\$ 15,825	\$ 17,462	\$ 16,532	\$ 196,723
Bonus Program	\$ -	\$ 41,823	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,823
Administrative Fees	\$ 161	\$ 156	\$ 178	\$ 178	\$ 92	\$ 184	\$ 171	\$ 185	\$ 178	\$ 178	\$ 171	\$ 175	\$ 2,008
FICA	\$ 1,231	\$ 1,712	\$ 1,275	\$ 1,211	\$ 1,218	\$ 1,398	\$ 1,223	\$ 1,286	\$ 1,261	\$ 1,211	\$ 1,336	\$ 1,265	\$ 15,626
Health Insurance	\$ 2,016	\$ 2,016	\$ 2,358	\$ 2,408	\$ 2,354	\$ 2,059	\$ 2,354	\$ 2,354	\$ 2,354	\$ 2,351	\$ 2,056	\$ 2,351	\$ 27,031
Workers Compensation	\$ 254	\$ 353	\$ 263	\$ 250	\$ 237	\$ 289	\$ 253	\$ 265	\$ 261	\$ 250	\$ 276	\$ 261	\$ 3,211
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	\$ 1,238	\$ 1,238	\$ 15,587
Utilities	\$ 838	\$ 863	\$ 803	\$ 783	\$ 348	\$ 850	\$ 844	\$ 820	\$ 664	\$ 658	\$ -	\$ 83	\$ 7,556
Property Appraiser	\$ -	\$ -	\$ 1,989	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,989
Insurance- Property	\$ 299	\$ 299	\$ 299	\$ 299	\$ 299	\$ 299	\$ 299	\$ 299	\$ 299	\$ 299	\$ 299	\$ 299	\$ 3,592
Repairs	\$ 3,281	\$ 1,151	\$ 725	\$ 1,719	\$ 543	\$ 395	\$ 310	\$ 5,018	\$ 1,442	\$ 2,333	\$ 1,528	\$ 1,664	\$ 20,109
Fuel	\$ 1,625	\$ 762	\$ 1,805	\$ 639	\$ 2,272	\$ 1,419	\$ 1,635	\$ 1,185	\$ 1,497	\$ 1,363	\$ 2,067	\$ 1,514	\$ 17,783
Park Maintenance	\$ 1,715	\$ 1,800	\$ 1,742	\$ 2,888	\$ 1,736	\$ 1,800	\$ 4,408	\$ 2,264	\$ 2,314	\$ 2,003	\$ 3,963	\$ 1,997	\$ 28,631
Sidewalk Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,712	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,712
Chemicals	\$ -	\$ 172	\$ -	\$ -	\$ -	\$ 577	\$ -	\$ -	\$ 855	\$ -	\$ -	\$ -	\$ 1,604
Contingencies	\$ 354	\$ 375	\$ 2,376	\$ -	\$ 2,537	\$ 1,480	\$ 1,120	\$ 731	\$ 1,065	\$ 354	\$ -	\$ -	\$ 10,392
Refuse	\$ 375	\$ 750	\$ 750	\$ 1,125	\$ 1,225	\$ 1,700	\$ 850	\$ 850	\$ 425	\$ 850	\$ 850	\$ 425	\$ 10,175
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 170	\$ -	\$ 170
Uniforms	\$ 321	\$ 482	\$ 321	\$ 241	\$ 364	\$ 219	\$ 70	\$ 284	\$ 214	\$ 200	\$ 306	\$ 130	\$ 3,152
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	\$ 2,298	\$ 2,298	\$ 28,041
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>\$ 34,608</b>	<b>\$ 47,554</b>	<b>\$ 35,929</b>	<b>\$ 33,080</b>	<b>\$ 31,636</b>	<b>\$ 34,020</b>	<b>\$ 30,234</b>	<b>\$ 453,874</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>\$ 71,923</b>	<b>\$ 193,770</b>	<b>\$ 78,093</b>	<b>\$ 67,076</b>	<b>\$ 64,321</b>	<b>\$ 68,093</b>	<b>\$ 67,562</b>	<b>\$ 1,146,133</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>\$ 85,666</b>	<b>\$ 208,058</b>	<b>\$ 95,716</b>	<b>\$ 81,642</b>	<b>\$ 79,446</b>	<b>\$ 82,402</b>	<b>\$ 80,446</b>	<b>\$ 1,336,109</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>\$ (67,072)</b>	<b>\$ (135,205)</b>	<b>\$ (85,560)</b>	<b>\$ (18,161)</b>	<b>\$ (74,555)</b>	<b>\$ (77,712)</b>	<b>\$ (75,756)</b>	<b>\$ 116,889</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>\$ (163,888)</b>	<b>\$ (135,205)</b>	<b>\$ (85,560)</b>	<b>\$ (18,161)</b>	<b>\$ (74,555)</b>	<b>\$ (77,712)</b>	<b>\$ (75,756)</b>	<b>\$ 20,073</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	3,679	2,887	45,990
Member Rounds	304	317	294	254	276	295	274	186	213	269	191	222	3,095
Comp Rounds	32	105	92	105	114	120	147	132	92	124	123	122	1,308
<i>Revenue per Round</i>													
Paid Rounds	\$35	\$55	\$48	\$48	\$51	\$51	\$45	\$40	\$38	\$35	\$37	\$38	\$43
<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	\$ 134,308	\$ 110,620	\$ 1,999,683
Gift Cards- Sales	\$ 404	\$ 119	\$ 7,071	\$ 2,228	\$ 831	\$ 190	\$ 190	\$ 219	\$ 656	\$ 261	\$ 190	\$ 225	\$ 12,584
Gift Cards- Usage	\$ (1,507)	\$ (297)	\$ (415)	\$ (2,549)	\$ (1,422)	\$ (1,056)	\$ (1,548)	\$ (193)	\$ 1,485	\$ (389)	\$ 548	\$ 711	\$ (6,631)
Season Advance/Trail Fees	\$ 12,545	\$ 14,300	\$ 12,058	\$ 11,040	\$ 9,672	\$ 8,675	\$ 8,675	\$ 8,165	\$ 8,019	\$ 7,833	\$ 8,109	\$ 8,228	\$ 117,319
Associate Memberships	\$ 2,671	\$ 2,632	\$ 1,060	\$ 3,051	\$ 3,161	\$ 2,071	\$ 2,313	\$ 1,962	\$ 2,071	\$ 1,438	\$ 1,744	\$ 2,071	\$ 26,245
Driving Range	\$ 6,379	\$ 5,479	\$ 6,785	\$ 7,132	\$ 10,848	\$ 11,353	\$ 9,501	\$ 8,685	\$ 7,488	\$ 7,061	\$ 7,526	\$ 5,232	\$ 93,469
Golf Lessons	\$ -	\$ 210	\$ 600	\$ 960	\$ 830	\$ 1,170	\$ 1,350	\$ 1,410	\$ 2,840	\$ 2,930	\$ 1,420	\$ 1,237	\$ 14,957
Merchandise Sales	\$ 9,027	\$ 10,121	\$ 12,471	\$ 8,859	\$ 13,275	\$ 16,818	\$ 14,700	\$ 18,220	\$ 11,372	\$ 10,701	\$ 11,702	\$ 10,136	\$ 147,402
Assessments -Recreation Operating	\$ 1,520	\$ 1,520	\$ 1,520	\$ 1,520	\$ 1,520	\$ 1,520	\$ 1,520	\$ 1,520	\$ 1,520	\$ 1,520	\$ 1,520	\$ 1,520	\$ 18,239
Miscellaneous Income	\$ 239	\$ 1,181	\$ (862)	\$ (202)	\$ 134	\$ (791)	\$ 1,480	\$ (33)	\$ 3,015	\$ 443	\$ 1,762	\$ (95)	\$ 6,271
<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>\$ 168,829</b>	<b>\$ 139,885</b>	<b>\$ 2,429,538</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	\$ 1,565	\$ 423	\$ 13,710
Telephone	\$ 330	\$ 338	\$ 338	\$ 338	\$ 338	\$ 338	\$ 338	\$ 338	\$ 338	\$ 338	\$ 338	\$ 354	\$ 4,065
Utilities	\$ 297	\$ 283	\$ 304	\$ 387	\$ 386	\$ 455	\$ 458	\$ 417	\$ 523	\$ 362	\$ -	\$ 370	\$ 4,244
Repairs & Maintenance	\$ 275	\$ 275	\$ 1,381	\$ 275	\$ 550	\$ 275	\$ 275	\$ 450	\$ 275	\$ 722	\$ 1,260	\$ 275	\$ 6,288
Bank Charges	\$ 3,448	\$ 4,128	\$ 4,196	\$ 5,337	\$ 5,597	\$ 7,416	\$ 8,119	\$ 6,959	\$ 6,110	\$ 4,873	\$ 5,312	\$ 4,716	\$ 66,211
Office Supplies	\$ 161	\$ 84	\$ 294	\$ 186	\$ 48	\$ 198	\$ 1,088	\$ 67	\$ 63	\$ -	\$ 411	\$ 63	\$ 2,663
Operating Supplies	\$ 1,050	\$ 626	\$ 583	\$ 804	\$ 612	\$ 617	\$ 773	\$ 619	\$ 619	\$ 773	\$ 643	\$ 619	\$ 8,338
Dues, Licenses & Subscriptions	\$ 1,498	\$ 649	\$ 227	\$ 649	\$ 1,282	\$ 1,577	\$ 1,177	\$ 1,177	\$ 1,362	\$ 2,078	\$ 3,056	\$ -	\$ 14,729
Drug Testing- All departments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Training, Education & Employee Relations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 95	\$ -	\$ -	\$ -	\$ 150	\$ 245
Contractual Security	\$ -	\$ 344	\$ 344	\$ -	\$ 344	\$ 1,061	\$ -	\$ -	\$ 351	\$ 351	\$ 351	\$ -	\$ 3,147
IT Services	\$ 95	\$ 325	\$ 190	\$ 475	\$ 57	\$ 95	\$ 95	\$ -	\$ -	\$ 405	\$ 155	\$ 1,485	\$ 3,377
<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>\$ 12,224</b>	<b>\$ 13,090</b>	<b>\$ 8,455</b>	<b>\$ 127,017</b>

**Community Development District**  
**Month to Month- Golf Course/Recreation**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><u>Administrative Expenditures:</u></b>													
Legal Fees	\$ -	\$ 563	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 563
Arbitrage	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 600
Dissemination	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 1,000
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ -	\$ -	\$ 500
Trustee Fees	\$ 342	\$ 342	\$ 342	\$ 342	\$ 342	\$ 336	\$ 341	\$ 341	\$ 341	\$ 341	\$ 341	\$ 341	\$ 4,089
Annual Audit	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 326	\$ 326	\$ 4,818
Golf Course Administrative Services	\$ 4,690	\$ 4,690	\$ 4,690	\$ 4,690	\$ 4,690	\$ 4,690	\$ 4,690	\$ 4,690	\$ 4,690	\$ 4,690	\$ 4,690	\$ 4,690	\$ 56,280
Insurance	\$ 12,148	\$ 12,148	\$ 12,284	\$ 12,148	\$ 14,049	\$ 12,584	\$ 10,661	\$ 12,156	\$ 12,156	\$ 12,156	\$ 12,156	\$ 12,156	\$ 146,804
Property Taxes	\$ -	\$ 856	\$ 856	\$ 856	\$ 856	\$ 856	\$ 856	\$ 856	\$ 856	\$ 856	\$ 856	\$ 856	\$ 9,420
<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>\$ 18,502</b>	<b>\$ 18,502</b>	<b>\$ 224,073</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>\$ 31,317</b>	<b>\$ 31,592</b>	<b>\$ 26,957</b>	<b>\$ 351,089</b>
<b><u>Operations &amp; Maintenance</u></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	\$ 27,325	\$ 28,873	\$ 26,205	\$ 316,736
Administrative Fee	\$ 1,078	\$ 1,031	\$ 1,160	\$ 1,218	\$ 1,114	\$ 1,225	\$ 1,150	\$ 1,262	\$ 1,207	\$ 1,205	\$ 1,162	\$ 1,192	\$ 14,005
FICA Expense	\$ 1,725	\$ 2,516	\$ 1,804	\$ 1,767	\$ 1,882	\$ 2,419	\$ 2,114	\$ 2,245	\$ 2,121	\$ 2,090	\$ 2,209	\$ 2,005	\$ 24,897
Health Insurance	\$ 725	\$ 1,038	\$ (103)	\$ 458	\$ 784	\$ 687	\$ 784	\$ 784	\$ 784	\$ 811	\$ 2,014	\$ 811	\$ 9,575
Workers Compensation	\$ 356	\$ 207	\$ 241	\$ 365	\$ 389	\$ 500	\$ 437	\$ 464	\$ 438	\$ 432	\$ 456	\$ 414	\$ 4,697
Unemployment	\$ 441	\$ 580	\$ 522	\$ 816	\$ 692	\$ 901	\$ 788	\$ 769	\$ 651	\$ 583	\$ 508	\$ 357	\$ 7,609
Golf Printing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 902	\$ 140	\$ 196	\$ -	\$ 682	\$ -	\$ 1,920
Utilities	\$ 1,594	\$ 2,038	\$ 1,519	\$ 1,534	\$ 1,534	\$ 1,573	\$ 1,646	\$ 2,091	\$ 1,555	\$ 748	\$ -	\$ 792	\$ 16,623
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	\$ 29	\$ 249	\$ 14,186
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	\$ 10,911	\$ 12,616	\$ 119,228
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	\$ -	\$ 1,116	\$ 6,721
<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>\$ 49,178</b>	<b>\$ 46,843</b>	<b>\$ 45,755</b>	<b>\$ 548,804</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	\$ 6,274	\$ 4,854	\$ 100,277
<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>\$ 6,274</b>	<b>\$ 4,854</b>	<b>\$ 100,277</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	\$ 35,598	\$ 38,000	\$ 36,254	\$ 428,276
Administrative Fees	\$ 426	\$ 436	\$ 466	\$ 462	\$ 409	\$ 419	\$ 431	\$ 468	\$ 396	\$ 460	\$ 410	\$ 428	\$ 5,210
FICA Expense	\$ 2,685	\$ 3,863	\$ 2,825	\$ 2,813	\$ 2,485	\$ 2,851	\$ 2,483	\$ 2,706	\$ 2,589	\$ 2,723	\$ 2,907	\$ 2,773	\$ 33,705
Employee Insurance	\$ 2,485	\$ 2,448	\$ 3,739	\$ 3,978	\$ 3,584	\$ 3,143	\$ 2,828	\$ 2,918	\$ 2,966	\$ 2,963	\$ 2,611	\$ 2,938	\$ 36,600
Workers Compensation	\$ 552	\$ 796	\$ 584	\$ 580	\$ 513	\$ 587	\$ 497	\$ 545	\$ 534	\$ 560	\$ 600	\$ 572	\$ 6,918
Unemployment	\$ 116	\$ 166	\$ 549	\$ 1,309	\$ 757	\$ 295	\$ 138	\$ 183	\$ 163	\$ 168	\$ 137	\$ 131	\$ 4,111
Utilities/Water	\$ 2,379	\$ 2,750	\$ 2,374	\$ 2,181	\$ 2,466	\$ 1,924	\$ 3,279	\$ 5,719	\$ 2,711	\$ 2,864	\$ -	\$ 2,717	\$ 31,363
Repairs	\$ 5,396	\$ 5,455	\$ 3,889	\$ 1,797	\$ 1,871	\$ 2,830	\$ 5,344	\$ 2,593	\$ 3,435	\$ 1,182	\$ 5,009	\$ 2,114	\$ 40,914
Restaurant Repairs	\$ 665	\$ 1,297	\$ 219	\$ 2,458	\$ 30	\$ 38	\$ 1,768	\$ 639	\$ 27	\$ 508	\$ 206	\$ 879	\$ 8,735
Fuel & Oil	\$ 3,653	\$ 1,547	\$ 3,665	\$ 1,298	\$ 3,756	\$ 2,880	\$ 3,321	\$ 2,420	\$ 3,039	\$ 2,768	\$ 3,844	\$ 2,162	\$ 34,353
Pest Control	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160	\$ 181	\$ 371	\$ 371	\$ 371	\$ 371	\$ 371	\$ 2,995
Irrigation/Drainage	\$ 1,036	\$ 3,927	\$ 92	\$ 520	\$ -	\$ 614	\$ 699	\$ 358	\$ 460	\$ 2,576	\$ -	\$ 500	\$ 10,782
Sand and Topsoil	\$ -	\$ 1,114	\$ 1,081	\$ 1,246	\$ 1,247	\$ 1,098	\$ 1,244	\$ -	\$ 1,089	\$ 1,155	\$ 2,230	\$ -	\$ 11,504
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	\$ 10,521	\$ 14,767	\$ 168,566
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	\$ 528	\$ (23)	\$ 8,636
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	\$ 1,460	\$ 1,020	\$ 27,188
Soil & Water Testing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Uniforms	\$ 775	\$ 1,082	\$ 836	\$ 837	\$ 863	\$ 528	\$ 644	\$ 636	\$ 752	\$ 931	\$ 1,249	\$ 1,287	\$ 10,421
Equipment Rental	\$ 40	\$ 39	\$ 40	\$ 40	\$ 38	\$ -	\$ 40	\$ 40	\$ 2,539	\$ 2,541	\$ 1,300	\$ 39	\$ 6,696
Equipment Lease	\$ 17,567	\$ 17,567	\$ 17,806	\$ 17,893	\$ 19,671	\$ 16,855	\$ 17,259	\$ 17,096	\$ 18,418	\$ 17,935	\$ 24,654	\$ 18,109	\$ 220,829
<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>\$ 94,449</b>	<b>\$ 96,036</b>	<b>\$ 87,037</b>	<b>\$ 1,110,267</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>\$ 153,087</b>	<b>\$ 149,153</b>	<b>\$ 137,646</b>	<b>\$ 1,759,348</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>\$ 184,405</b>	<b>\$ 180,745</b>	<b>\$ 164,603</b>	<b>\$ 2,110,437</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>\$ (11,868)</b>	<b>\$ (11,916)</b>	<b>\$ (24,719)</b>	<b>\$ 319,100</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	\$ 49,100	\$ 49,100	\$ 589,195
Interest Income	\$ 1,260	\$ 1,387	\$ 1,259	\$ 1,299	\$ 1,294	\$ 2,920	\$ 1,305	\$ 2,244	\$ 1,295	\$ 1,259	\$ 1,306	\$ 1,311	\$ 18,140
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)	\$ (6,479)	\$ (6,479)	\$ (77,750)
Principal Expense	\$ (40,833)	\$ (40,833)	\$ (40,833)	\$ (40,833)	\$ (40,833)	\$ (40,833)	\$ (40,833)	\$ (40,833)	\$ (40,833)	\$ (40,833)	\$ (40,833)	\$ (40,833)	\$ (490,000)
<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>\$ 3,093</b>	<b>\$ 3,098</b>	<b>\$ (101,106)</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>\$ (8,822)</b>	<b>\$ (8,823)</b>	<b>\$ (21,620)</b>	<b>\$ 217,994</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	\$ 35,940	\$ 31,326	\$ 449,273
Snack Sales	\$ 765	\$ 637	\$ 569	\$ 544	\$ 857	\$ 881	\$ 759	\$ 1,049	\$ 1,067	\$ 1,091	\$ 912	\$ 805	\$ 9,935
Beverage Sales	\$ 4,267	\$ 4,159	\$ 4,058	\$ 3,505	\$ 4,970	\$ 6,081	\$ 5,015	\$ 5,073	\$ 4,234	\$ 4,432	\$ 4,021	\$ 3,181	\$ 52,995
Beer Sales	\$ 9,430	\$ 12,331	\$ 8,850	\$ 10,669	\$ 13,869	\$ 16,435	\$ 16,666	\$ 21,153	\$ 18,395	\$ 17,355	\$ 17,090	\$ 14,422	\$ 176,664
Wine Sales	\$ 455	\$ 414	\$ 433	\$ 662	\$ 693	\$ 518	\$ 503	\$ 713	\$ 630	\$ 465	\$ 879	\$ 865	\$ 7,228
Liquor Sales	\$ 8,660	\$ 9,485	\$ 11,600	\$ 11,405	\$ 14,104	\$ 14,353	\$ 13,162	\$ 12,960	\$ 13,016	\$ 10,807	\$ 14,851	\$ 12,934	\$ 147,337
Miscellaneous Income	\$ -	\$ -	\$ -	\$ -	\$ 426	\$ -	\$ 67	\$ -	\$ -	\$ -	\$ -	\$ 475	\$ 968
<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>\$ 73,693</b>	<b>\$ 64,007</b>	<b>\$ 844,400</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	\$ 26,267	\$ 27,691	\$ 25,648	\$ 301,530
Administrative Fee	\$ 564	\$ 488	\$ 560	\$ 616	\$ 492	\$ 596	\$ 557	\$ 675	\$ 759	\$ 808	\$ 762	\$ 762	\$ 7,639
FICA Expense	\$ 2,334	\$ 2,783	\$ 2,424	\$ 2,837	\$ 2,849	\$ 3,560	\$ 2,913	\$ 2,962	\$ 2,946	\$ 2,965	\$ 3,146	\$ 2,864	\$ 34,584
Health Insurance	\$ 783	\$ 821	\$ 964	\$ 1,134	\$ 937	\$ 1,788	\$ 2,157	\$ 2,157	\$ 1,867	\$ 1,522	\$ 1,350	\$ 1,732	\$ 17,211
Workers Compensation	\$ 357	\$ 449	\$ 500	\$ 209	\$ 378	\$ 481	\$ 386	\$ 390	\$ 396	\$ 414	\$ 438	\$ 211	\$ 4,608
Unemployment	\$ 279	\$ 260	\$ 631	\$ 1,272	\$ 811	\$ 662	\$ 335	\$ 219	\$ 269	\$ 356	\$ 513	\$ 332	\$ 5,939
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	\$ 184	\$ -	\$ 204	\$ 8,245
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	\$ 2,184	\$ 1,883	\$ 25,084
Equipment Lease	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ -	\$ 130	\$ 130	\$ 130	\$ 139	\$ 143	\$ 143	\$ 1,230
Kitchen Equipment/Supplies	\$ -	\$ 247	\$ 331	\$ 845	\$ 1,218	\$ 656	\$ 97	\$ 67	\$ 655	\$ 15	\$ 113	\$ 234	\$ 4,480
Paper & Plastic Supplies	\$ 2,106	\$ 798	\$ 1,932	\$ 797	\$ 1,680	\$ 1,199	\$ 1,311	\$ 507	\$ 680	\$ 1,007	\$ 945	\$ 599	\$ 13,561
Operating Supplies	\$ 622	\$ 1,777	\$ 927	\$ 460	\$ 1,236	\$ 1,931	\$ 2,388	\$ 2,222	\$ 1,765	\$ 2,564	\$ 2,638	\$ 1,773	\$ 20,301
First Aid	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Entertainment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 435	\$ 150	\$ -	\$ -	\$ 585
Delivery/Gas	\$ 527	\$ 519	\$ 574	\$ 641	\$ 558	\$ 556	\$ 542	\$ 121	\$ 271	\$ 818	\$ 375	\$ 681	\$ 6,184
Dues & License	\$ 950	\$ 566	\$ 2,351	\$ 565	\$ 684	\$ 569	\$ 2,662	\$ 1,084	\$ 54	\$ 569	\$ 569	\$ 569	\$ 11,195
<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>\$ 38,974</b>	<b>\$ 38,844</b>	<b>\$ 39,987</b>	<b>\$ 40,868</b>	<b>\$ 37,635</b>	<b>\$ 478,684</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	\$ 12,776	\$ 17,718	\$ 246,026
Snack Cost	\$ 169	\$ 197	\$ 219	\$ 215	\$ 346	\$ 1,617	\$ 293	\$ 665	\$ 267	\$ 10	\$ (148)	\$ 89	\$ 3,939
Beverage Cost	\$ 1,846	\$ 2,010	\$ 2,492	\$ 2,369	\$ 2,176	\$ 7,200	\$ 1,735	\$ 5,185	\$ 2,358	\$ 3,903	\$ 1,397	\$ 177	\$ 32,849
Beer Cost	\$ 3,781	\$ 4,745	\$ 4,212	\$ 5,117	\$ 5,006	\$ 16,036	\$ 6,894	\$ 5,418	\$ 3,819	\$ 5,898	\$ (141)	\$ 4,980	\$ 65,765
Wine Cost	\$ 294	\$ 295	\$ 362	\$ 396	\$ 567	\$ 1,557	\$ 480	\$ 315	\$ 325	\$ 945	\$ 581	\$ 751	\$ 6,870
Liquor Cost	\$ 3,959	\$ 3,941	\$ 4,130	\$ 5,063	\$ 5,437	\$ 12,833	\$ 3,453	\$ 3,108	\$ 6,652	\$ 7,774	\$ 1,922	\$ 5,342	\$ 63,615
<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>\$ 16,387</b>	<b>\$ 29,058</b>	<b>\$ 419,062</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>\$ 75,036</b>	<b>\$ 73,037</b>	<b>\$ 82,752</b>	<b>\$ 57,255</b>	<b>\$ 66,693</b>	<b>\$ 897,746</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>\$ 6,210</b>	<b>\$ 2,947</b>	<b>\$ (14,265)</b>	<b>\$ 16,438</b>	<b>\$ (2,686)</b>	<b>\$ (53,346)</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>\$ 6,210</b>	<b>\$ 2,947</b>	<b>\$ (14,265)</b>	<b>\$ 16,438</b>	<b>\$ (2,686)</b>	<b>\$ (53,346)</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	\$ 11,702	\$ 10,136	\$ 147,402
<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>\$11,702</b>	<b>\$10,136</b>	<b>\$ 147,402</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	\$ 6,274	\$ 4,854	\$ 100,277
<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>\$ 6,274</b>	<b>\$ 4,854</b>	<b>\$ 100,277</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>\$ 5,429</b>	<b>\$ 5,283</b>	<b>\$ 47,125</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	\$ 2,600	\$ 2,600	\$ 29,600
Entertainment	\$ 1,350	\$ 1,950	\$ 1,950	\$ 2,050	\$ 7,475	\$ 3,050	\$ 4,200	\$ 2,700	\$ 2,735	\$ 50	\$ 2,600	\$ 2,300	\$ 32,410
Ads	\$ 2,360	\$ 505	\$ 1,824	\$ 764	\$ 1,033	\$ 1,517	\$ 764	\$ 2,362	\$ -	\$ 1,875	\$ -	\$ 449	\$ 13,453
Supplies	\$ 1,706	\$ 38	\$ 184	\$ 133	\$ 250	\$ 203	\$ 395	\$ 4,489	\$ 172	\$ -	\$ 869	\$ 1,685	\$ 10,123
<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>\$ 6,069</b>	<b>\$ 7,035</b>	<b>\$ 85,586</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:	\$287,668
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:	\$240,908
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		
	9/30/23	09/30/24	Variance	9/30/23	09/30/24	Variance
<i>Revenues:</i>						
Greens Fees	\$ 101,168	\$ 110,620	\$ 9,453	\$ 1,860,246	\$ 1,999,683	\$ 139,438
Gift Cards - Sales	\$ 712	\$ 225	\$ (487)	\$ 24,009	\$ 12,584	\$ (11,425)
Gift Cards - Usage	\$ (540)	\$ 711	\$ 1,252	\$ (17,611)	\$ (6,631)	\$ 10,980
Season Advance/Trail Fees	\$ 9,835	\$ 8,228	\$ (1,607)	\$ 133,929	\$ 117,319	\$ (16,611)
Associate Memberships	\$ 2,670	\$ 2,071	\$ (599)	\$ 24,474	\$ 26,245	\$ 1,771
Driving Range	\$ 6,922	\$ 5,232	\$ (1,691)	\$ 98,941	\$ 93,469	\$ (5,472)
Golf Lessons	\$ 175	\$ 1,237	\$ 1,062	\$ 4,040	\$ 14,957	\$ 10,917
Merchandise Sales	\$ 6,793	\$ 10,136	\$ 3,343	\$ 127,097	\$ 147,402	\$ 20,305
Special Assessments - Operatic	\$ 1,519	\$ 1,520	\$ 1	\$ 18,232	\$ 18,239	\$ 7
Miscellaneous Income	\$ 862	\$ (95)	\$ (957)	\$ 45,693	\$ 6,271	\$ (39,422)
<b>Total Revenues</b>	<b>\$ 130,117</b>	<b>\$ 139,885</b>	<b>\$ 9,768</b>	<b>\$ 2,319,050</b>	<b>\$ 2,429,538</b>	<b>\$ 110,488</b>
<i>Expenditures:</i>						
General Expenditures	\$ 12,176	\$ 8,455	\$ (3,722)	\$ 139,397	\$ 127,017	\$ (12,381)
Administrative	\$ 13,937	\$ 18,502	\$ 4,566	\$ 179,516	\$ 224,073	\$ 44,556
Golf Operations	\$ 36,100	\$ 45,755	\$ 9,655	\$ 463,257	\$ 548,804	\$ 85,547
Merchandise Sales	\$ 5,970	\$ 4,854	\$ (1,116)	\$ 117,168	\$ 100,277	\$ (16,891)
Golf Course Maintenance	\$ 86,414	\$ 87,037	\$ 623	\$ 1,101,960	\$ 1,110,267	\$ 8,307
<b>Total Expenditures</b>	<b>\$ 154,597</b>	<b>\$ 164,603</b>	<b>\$ 10,007</b>	<b>\$ 2,001,299</b>	<b>\$ 2,110,437</b>	<b>\$ 109,139</b>
<b>Operating Income/(Loss)</b>	<b>\$ (24,480)</b>	<b>\$ (24,719)</b>	<b>\$ (239)</b>	<b>\$ 317,751</b>	<b>\$ 319,100</b>	<b>\$ 1,349</b>

**Viera East**  
**Community Development District**  
**Hook and Eagle- Operations**  
**Prior Month/Year Comparison**

	Actuals			Year to Date		
	9/30/23	09/30/24	Variance	9/30/23	09/30/24	Variance
<i>Revenues:</i>						
Food Sales	\$ 29,710	\$ 31,326	\$ 1,616	\$ 365,261	\$ 449,273	\$ 84,011
Snack Sales	\$ 821	\$ 805	\$ (16)	\$ 8,802	\$ 9,935	\$ 1,133
Beverage Sales	\$ 4,627	\$ 3,181	\$ (1,446)	\$ 47,856	\$ 52,995	\$ 5,139
Beer Sales	\$ 10,611	\$ 14,422	\$ 3,811	\$ 164,815	\$ 176,664	\$ 11,849
Wine Sales	\$ 519	\$ 865	\$ 345	\$ 5,964	\$ 7,228	\$ 1,264
Liquor Sales	\$ 8,674	\$ 12,934	\$ 4,259	\$ 114,465	\$ 147,337	\$ 32,872
Miscellaneous Income	\$ -	\$ 475	\$ 475	\$ -	\$ 968	\$ 968
<b>Total Revenues</b>	<b>\$ 54,963</b>	<b>\$ 64,007</b>	<b>\$ 9,044</b>	<b>\$707,164</b>	<b>\$844,400</b>	<b>\$137,236</b>
<i>Expenditures:</i>						
General Expenditures	\$ 37,922	\$ 37,635	\$ (286)	\$ 419,262	\$ 478,684	\$ 59,421
Cost of Goods Sold	\$ 18,732	\$ 29,058	\$ 10,326	\$ 297,517	\$ 419,062	\$ 121,546
<b>Total Expenditures</b>	<b>\$ 56,653</b>	<b>\$ 66,693</b>	<b>\$ 10,039</b>	<b>\$716,779</b>	<b>\$897,746</b>	<b>\$180,967</b>
<b>Operating Income/(Loss)</b>	<b>\$ (1,691)</b>	<b>\$ (2,686)</b>	<b>\$ (996)</b>	<b>\$ (9,615)</b>	<b>\$ (53,346)</b>	<b>\$ (43,731)</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>

