



***Viera East CDD***  
**Workshop Meeting**

**Thursday  
April 10, 2025  
6:30 p.m.**

**Faith Viera Lutheran Church  
5550 Faith Drive  
Viera, Florida**

1. Roll Call
2. Review of Revised Reserve Study
3. Review of Woodside Repaving Project Proposal
4. District Manager's Report
5. General Manager's Report
6. Restaurant Report
7. Lifestyle/ Marketing Report
8. Supervisor's Requests
9. Adjournment

## SECTION II

Golf Course

RESERVE EXPENDITURES

Viera East  
Community Development District  
Rockledge, Florida

Explanatory Notes:

- 1) 3.3% is the estimated Inflation Rate for estimating Future Replacement Costs.  
2) FY2024 is Fiscal Year beginning October 1, 2024 and ending September 30, 2025.

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	RUL = 0 FY2024	1 2025	2 2026	3 2027	4 2028	5 2029	6 2030	7 2031	8 2032	9 2033	10 2034	11 2035	12 2036	13 2037	14 2038	15 2039	
						Useful	Remaining	Unit (2024)	Per Phase (2024)	Total (2024)																		
Clubhouse Exterior Building Elements																												
1.100	7	7	Each	Doors, Metal, Rest Rooms and Utility	2029	to 35	5	1,800.00	12,600	12,600	0.1%						14,821											
1.101	7,450	7,450	Square Feet	Patio, Gemstone Coating, Interim Sealant Application (Incl. Restaurant and Rest Room Floors)	2026	4 to 6	2	4.00	29,800	29,800	1.5%		31,799						38,638							46,948		
1.102	7,450	7,450	Square Feet	Patio, Gemstone Coating (Incl. Restaurant and Rest Room Floors)	2044	20 to 25	20	22.00	163,900	163,900	1.9%																	
1.103	310	310	Linear Feet	Railings, Aluminium, Patio	2034	to 35	10	140.00	43,400	43,400	0.4%											60,047						
1.104	205	205	Squares	Roof Assemblies, Asphalt Shingles (Incl. Starter's Station)	2040	12 to 18	16	480.00	98,400	98,400	1.0%																	
1.105	9,600	9,600	Square Feet	Walls, Stucco, Paint Finishes and Capital Repairs (Incl. Starter's Station)	2027	5 to 7	3	2.00	19,200	19,200	0.8%			21,164								26,565						
1.106	1,150	1,150	Square Feet	Windows and Doors, Pro Shop and Restaurant	2034	to 40	10	110.00	126,500	126,500	1.1%											175,022						
Clubhouse Interior Building Elements																												
1.200	1	1	Allowance	Bar and Countertop, Restaurant (Incl. Patio Bar and Starter's Station)	2038	15 to 20	14	12,500.00	12,500	12,500	0.1%															19,693		
1.201	2,000	2,000	Square Feet	Ceilings, Acoustical Tiles and Grid (Incl. Light Fixtures)	2028	to 30	4	8.50	17,000	17,000	0.1%					19,358												
1.202	780	780	Square Feet	Floor and Wall Coverings, Ceramic Tile, Kitchen	2032	to 30	8	12.00	9,360	9,360	0.1%									12,136								
1.203	170	170	Square Yards	Floor Coverings, Carpet, Pro Shop and Offices	2030	8 to 10	6	56.00	9,520	9,520	0.3%							11,567										
1.204	10	10	Each	Furnishings, Pro Shop, Display Fixtures	2035	to 15	11	750.00	7,500	7,500	0.2%											10,719						
1.205	78	39	Each	Furnishings, Restaurant, Chairs and Booths, Phased	2027	to 15	3 to 10	325.00	12,675	25,350	0.5%			13,972								17,537						
1.206	22	22	Each	Furnishings, Restaurant, Tables	2034	to 15	10	550.00	12,100	12,100	0.3%											16,741						
1.207	7	7	Each	Light Fixtures, Pendants and Chandeliers, Restaurant	2045	20 to 25	21	650.00	4,550	4,550	0.1%																	
1.208	1	1	Each	Rest Room, Cart Barn	2029	20 to 25	5	4,500.00	4,500	4,500	0.1%						5,293											
1.209	2	2	Each	Rest Rooms, Main (Excl. Floor Coatings)	2040	to 20	16	24,000.00	48,000	48,000	0.5%																	
1.210	1	1	Allowance	Sales Counter and Cabinetry, Pro Shop	2050	to 30	26	45,000.00	45,000	45,000	0.6%																	
1.211	5	5	Each	Window Treatments, Restaurant	2030	8 to 10	6	950.00	4,750	4,750	0.2%							5,772										
Clubhouse Kitchen Equipment																												
1.300	1	1	Each	Beverage Dispenser, Soda/Juice, 10 Valves	2026	4 to 6	2	6,200.00	6,200	6,200	0.4%			6,616					7,782					9,154				
1.301	1	1	Each	Dishwasher, Semi-Automatic, Ecolab	2040	to 20	16	7,500.00	7,500	7,500	0.1%																	
1.302	1	1	Each	Exhaust Hood with Integrated Fire Suppression	2034	to 20	10	30,000.00	30,000	30,000	0.7%											41,507						
1.303	1	1	Each	Freezer, Freestanding with 2 Doors, True	2032	to 15	8	6,700.00	6,700	6,700	0.1%									8,687								
1.304	1	1	Each	Freezer, Undercounter with 2 Drawers, Dukers	2032	to 15	8	2,600.00	2,600	2,600	0.1%									3,371								
1.305	1	1	Each	Fryer, Double, Avantco	2030	to 12	6	9,200.00	9,200	9,200	0.3%							11,179										
1.306	1	1	Each	Fryer, Double, Royal	2030	to 12	6	9,200.00	9,200	9,200	0.3%							11,179										
1.307	1	1	Each	Ice Machine, Freestanding, Manitowoc	2032	to 15	8	4,500.00	4,500	4,500	0.1%									5,835								
1.308	1	1	Each	Ice Machine, Undercounter	2031	to 15	7	3,200.00	3,200	3,200	0.1%								4,017									
1.309	1	1	Each	Kegerator, 4 Taps, Avantco, Patio Bar	2030	10 to 15	6	3,100.00	3,100	3,100	0.1%							3,767										
1.310	1	1	Each	Kegerator, 8 Taps, Avantco, Restaurant Bar	2035	to 15	11	3,800.00	3,800	3,800	0.1%												5,431					
1.311	1	1	Each	Range, 6 Burners with Griddle and 2 Underlying Ovens, Propane, Vulcan 60SS	2040	to 20	16	9,000.00	9,000	9,000	0.1%																	
1.312	2	2	Each	Refrigerated Prep Tables, Avantco	2035	to 15	11	2,800.00	5,600	5,600	0.1%												8,004					
1.313	1	1	Each	Refrigerator, Freestanding with 2 Doors, Procool	2034	to 15	10	1,800.00	1,800	1,800	0.0%											2,490						

Golf Course

RESERVE EXPENDITURES

Viera East  
Community Development District  
Rockledge, Florida

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	16 2040	17 2041	18 2042	19 2043	20 2044	21 2045	22 2046	23 2047	24 2048	25 2049	26 2050	27 2051	28 2052	29 2053	30 2054	
						Useful	Remaining	Unit (2024)	Per Phase (2024)	Total (2024)																	
Clubhouse Exterior Building Elements																											
1.100	7	7 Each		Doors, Metal, Rest Rooms and Utility	2029	to 35	5	1,800.00	12,600	12,600	0.1%																
1.101	7,450	7,450 Square Feet		Patio, Gemstone Coating, Interim Sealant Application (Incl. Restaurant and Rest Room Floors)	2026	4 to 6	2	4.00	29,800	29,800	1.5%					57,046						69,315					
1.102	7,450	7,450 Square Feet		Patio, Gemstone Coating (Incl. Restaurant and Rest Room Floors)	2044	20 to 25	20	22.00	163,900	163,900	1.9%					313,751											
1.103	310	310 Linear Feet		Railings, Aluminium, Patio	2034	to 35	10	140.00	43,400	43,400	0.4%																
1.104	205	205 Squares		Roof Assemblies, Asphalt Shingles (Incl. Starter's Station)	2040	12 to 18	16	480.00	98,400	98,400	1.0%	165,425															
1.105	9,600	9,600 Square Feet		Walls, Stucco, Paint Finishes and Capital Repairs (Incl. Starter's Station)	2027	5 to 7	3	2.00	19,200	19,200	0.8%		33,343							41,851							
1.106	1,150	1,150 Square Feet		Windows and Doors, Pro Shop and Restaurant	2034	to 40	10	110.00	126,500	126,500	1.1%																
Clubhouse Interior Building Elements																											
1.200	1	1 Allowance		Bar and Countertop, Restaurant (Incl. Patio Bar and Starter's Station)	2038	15 to 20	14	12,500.00	12,500	12,500	0.1%																
1.201	2,000	2,000 Square Feet		Ceilings, Acoustical Tiles and Grid (Incl. Light Fixtures)	2028	to 30	4	8.50	17,000	17,000	0.1%																
1.202	780	780 Square Feet		Floor and Wall Coverings, Ceramic Tile, Kitchen	2032	to 30	8	12.00	9,360	9,360	0.1%																
1.203	170	170 Square Yards		Floor Coverings, Carpet, Pro Shop and Offices	2030	8 to 10	6	56.00	9,520	9,520	0.3%	16,005										22,143					
1.204	10	10 Each		Furnishings, Pro Shop, Display Fixtures	2035	to 15	11	750.00	7,500	7,500	0.2%											17,445					
1.205	78	39 Each		Furnishings, Restaurant, Chairs and Booths, Phased	2027	to 15	3 to 10	325.00	12,675	25,350	0.5%		22,012							27,628							
1.206	22	22 Each		Furnishings, Restaurant, Tables	2034	to 15	10	550.00	12,100	12,100	0.3%									26,375							
1.207	7	7 Each		Light Fixtures, Pendants and Chandeliers, Restaurant	2045	20 to 25	21	650.00	4,550	4,550	0.1%						8,997										
1.208	1	1 Each		Rest Room, Cart Barn	2029	20 to 25	5	4,500.00	4,500	4,500	0.1%															11,919	
1.209	2	2 Each		Rest Rooms, Main (Excl. Floor Coatings)	2040	to 20	16	24,000.00	48,000	48,000	0.5%	80,695															
1.210	1	1 Allowance		Sales Counter and Cabinetry, Pro Shop	2050	to 30	26	45,000.00	45,000	45,000	0.6%											104,670					
1.211	5	5 Each		Window Treatments, Restaurant	2030	8 to 10	6	950.00	4,750	4,750	0.2%	7,985										11,048					
Clubhouse Kitchen Equipment																											
1.300	1	1 Each		Beverage Dispenser, Soda/Juice, 10 Valves	2026	4 to 6	2	6,200.00	6,200	6,200	0.4%		10,767				12,665					14,897					
1.301	1	1 Each		Dishwasher, Semi-Automatic, Ecolab	2040	to 20	16	7,500.00	7,500	7,500	0.1%	12,609															
1.302	1	1 Each		Exhaust Hood with Integrated Fire Suppression	2034	to 20	10	30,000.00	30,000	30,000	0.7%															79,457	
1.303	1	1 Each		Freezer, Freestanding with 2 Doors, True	2032	to 15	8	6,700.00	6,700	6,700	0.1%								14,138								
1.304	1	1 Each		Freezer, Undercounter with 2 Drawers, Dukers	2032	to 15	8	2,600.00	2,600	2,600	0.1%								5,486								
1.305	1	1 Each		Fryer, Double, Avantco	2030	to 12	6	9,200.00	9,200	9,200	0.3%			16,504												24,367	
1.306	1	1 Each		Fryer, Double, Royal	2030	to 12	6	9,200.00	9,200	9,200	0.3%			16,504												24,367	
1.307	1	1 Each		Ice Machine, Freestanding, Manitowoc	2032	to 15	8	4,500.00	4,500	4,500	0.1%								9,496								
1.308	1	1 Each		Ice Machine, Undercounter	2031	to 15	7	3,200.00	3,200	3,200	0.1%						6,537										
1.309	1	1 Each		Kegerator, 4 Taps, Avantco, Patio Bar	2030	10 to 15	6	3,100.00	3,100	3,100	0.1%	5,212										7,211					
1.310	1	1 Each		Kegerator, 8 Taps, Avantco, Restaurant Bar	2035	to 15	11	3,800.00	3,800	3,800	0.1%											8,839					
1.311	1	1 Each		Range, 6 Burners with Griddle and 2 Underlying Ovens, Propane, Vulcan 60SS	2040	to 20	16	9,000.00	9,000	9,000	0.1%	15,130															
1.312	2	2 Each		Refrigerated Prep Tables, Avantco	2035	to 15	11	2,800.00	5,600	5,600	0.1%											13,026					
1.313	1	1 Each		Refrigerator, Freestanding with 2 Doors, Procool	2034	to 15	10	1,800.00	1,800	1,800	0.0%									4,053							

Golf Course

RESERVE EXPENDITURES

Viera East  
Community Development District  
Rockledge, Florida

Explanatory Notes:

- 1) 3.3% is the estimated Inflation Rate for estimating Future Replacement Costs.  
2) FY2024 is Fiscal Year beginning October 1, 2024 and ending September 30, 2025.

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$		Percentage of Future Expenditures	RUL = 0 FY2024	1 2025	2 2026	3 2027	4 2028	5 2029	6 2030	7 2031	8 2032	9 2033	10 2034	11 2035	12 2036	13 2037	14 2038	15 2039	
						Useful	Remaining	Unit (2024)	Per Phase (2024)																		Total (2024)
1.314	1	1	Each	Refrigerator, Undercounter with 2 Doors, Avantco (Large)	2030	10 to 15	6	4,500.00	4,500	4,500	0.2%						5,468										
1.315	1	1	Each	Refrigerator, Undercounter with 2 Doors, Avantco (Small)	2029	10 to 15	5	2,800.00	2,800	2,800	0.1%					3,294										4,557	
1.316	1	1	Each	Refrigerator, Undercounter with 2 Drawers, Avantco	2030	10 to 15	6	2,900.00	2,900	2,900	0.1%						3,524										
1.317	1	1	Each	Refrigerator, Undercounter with 3 Doors, Avantco	2031	10 to 15	7	3,800.00	3,800	3,800	0.1%							4,770									
1.318	1	1	Each	Refrigerator, Undercounter with Top Access, Avantco	2030	10 to 15	6	2,800.00	2,800	2,800	0.1%						3,402										
1.319	2	2	Each	Walk In Coolers, Capital Repairs (Near-Term is Reduced Scope)	2025	to 15	1	8,000.00	16,000	16,000	0.3%	16,528															
1.320	1	1	Each	Walk In Cooler, Existing, Replacement	2025	to 45	1	60,000.00	60,000	60,000	0.4%	61,980															
1.321	1	1	Each	Walk In Cooler, Proposed Installation (2025 is Planned)	2025	to 45	1	55,000.00	55,000	55,000	0.4%	56,815															
Clubhouse Building Services Elements																											
1.400	1	1	Each	Air Handling Unit, Pro Shop and Offices	2051	to 30	27	12,300.00	12,300	12,300	0.2%																
1.401	1	1	Each	Air Handling Unit, Restaurant	2053	to 30	29	20,800.00	20,800	20,800	0.3%																
1.402	1	1	Allowance	Computer Equipment, Point of Sale	2030	to 10	6	4,500.00	4,500	4,500	0.1%						5,468										
1.403	1	1	Allowance	Computer Equipment, Workstations, Pro Shop	2030	to 10	6	7,200.00	7,200	7,200	0.2%						8,749										
1.404	1	1	Each	Condensing Unit, Pro Shop and Office	2036	15 to 20	12	10,700.00	10,700	10,700	0.3%											15,797					
1.405	1	1	Each	Condensing Unit, Restaurant	2038	15 to 20	14	18,000.00	18,000	18,000	0.5%														28,358		
1.406	1	1	Each	Defibrillator	2032	10 to 15	8	3,800.00	3,800	3,800	0.1%								4,927								
1.407	1	1	Each	Ice Machine, Cart Barn, Manitowoc	2029	to 15	5	4,500.00	4,500	4,500	0.1%						5,293										
1.408	1	1	Allowance	Life Safety System	2035	to 15	11	14,000.00	14,000	14,000	0.3%											20,009					
1.409	1	1	Allowance	Security System	2035	10 to 15	11	20,000.00	20,000	20,000	0.5%											28,585					
1.410	1	1	Each	Water Heater, 75-MBH, Tankless	2029	to 10	5	4,200.00	4,200	4,200	0.1%						4,940									6,835	
Property Site Elements																											
1.500	46	46	Each	Funishings, Outdoor Patio, Chairs and Barstools	2032	10 to 15	8	375.00	17,250	17,250	0.3%								22,366								
1.501	9	9	Each	Funishings, Outdoor Patio, Tables	2032	10 to 15	8	600.00	5,400	5,400	0.1%								7,002								
Golf Course Elements																											
1.600	1	1	Each	Ball Machine, Driving Range, Range Servant Ultima 8	2040	to 20	16	9,700.00	9,700	9,700	0.1%																
1.601	1	1	Each	Ball Washer, Easy Picker	2035	10 to 15	11	4,500.00	4,500	4,500	0.1%											6,432					
1.602	1,050	1,050	Linear Feet	Bulkheads, Timber, Capital Repairs	2034	15 to 20	10	60.00	63,000	63,000	0.5%											87,165					
1.603	1,050	1,050	Linear Feet	Bulkheads, Timber, Replacement	2049	to 30	25	375.00	393,750	393,750	5.5%																
1.604	72,000	72,000	Square Feet	Bunkers, Greenside, Rebuild, Near-Term (2025 is Planned)	2025	N/A	1	3.65	262,800	262,800	1.7%	271,472															
1.605	36,000	36,000	Square Feet	Bunkers, Greenside, Rebuild, Subsequent	2045	to 20	21	3.65	131,400	131,400	1.6%																
1.606	80,000	20,000	Square Feet	Bunkers, Fairway, Rebuild, Phased	2030	to 20	6 to 21	3.65	73,000	292,000	3.9%						88,700					104,334					
1.607	114,000	5,700	Square Feet	Concrete Cart Paths, Partial	2026	to 65	2 to 30+	12.00	68,400	1,368,000	4.2%		72,989					85,854					100,986				
1.608	87,600	87,600	Square Feet	Greens, Rebuild (Incl. Practice Green)	2032	to 30	8	7.50	657,000	657,000	5.3%								851,859								
1.609	6	6	Each	Irrigation System, Controllers	2037	to 15	13	10,000.00	60,000	60,000	1.5%													91,507			
1.610	1	1	Allowance	Irrigation System, Pipes, Heads and Valves, Interim Repairs and Leak Remediation	2037	to 15	13	125,000.00	125,000	125,000	3.1%													190,640			

RESERVE EXPENDITURES

Viera East  
Community Development District  
Rockledge, Florida

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	16 2040	17 2041	18 2042	19 2043	20 2044	21 2045	22 2046	23 2047	24 2048	25 2049	26 2050	27 2051	28 2052	29 2053	30 2054	
						Useful	Remaining	Unit (2024)	Per Phase (2024)	Total (2024)																	
1.314	1	1 Each		Refrigerator, Undercounter with 2 Doors, Avantco (Large)	2030	10 to 15	6	4,500.00	4,500	4,500	0.2%			8,073												11,919	
1.315	1	1 Each		Refrigerator, Undercounter with 2 Doors, Avantco (Small)	2029	10 to 15	5	2,800.00	2,800	2,800	0.1%										6,305						
1.316	1	1 Each		Refrigerator, Undercounter with 2 Drawers, Avantco	2030	10 to 15	6	2,900.00	2,900	2,900	0.1%			5,202												7,681	
1.317	1	1 Each		Refrigerator, Undercounter with 3 Doors, Avantco	2031	10 to 15	7	3,800.00	3,800	3,800	0.1%						7,514										
1.318	1	1 Each		Refrigerator, Undercounter with Top Access, Avantco	2030	10 to 15	6	2,800.00	2,800	2,800	0.1%			5,023												7,416	
1.319	2	2 Each		Walk In Coolers, Capital Repairs (Near-Term is Reduced Scope)	2025	to 15	1	8,000.00	16,000	16,000	0.3%	26,898															
1.320	1	1 Each		Walk In Cooler, Existing, Replacement	2025	to 45	1	60,000.00	60,000	60,000	0.4%																
1.321	1	1 Each		Walk In Cooler, Proposed Installation (2025 is Planned)	2025	to 45	1	55,000.00	55,000	55,000	0.4%																
Clubhouse Building Services Elements																											
1.400	1	1 Each		Air Handling Unit, Pro Shop and Offices	2051	to 30	27	12,300.00	12,300	12,300	0.2%													29,554			
1.401	1	1 Each		Air Handling Unit, Restaurant	2053	to 30	29	20,800.00	20,800	20,800	0.3%															53,330	
1.402	1	1 Allowance		Computer Equipment, Point of Sale	2030	to 10	6	4,500.00	4,500	4,500	0.1%	7,565												10,467			
1.403	1	1 Allowance		Computer Equipment, Workstations, Pro Shop	2030	to 10	6	7,200.00	7,200	7,200	0.2%	12,104													16,747		
1.404	1	1 Each		Condensing Unit, Pro Shop and Office	2036	15 to 20	12	10,700.00	10,700	10,700	0.3%													25,709			
1.405	1	1 Each		Condensing Unit, Restaurant	2038	15 to 20	14	18,000.00	18,000	18,000	0.5%															46,151	
1.406	1	1 Each		Defibrillator	2032	10 to 15	8	3,800.00	3,800	3,800	0.1%						7,274										
1.407	1	1 Each		Ice Machine, Cart Barn, Manitowoc	2029	to 15	5	4,500.00	4,500	4,500	0.1%						8,614										
1.408	1	1 Allowance		Life Safety System	2035	to 15	11	14,000.00	14,000	14,000	0.3%														32,564		
1.409	1	1 Allowance		Security System	2035	10 to 15	11	20,000.00	20,000	20,000	0.5%														46,520		
1.410	1	1 Each		Water Heater, 75-MBH, Tankless	2029	to 10	5	4,200.00	4,200	4,200	0.1%										9,457						
Property Site Elements																											
1.500	46	46 Each		Funishings, Outdoor Patio, Chairs and Barstools	2032	10 to 15	8	375.00	17,250	17,250	0.3%						33,021										
1.501	9	9 Each		Funishings, Outdoor Patio, Tables	2032	10 to 15	8	600.00	5,400	5,400	0.1%						10,337										
Golf Course Elements																											
1.600	1	1 Each		Ball Machine, Driving Range, Range Servant Ultima 8	2040	to 20	16	9,700.00	9,700	9,700	0.1%	16,307															
1.601	1	1 Each		Ball Washer, Easy Picker	2035	10 to 15	11	4,500.00	4,500	4,500	0.1%													10,467			
1.602	1,050	1,050 Linear Feet		Bulkheads, Timber, Capital Repairs	2034	15 to 20	10	60.00	63,000	63,000	0.5%																
1.603	1,050	1,050 Linear Feet		Bulkheads, Timber, Replacement	2049	to 30	25	375.00	393,750	393,750	5.5%													886,602			
1.604	72,000	72,000 Square Feet		Bunkers, Greenside, Rebuild, Near-Term (2025 is Planned)	2025	N/A	1	3.65	262,800	262,800	1.7%																
1.605	36,000	36,000 Square Feet		Bunkers, Greenside, Rebuild, Subsequent	2045	to 20	21	3.65	131,400	131,400	1.6%							259,838									
1.606	80,000	20,000 Square Feet		Bunkers, Fairway, Rebuild, Phased	2030	to 20	6 to 21	3.65	73,000	292,000	3.9%	122,724						144,354						169,797			
1.607	114,000	5,700 Square Feet		Concrete Cart Paths, Partial	2026	to 65	2 to 30+	12.00	68,400	1,368,000	4.2%		118,785					139,721						164,348			
1.608	87,600	87,600 Square Feet		Greens, Rebuild (Incl. Practice Green)	2032	to 30	8	7.50	657,000	657,000	5.3%																
1.609	6	6 Each		Irrigation System, Controllers	2037	to 15	13	10,000.00	60,000	60,000	1.5%														148,922		
1.610	1	1 Allowance		Irrigation System, Pipes, Heads and Valves, Interim Repairs and Leak Remediation	2037	to 15	13	125,000.00	125,000	125,000	3.1%														310,255		

Golf Course

RESERVE EXPENDITURES

Viera East  
Community Development District  
Rockledge, Florida

Explanatory Notes:

- 1) 3.3% is the estimated Inflation Rate for estimating Future Replacement Costs.  
2) FY2024 is Fiscal Year beginning October 1, 2024 and ending September 30, 2025.

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$		Percentage of Future Expenditures	RUL = 0 FY2024	1 2025	2 2026	3 2027	4 2028	5 2029	6 2030	7 2031	8 2032	9 2033	10 2034	11 2035	12 2036	13 2037	14 2038	15 2039		
						Useful	Remaining	Unit (2024)	Per Phase (2024)																		Total (2024)	
1.611	1,960	1,960	Heads	Irrigation System, Pipes, Heads and Valves, Replacement, Phased	2052	to 30	28	1,150.00	2,254,000	2,254,000	34.5%																	
1.612	1	1	Allowance	Irrigation System, Pump Station, Rebuild (Incl. Central Computer)	2033	to 15	9	102,000.00	102,000	102,000	2.2%									136,616								
1.613	1	1	Each	Range Cart, Toro Workman HDC (Incl. ProSweep)	2026	to 15	2	34,600.00	34,600	34,600	0.6%			36,921														
1.614	4	4	Each	Rest Room Buildings, Doors	2026	to 30	2	2,000.00	8,000	8,000	0.1%			8,537														
1.615	1,600	1,600	Square Feet	Rest Room Buildings, Paint Finishes, Exterior	2026	4 to 6	2	5.50	8,800	8,800	0.4%			9,390					11,410						13,864			
1.616	4	4	Each	Rest Room Buildings, Rest Rooms, Renovations	2026	to 25	2	4,500.00	18,000	18,000	0.4%			19,208														
1.617	8	8	Squares	Rest Room Buildings, Roofs, Asphalt Shingles	2026	12 to 18	2	680.00	5,440	5,440	0.1%			5,805														
1.618	140,000	140,000	Square Feet	Tees, Rebuild (Incl. Driving Range)	2030	to 30	6	3.25	455,000	455,000	3.4%								552,858									
1.619	18	18	Each	Yardage and Hole Markers, Stone	2029	25 to 35	5	1,800.00	32,400	32,400	0.2%							38,111										
Maintenance Facility Elements																												
3.100	4,600	4,600	Each	Asphalt Pavement, Patch and Seal Coat	2026	3 to 5	2	2.00	6,164	6,164	0.2%			6,578										8,810				
3.101	4,600	4,600	Square Yards	Asphalt Pavement, Mill and Overlay	2030	15 to 20	6	19.00	58,558	58,558	1.3%								71,152									
3.102	450	450	Square Feet	Carport, Irrigation Pump Station	2035	to 25	11	28.00	12,600	12,600	0.1%													18,008				
3.103	600	600	Square Feet	Carport, Vehicle and Equipment Storage	2043	to 25	19	28.00	11,256	11,256	0.1%																	
3.104	7,100	475	Square Feet	Concrete Flatwork, Partial (Incl. Wash Station)	2026	to 65+	2 to 30+	13.00	4,137	61,841	0.3%			4,415					5,193					6,108				
3.105	1,050	1,050	Square Feet	Fences, Chain Link (Incl. Gates)	2030	to 25	6	32.00	22,512	22,512	0.2%								27,354									
3.106	1	1	Each	Fertilizer Building, Door, Overhead	2030	to 25	6	3,200.00	3,200	3,200	0.0%								3,888									
3.107	1	1	Each	Fertilizer Building, Door, Utility	2039	to 30	15	2,000.00	2,000	2,000	0.0%															3,255		
3.108	1	1	Each	Fertilizer Building, Exhaust Fan	2030	to 20	6	6,500.00	6,500	6,500	0.1%								7,898									
3.109	2,370	2,370	Square Feet	Fertilizer Building, Metal Frame, Roof and Siding, Paint Finishes and Repairs	2030	8 to 10	6	2.00	4,740	4,740	0.1%								5,759									
3.110	1,850	1,850	Square Feet	Fertilizer Building, Roof and Siding, Metal	2039	to 45	15	14.00	25,900	25,900	0.3%															42,151		
3.111	10	10	Each	Light Poles and Fixtures	2030	to 25	6	1,600.00	10,720	10,720	0.1%								13,026									
3.112	3	3	Each	Material Storage Bins	2035	to 40	11	4,500.00	13,500	13,500	0.1%													19,295				
3.114	2	2	Each	Tanks, Fuel Storage, 1,000-Gallon	2030	to 20	6	6,200.00	8,308	8,308	0.2%								10,095									
3.115	1	1	Each	Tanks, Oil Separation	2030	to 20	6	5,800.00	3,886	3,886	0.1%								4,722									
Maintenance Building Elements																												
3.200	1	1	Each	Air Handling and Condensing Units, Split System	2036	10 to 15	12	7,500.00	5,025	5,025	0.1%													7,419				
3.201	8	8	Each	Doors, Overhead	2029	to 25	5	3,200.00	17,152	17,152	0.4%								20,175									
3.202	1	1	Each	Ice Machine, Manitowoc	2029	to 15	5	4,500.00	3,015	3,015	0.1%								3,546									
3.203	1,400	1,400	Square Feet	Interior Renovation, Complete	2028	to 30	4	60.00	56,280	56,280	0.4%								64,085									
3.204	1,400	1,400	Square Feet	Interior Renovation, Partial, Subsequent	2038	8 to 12	14	8.00	7,504	7,504	0.2%														11,822			
3.205	23,900	23,900	Square Feet	Metal Frame, Roof and Siding, Paint Finishes and Repairs	2028	8 to 10	4	2.00	32,026	32,026	0.7%								36,467									
3.206	18,600	18,600	Square Feet	Roof and Siding, Metal	2039	to 45	15	14.00	174,468	174,468	1.8%															283,936		
3.207	225	225	Square Feet	Windows and Doors	2039	to 40	15	110.00	16,583	16,583	0.2%															26,987		
Maintenance Equipment (Golf Course and Shared)																												



RESERVE EXPENDITURES

Viera East  
Community Development District  
Rockledge, Florida

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	16 2040	17 2041	18 2042	19 2043	20 2044	21 2045	22 2046	23 2047	24 2048	25 2049	26 2050	27 2051	28 2052	29 2053	30 2054	
						Useful	Remaining	Unit (2024)	Per Phase (2024)	Total (2024)																	
1.611	1,960	1,960	Heads	Irrigation System, Pipes, Heads and Valves, Replacement, Phased	2052	to 30	28	1,150.00	2,254,000	2,254,000	34.5%															5,594,521	
1.612	1	1	Allowance	Irrigation System, Pump Station, Rebuild (Incl. Central Computer)	2033	to 15	9	102,000.00	102,000	102,000	2.2%									222,335							
1.613	1	1	Each	Range Cart, Toro Workman HDC (Incl. ProSweep)	2026	to 15	2	34,600.00	34,600	34,600	0.6%		60,087														
1.614	4	4	Each	Rest Room Buildings, Doors	2026	to 30	2	2,000.00	8,000	8,000	0.1%																
1.615	1,600	1,600	Square Feet	Rest Room Buildings, Paint Finishes, Exterior	2026	4 to 6	2	5.50	8,800	8,800	0.4%					16,846						20,469					
1.616	4	4	Each	Rest Room Buildings, Rest Rooms, Renovations	2026	to 25	2	4,500.00	18,000	18,000	0.4%												43,250				
1.617	8	8	Squares	Rest Room Buildings, Roofs, Asphalt Shingles	2026	12 to 18	2	680.00	5,440	5,440	0.1%					10,414											
1.618	140,000	140,000	Square Feet	Tees, Rebuild (Incl. Driving Range)	2030	to 30	6	3.25	455,000	455,000	3.4%																
1.619	18	18	Each	Yardage and Hole Markers, Stone	2029	25 to 35	5	1,800.00	32,400	32,400	0.2%																
Maintenance Facility Elements																											
3.100	4,600	4,600	Each	Asphalt Pavement, Patch and Seal Coat	2026	3 to 5	2	2.00	6,164	6,164	0.2%	10,363					12,189										
3.101	4,600	4,600	Square Yards	Asphalt Pavement, Mill and Overlay	2030	15 to 20	6	19.00	58,558	58,558	1.3%											136,205					
3.102	450	450	Square Feet	Carport, Irrigation Pump Station	2035	to 25	11	28.00	12,600	12,600	0.1%																
3.103	600	600	Square Feet	Carport, Vehicle and Equipment Storage	2043	to 25	19	28.00	11,256	11,256	0.1%					20,859											
3.104	7,100	475	Square Feet	Concrete Flatwork, Partial (Incl. Wash Station)	2026	to 65+	2 to 30+	13.00	4,137	61,841	0.3%		7,185				8,451						9,941				
3.105	1,050	1,050	Square Feet	Fences, Chain Link (Incl. Gates)	2030	to 25	6	32.00	22,512	22,512	0.2%																
3.106	1	1	Each	Fertilizer Building, Door, Overhead	2030	to 25	6	3,200.00	3,200	3,200	0.0%																
3.107	1	1	Each	Fertilizer Building, Door, Utility	2039	to 30	15	2,000.00	2,000	2,000	0.0%																
3.108	1	1	Each	Fertilizer Building, Exhaust Fan	2030	to 20	6	6,500.00	6,500	6,500	0.1%											15,119					
3.109	2,370	2,370	Square Feet	Fertilizer Building, Metal Frame, Roof and Siding, Paint Finishes and Repairs	2030	8 to 10	6	2.00	4,740	4,740	0.1%											11,025					
3.110	1,850	1,850	Square Feet	Fertilizer Building, Roof and Siding, Metal	2039	to 45	15	14.00	25,900	25,900	0.3%																
3.111	10	10	Each	Light Poles and Fixtures	2030	to 25	6	1,600.00	10,720	10,720	0.1%																
3.112	3	3	Each	Material Storage Bins	2035	to 40	11	4,500.00	13,500	13,500	0.1%																
3.114	2	2	Each	Tanks, Fuel Storage, 1,000-Gallon	2030	to 20	6	6,200.00	8,308	8,308	0.2%												19,324				
3.115	1	1	Each	Tanks, Oil Separation	2030	to 20	6	5,800.00	3,886	3,886	0.1%												9,039				
Maintenance Building Elements																											
3.200	1	1	Each	Air Handling and Condensing Units, Split System	2036	10 to 15	12	7,500.00	5,025	5,025	0.1%												12,074				
3.201	8	8	Each	Doors, Overhead	2029	to 25	5	3,200.00	17,152	17,152	0.4%															45,428	
3.202	1	1	Each	Ice Machine, Manitowoc	2029	to 15	5	4,500.00	3,015	3,015	0.1%					5,772											
3.203	1,400	1,400	Square Feet	Interior Renovation, Complete	2028	to 30	4	60.00	56,280	56,280	0.4%																
3.204	1,400	1,400	Square Feet	Interior Renovation, Partial, Subsequent	2038	8 to 12	14	8.00	7,504	7,504	0.2%											16,357					
3.205	23,900	23,900	Square Feet	Metal Frame, Roof and Siding, Paint Finishes and Repairs	2028	8 to 10	4	2.00	32,026	32,026	0.7%											69,809					
3.206	18,600	18,600	Square Feet	Roof and Siding, Metal	2039	to 45	15	14.00	174,468	174,468	1.8%																
3.207	225	225	Square Feet	Windows and Doors	2039	to 40	15	110.00	16,583	16,583	0.2%																

Maintenance Equipment (Golf Course and Shared)



RESERVE EXPENDITURES

Viera East  
Community Development District  
Rockledge, Florida

Explanatory Notes:

- 1) 3.3% is the estimated Inflation Rate for estimating Future Replacement Costs.  
2) FY2024 is Fiscal Year beginning October 1, 2024 and ending September 30, 2025.

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	RUL = 0 FY2024	1 2025	2 2026	3 2027	4 2028	5 2029	6 2030	7 2031	8 2032	9 2033	10 2034	11 2035	12 2036	13 2037	14 2038	15 2039	
						Useful	Remaining	Unit (2024)	Per Phase (2024)	Total (2024)																		
4.112	2	2 Each		Carts and Utility Vehicles, Toro Workman HDX	2026	to 15	2	28,800.00	57,600	57,600	1.0%			61,464														
4.118	1	1 Each		Loaders, Wheeled, Caterpillar (Shared)	2034	to 25	10	80,800.00	54,136	54,136	0.5%										74,901							
4.119	1	1 Each		Implements, Aerators, Multi Silt MS-4	2027	to 15	3	4,200.00	4,200	4,200	0.1%				4,630													
4.120	1	1 Each		Implements, Aerators, Toro Turf Aerator 686	2027	to 15	3	3,800.00	3,800	3,800	0.1%				4,189													
4.121	1	1 Each		Implements, Aerators, Toro ProCore 648	2032	to 20	8	22,700.00	22,700	22,700	0.5%									29,433								
4.122	1	1 Each		Implements, Chippers, Vermeer	2031	25 to 30	7	4,500.00	4,500	4,500	0.0%									5,648								
4.123	1	1 Allowance		Implements, Miscellaneous	2029	to 10	5	25,000.00	25,000	25,000	0.8%						29,406									40,686		
4.124	1	1 Each		Implements, Mowers and Rollers, Greens Roller (Incl. Trailer)	2032	8 to 12	8	14,000.00	14,000	14,000	0.3%									18,152								
4.125	1	1 Each		Implements, Mowers and Rollers, Toro Thatching Reel (Incl. Trailer)	2028	8 to 12	4	3,800.00	6,500	3,800	0.2%					4,327							5,610					
4.127	1	1 Each		Mowers, Self-Propelled, Billy Goat	2028	8 to 10	4	4,100.00	4,100	4,100	0.1%					4,669										6,459		
4.132	1	1 Each		Mowers, Self-Propelled, Kubota Zero Turn (Shared, Incl. Miscellaneous Attachments)	2031	8 to 10	7	19,800.00	13,266	13,266	0.4%								16,651									
4.138	2	1 Allowance		Parts and Components, Miscellaneous, Phased	2028	to 20	4 to 14	25,000.00	25,000	50,000	0.8%					28,467										39,386		
4.142	1	1 Each		Tractors, Kubota M6060D	2040	20 to 25	16	17,300.00	17,300	17,300	0.2%																	
4.144	1	1 Each		Tractors, Kubota M660HD	2046	20 to 25	22	36,000.00	36,000	36,000	0.5%																	
4.146	1	1 Each		Vehicle and Implement Maintenance Equipment, Reel Grinder, Bernhard Express Dual 4100	2029	to 20	5	52,000.00	52,000	52,000	1.1%						61,165											
4.147	1	1 Allowance		Vehicle and Implement Maintenance Equipment, Remaining	2029	to 20	5	4,300.00	4,300	4,300	0.1%						5,058											
		1 Allowance		Reserve Study Update with Site Visit	2026	to 2	2	8,200.00	6,150	6,150	0.0%				6,150													
Anticipated Expenditures, By Year (\$16,200,531 over 30 years)										8,308,760		0	406,795	269,872	43,954	157,372	191,103	855,525	129,914	1,013,816	136,616	501,977	229,627	145,074	282,147	166,531	408,407	

RESERVE EXPENDITURES

Viera East  
Community Development District  
Rockledge, Florida

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	16 2040	17 2041	18 2042	19 2043	20 2044	21 2045	22 2046	23 2047	24 2048	25 2049	26 2050	27 2051	28 2052	29 2053	30 2054
						Useful	Remaining	Unit (2024)	Per Phase (2024)	Total (2024)																
4.112	2	2	Each	Carts and Utility Vehicles, Toro Workman HDX	2026	to 15	2	28,800.00	57,600	57,600	1.0%		100,029													
4.118	1	1	Each	Loaders, Wheeled, Caterpillar (Shared)	2034	to 25	10	80,800.00	54,136	54,136	0.5%															
4.119	1	1	Each	Implements, Aerators, Multi Silt MS-4	2027	to 15	3	4,200.00	4,200	4,200	0.1%			7,535												
4.120	1	1	Each	Implements, Aerators, Toro Turf Aerator 686	2027	to 15	3	3,800.00	3,800	3,800	0.1%			6,817												
4.121	1	1	Each	Implements, Aerators, Toro ProCore 648	2032	to 20	8	22,700.00	22,700	22,700	0.5%												56,342			
4.122	1	1	Each	Implements, Chippers, Vermeer	2031	25 to 30	7	4,500.00	4,500	4,500	0.0%															
4.123	1	1	Allowance	Implements, Miscellaneous	2029	to 10	5	25,000.00	25,000	25,000	0.8%									56,292						
4.124	1	1	Each	Implements, Mowers and Rollers, Greens Roller (Incl. Trailer)	2032	8 to 12	8	14,000.00	14,000	14,000	0.3%					26,800										
4.125	1	1	Each	Implements, Mowers and Rollers, Toro Thatching Reel (Incl. Trailer)	2028	8 to 12	4	3,800.00	6,500	3,800	0.2%					7,274								9,432		
4.127	1	1	Each	Mowers, Self-Propelled, Billy Goat	2028	8 to 10	4	4,100.00	4,100	4,100	0.1%								8,937							
4.132	1	1	Each	Mowers, Self-Propelled, Kubota Zero Turn (Shared, Incl. Miscellaneous Attachments)	2031	8 to 10	7	19,800.00	13,266	13,266	0.4%		23,038									31,875				
4.138	2	1	Allowance	Parts and Components, Miscellaneous, Phased	2028	to 20	4 to 14	25,000.00	25,000	50,000	0.8%									54,494						
4.142	1	1	Each	Tractors, Kubota M6060D	2040	20 to 25	16	17,300.00	17,300	17,300	0.2%	29,084														
4.144	1	1	Each	Tractors, Kubota M660HD	2046	20 to 25	22	36,000.00	36,000	36,000	0.5%						73,538									
4.146	1	1	Each	Vehicle and Implement Maintenance Equipment, Reel Grinder, Bernhard Express Dual 4100	2029	to 20	5	52,000.00	52,000	52,000	1.1%									117,088						
4.147	1	1	Allowance	Vehicle and Implement Maintenance Equipment, Remaining	2029	to 20	5	4,300.00	4,300	4,300	0.1%									9,682						
		1	Allowance	Reserve Study Update with Site Visit	2026	to 2	2	8,200.00	6,150	6,150	0.0%															
Anticipated Expenditures, By Year (\$16,200,531 over 30 years)										8,308,760		528,105	375,246	65,658	20,859	497,149	432,893	240,912	29,120	467,786	1,089,479	751,440	331,647	6,119,473	99,481	212,552

RESERVE FUNDING PLAN

Golf Course

CASH FLOW ANALYSIS

Viera East

Community Development District

Rockledge, Florida

Individual Reserve Budgets & Cash Flows for the Next 30 Years

		FY2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Reserves at Beginning of Year	(Note 1)	N/A	982,675	684,518	760,805	1,079,548	1,304,000	1,512,521	1,064,886	1,352,700	764,776	1,062,768	1,012,561	1,251,392	1,597,824	1,830,543	2,203,123
Total Recommended Reserve Contributions	(Note 2)	N/A	84,000	324,800	335,500	346,600	358,000	369,800	382,000	394,600	407,600	421,100	435,000	449,400	464,200	479,500	495,300
Estimated Interest Earned, During Year	(Note 3)	N/A	24,638	21,359	27,197	35,225	41,623	38,090	35,728	31,293	27,008	30,670	33,457	42,107	50,666	59,611	67,397
Anticipated Expenditures, By Year		N/A	(406,795)	(269,872)	(43,954)	(157,372)	(191,103)	(855,525)	(129,914)	(1,013,816)	(136,616)	(501,977)	(229,627)	(145,074)	(282,147)	(166,531)	(408,407)
Anticipated Reserves at Year End		<u>\$982,675</u>	<u>\$684,518</u>	<u>\$760,805</u>	<u>\$1,079,548</u>	<u>\$1,304,000</u>	<u>\$1,512,521</u>	<u>\$1,064,886</u>	<u>\$1,352,700</u>	<u>\$764,776</u>	<u>\$1,062,768</u>	<u>\$1,012,561</u>	<u>\$1,251,392</u>	<u>\$1,597,824</u>	<u>\$1,830,543</u>	<u>\$2,203,123</u>	<u>\$2,357,413</u>

Predicted Reserves based on 2025 funding level of:      \$84,000      982,675      684,518      516,393      572,531      515,233      421,981      (348,457)      (405,513)

(continued)

Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued

		2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Reserves at Beginning of Year		2,357,413	2,411,383	2,639,277	3,205,901	3,853,265	4,055,494	4,348,498	4,865,351	5,633,487	6,000,937	5,770,622	5,899,446	6,481,976	1,231,800	1,959,684
Total Recommended Reserve Contributions		511,600	528,500	545,900	563,900	582,500	601,700	621,600	642,100	663,300	685,200	707,800	731,200	755,300	780,200	805,900
Estimated Interest Earned, During Year		70,475	74,640	86,382	104,323	116,878	124,197	136,165	155,155	171,937	173,964	172,464	182,977	113,997	47,165	67,691
Anticipated Expenditures, By Year		(528,105)	(375,246)	(65,658)	(20,859)	(497,149)	(432,893)	(240,912)	(29,120)	(467,786)	(1,089,479)	(751,440)	(331,647)	(6,119,473)	(99,481)	(212,552)
Anticipated Reserves at Year End		<u>\$2,411,383</u>	<u>\$2,639,277</u>	<u>\$3,205,901</u>	<u>\$3,853,265</u>	<u>\$4,055,494</u>	<u>\$4,348,498</u>	<u>\$4,865,351</u>	<u>\$5,633,487</u>	<u>\$6,000,937</u>	<u>\$5,770,622</u>	<u>\$5,899,446</u>	<u>\$6,481,976</u>	<u>\$1,231,800</u>	<u>\$1,959,684</u>	<u>\$2,620,723</u>
														(NOTE 5)		(NOTE 4)

Explanatory Notes:

- 1) Year 2024 ending reserves are projected by Management and the Board as of September 30, 2024; FY2024 starts October 1, 2024 and ends September 30, 2025.
- 2) 2026 is the first year of recommended contributions.
- 3) 3.0% is the estimated annual rate of return on invested reserves
- 4) Accumulated year 2054 ending reserves consider the need to fund for rebuilding of the greens and tee areas shortly after 2054, and the age, size, overall condition and complexity of the property.
- 5) Threshold Funding Year (reserve balance at critical point).

General Fund

RESERVE EXPENDITURES

Years 2024 to 2039

Viera East

Community Development District

Rockledge, Florida

Explanatory Notes:

1) 3.3% is the estimated Inflation Rate for estimating Future Replacement Costs.

2) FY2024 is Fiscal Year beginning October 1, 2024 and ending September 30, 2025.

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	RUL = 0 FY2024	1 2025	2 2026	3 2027	4 2028	5 2029	6 2030	7 2031	8 2032	9 2033	10 2034	11 2035	12 2036	13 2037	14 2038	15 2039	
						Useful	Remaining	Unit (2024)	Per Phase (2024)	Total (2024)																		
Clubhouse Elements																												
2.100	2	2 Each		Computer Equipment, Workstations, Accounting	2027	to 5	3	2,400.00	4,800	4,800	0.6%				5,291				6,224						7,321			
2.101	1	1 Allowance		Furnishings, Offices	2027	to 20	3	9,500.00	9,500	9,500	0.4%				10,472													
Pond Elements																												
2.200	1	1 Each		Pond, Aerator, Woodside Park	2037	10 to 15	13	32,000.00	32,000	32,000	1.6%														48,804			
2.201	40	40 Each		Drainage Control Structures, Inspections and Capital Repairs	2029	to 5	5	850.00	34,000	34,000	4.8%						39,993					47,042				55,333		
2.202	175,000	1,855 Linear Feet		Erosion Control, Partial	2025	Annual	1 to 30+	30.00	55,650	5,250,000	36.8%		57,486	59,384	61,343	63,367	65,459	67,619	69,850	72,155	74,536	76,996	79,537	82,162	84,873	87,674	90,567	
2.203	110	110 Each		Outflow Pipes, Mitered End Sections, Capital Repairs	2029	to 5	5	275.00	30,250	30,250	4.3%						35,582					41,853				49,230		
Property Site Elements																												
2.300	13,400	13,400 Square Yards		Asphalt Pavement, Patch and Seal Coat (Adjusted Scope When in Coordination with Paving)	2028	3 to 5	4	2.00	26,800	26,800	3.6%					26,076				35,895					42,222			
2.301	11,450	11,450 Square Yards		Asphalt Pavement, Mill and Overlay, Clubhouse Parking Area (Incl. Access Drive)	2043	15 to 20	19	19.00	217,550	217,550	5.2%																	
2.302	1,950	1,950 Square Yards		Asphalt Pavement, Mill and Overlay, Woodside Park	2028	15 to 20	4	19.00	37,050	37,050	1.6%					42,188												
2.303	1,250	1,250 Square Feet		Bridges, Pedestrian, Recreation Lake, Paint Finishes and Capital Repairs	2028	6 to 8	4	18.00	22,500	22,500	2.0%					25,620							33,219					
2.304	1,250	1,250 Square Feet		Bridges, Pedestrian, Recreation Lake, Replacement	2036	20 to 25	12	78.00	97,500	97,500	1.8%												143,949					
2.305	5	5 Each		Catch Basins, Landscape, Clubhouse Parking Area, Inspections and Capital Repairs	2028	15 to 20	4	1,200.00	6,000	6,000	0.3%					6,832												
2.306	6,700	1,340 Linear Feet		Concrete Curbs and Gutters, Clubhouse Parking Area, Partial	2043	to 65	19 to 30+	48.00	64,320	321,600	1.5%																	
2.307	750	300 Linear Feet		Concrete Curbs and Gutters, Woodside Park, Partial	2028	to 65	4 to 30+	48.00	14,400	36,000	0.6%					16,397												
2.308	27,600	1,380 Square Feet		Concrete Sidewalks, Clubhouse and Woodside Park, Partial	2026	to 65	2 to 30+	12.00	16,560	331,200	2.1%			17,671				20,786						24,449				
2.309	69,600	2,320 Square Feet		Concrete Sidewalks, Nature Trails, Partial	2026	to 65	2 to 30+	12.00	27,840	835,200	3.6%			29,708				34,944						41,103				
2.310	12	12 Each		Light Poles and Fixtures, Clubhouse Parking Area	2032	to 25	8	2,400.00	28,800	28,800	0.5%							37,342										
Woodside Park Elements																												
2.400	200	200 Square Feet		Bridges, Pedestrian, Playground and Dog Park, Decking and Structure Repairs	2032	10 to 15	8	28.00	5,600	5,600	0.1%							7,261										
2.401	200	200 Square Feet		Bridges, Pedestrian, Playground and Dog Park, Replacement	2044	20 to 25	20	74.00	14,800	14,800	0.4%																	
2.402	1	1 Allowance		Dog Park Features	2030	to 10	6	9,000.00	9,000	9,000	0.6%						10,936											
2.403	700	700 Linear Feet		Fences, Chain Link	2045	to 25	21	24.00	16,800	16,800	0.4%																	
2.404	600	600 Linear Feet		Fences, Wood, Split Rail	2040	to 20	16	26.00	15,600	15,600	0.3%																	
2.405	1	1 Each		Irrigation System, Pump	2042	to 20	18	16,000.00	16,000	16,000	0.4%																	
2.407	1	1 Allowance		Playground Equipment	2040	15 to 20	16	30,000.00	30,000	30,000	0.6%																	
2.408	2	2 Each		Rest Room Building, Doors	2026	to 30	2	2,000.00	4,000	4,000	0.1%			4,268														
2.409	1,000	1,000 Square Feet		Rest Room Building, Paint Finishes, Exterior	2026	4 to 6	2	5.50	5,500	5,500	0.6%			5,869				7,131							8,665			
2.410	2	2 Each		Rest Room Building, Rest Rooms, Renovations (Incl. Patio Ceiling)	2044	to 25	20	7,500.00	15,000	15,000	0.4%																	
2.411	8	8 Squares		Rest Room Building, Roof, Asphalt Shingles	2026	12 to 18	2	780.00	6,240	6,240	0.2%			6,659														
2.412	1,200	1,200 Square Feet		Shade Structures, Canvas, Interim Replacement	2028	6 to 8	4	12.00	14,400	14,400	1.3%					16,397								21,260				
2.413	1,200	1,200 Square Feet		Shade Structures, Canvas and Frames, Total Replacement	2044	to 25	20	32.00	38,400	38,400	0.9%																	
2.414	1	1 Allowance		Site Furniture	2032	10 to 15	8	27,000.00	27,000	27,000	1.1%							35,008										
Maintenance Facility Elements																												

General Fund

RESERVE EXPENDITURES

Years 2040 to 2054

Viera East Community Development District Rockledge, Florida				Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	16 2040	17 2041	18 2042	19 2043	20 2044	21 2045	22 2046	23 2047	24 2048	25 2049	26 2050	27 2051	28 2052	29 2053	30 2054		
Line Item	Total Quantity	Per Phase Quantity	Units		Useful	Remaining	Unit (2024)	Per Phase (2024)	Total (2024)																		
Reserve Component Inventory																											
Clubhouse Elements																											
2.100	2	2 Each	Computer Equipment, Workstations, Accounting	2027	to 5	3	2,400.00	4,800	4,800	0.6%			8,611					10,129						11,914			
2.101	1	1 Allowance	Furnishings, Offices	2027	to 20	3	9,500.00	9,500	9,500	0.4%								20,046									
Pond Elements																											
2.200	1	1 Each	Pond, Aerator, Woodside Park	2037	10 to 15	13	32,000.00	32,000	32,000	1.6%														79,425			
2.201	40	40 Each	Drainage Control Structures, Inspections and Capital Repairs	2029	to 5	5	850.00	34,000	34,000	4.8%					65,086					76,557						90,051	
2.202	175,000	1,855 Linear Feet	Erosion Control, Partial	2025	Annual	1 to 30+	30.00	55,650	5,250,000	36.8%	93,556	96,643	99,832	103,127	106,530	110,045	113,677	117,428	121,303	125,306	129,442	133,713	138,126	142,684	147,392		
2.203	110	110 Each	Outflow Pipes, Mitered End Sections, Capital Repairs	2029	to 5	5	275.00	30,250	30,250	4.3%					57,907					68,114						80,119	
Property Site Elements																											
2.300	13,400	13,400 Square Yards	Asphalt Pavement, Patch and Seal Coat (Adjusted Scope When in Coordination with Paving)	2028	3 to 5	4	2.00	26,800	26,800	3.6%				49,664					58,417					68,714			
2.301	11,450	11,450 Square Yards	Asphalt Pavement, Mill and Overlay, Clubhouse Parking Area (Incl. Access Drive)	2043	15 to 20	19	19.00	217,550	217,550	5.2%				403,149													
2.302	1,950	1,950 Square Yards	Asphalt Pavement, Mill and Overlay, Woodside Park	2028	15 to 20	4	19.00	37,050	37,050	1.6%									80,760								
2.303	1,250	1,250 Square Feet	Bridges, Pedestrian, Recreation Lake, Paint Finishes and Capital Repairs	2028	6 to 8	4	18.00	22,500	22,500	2.0%					43,071								55,846				
2.304	1,250	1,250 Square Feet	Bridges, Pedestrian, Recreation Lake, Replacement	2036	20 to 25	12	78.00	97,500	97,500	1.8%																	
2.305	5	5 Each	Catch Basins, Landscape, Clubhouse Parking Area, Inspections and Capital Repairs	2028	15 to 20	4	1,200.00	6,000	6,000	0.3%									13,079								
2.306	6,700	1,340 Linear Feet	Concrete Curbs and Gutters, Clubhouse Parking Area, Partial	2043	to 65	19 to 30+	48.00	64,320	321,600	1.5%				119,193													
2.307	750	300 Linear Feet	Concrete Curbs and Gutters, Woodside Park, Partial	2028	to 65	4 to 30+	48.00	14,400	36,000	0.6%									31,388								
2.308	27,600	1,380 Square Feet	Concrete Sidewalks, Clubhouse and Woodside Park, Partial	2026	to 65	2 to 30+	12.00	16,560	331,200	2.1%		28,758					33,827					39,790					
2.309	69,600	2,320 Square Feet	Concrete Sidewalks, Nature Trails, Partial	2026	to 65	2 to 30+	12.00	27,840	835,200	3.6%		48,348					56,869					66,893					
2.310	12	12 Each	Light Poles and Fixtures, Clubhouse Parking Area	2032	to 25	8	2,400.00	28,800	28,800	0.5%																	
Woodside Park Elements																											
2.400	200	200 Square Feet	Bridges, Pedestrian, Playground and Dog Park, Decking and Structure Repairs	2032	10 to 15	8	28.00	5,600	5,600	0.1%																	
2.401	200	200 Square Feet	Bridges, Pedestrian, Playground and Dog Park, Replacement	2044	20 to 25	20	74.00	14,800	14,800	0.4%					28,331												
2.402	1	1 Allowance	Dog Park Features	2030	to 10	6	9,000.00	9,000	9,000	0.6%	15,130										20,934						
2.403	700	700 Linear Feet	Fences, Chain Link	2045	to 25	21	24.00	16,800	16,800	0.4%						33,221											
2.404	600	600 Linear Feet	Fences, Wood, Split Rail	2040	to 20	16	26.00	15,600	15,600	0.3%	26,226																
2.405	1	1 Each	Irrigation System, Pump	2042	to 20	18	16,000.00	16,000	16,000	0.4%			28,703														
2.407	1	1 Allowance	Playground Equipment	2040	15 to 20	16	30,000.00	30,000	30,000	0.6%	50,434																
2.408	2	2 Each	Rest Room Building, Doors	2026	to 30	2	2,000.00	4,000	4,000	0.1%																	
2.409	1,000	1,000 Square Feet	Rest Room Building, Paint Finishes, Exterior	2026	4 to 6	2	5.50	5,500	5,500	0.6%					10,529						12,793						
2.410	2	2 Each	Rest Room Building, Rest Rooms, Renovations (Incl. Patio Ceiling)	2044	to 25	20	7,500.00	15,000	15,000	0.4%					28,714												
2.411	8	8 Squares	Rest Room Building, Roof, Asphalt Shingles	2026	12 to 18	2	780.00	6,240	6,240	0.2%					11,945												
2.412	1,200	1,200 Square Feet	Shade Structures, Canvas, Interim Replacement	2028	6 to 8	4	12.00	14,400	14,400	1.3%					27,566								35,741				
2.413	1,200	1,200 Square Feet	Shade Structures, Canvas and Frames, Total Replacement	2044	to 25	20	32.00	38,400	38,400	0.9%					73,509												
2.414	1	1 Allowance	Site Furniture	2032	10 to 15	8	27,000.00	27,000	27,000	1.1%					51,686												
Maintenance Facility Elements																											

General Fund

RESERVE EXPENDITURES

Years 2024 to 2039

Viera East  
Community Development District  
Rockledge, Florida

Explanatory Notes:  
1) 3.3% is the estimated Inflation Rate for estimating Future Replacement Costs.  
2) FY2024 is Fiscal Year beginning October 1, 2024 and ending September 30, 2025.

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	RUL = 0 FY2024	1 2025	2 2026	3 2027	4 2028	5 2029	6 2030	7 2031	8 2032	9 2033	10 2034	11 2035	12 2036	13 2037	14 2038	15 2039
						Useful	Remaining	Unit (2024)	Per Phase (2024)	Total (2024)																	
3.100	4,600	4,600	Square Yards	Asphalt Pavement, Patch and Seal Coat	2026	3 to 5	2	2.00	3,036	3,036	0.2%			3,240									4,339				
3.101	4,600	4,600	Square Yards	Asphalt Pavement, Mill and Overlay	2030	15 to 20	6	19.00	28,842	28,842	1.3%						35,045										
3.103	600	600	Square Feet	Carport, Vehicle and Equipment Storage	2043	to 25	19	28.00	5,544	5,544	0.1%																
3.104	7,100	475	Square Feet	Concrete Flatwork, Partial (Incl. Wash Station)	2026	to 65+	2 to 30+	13.00	2,038	30,459	0.3%			2,174				2,558						3,009			
3.105	1,050	1,050	Square Feet	Fences, Chain Link (Incl. Gate)	2030	to 25	6	32.00	11,088	11,088	0.2%						13,473										
3.111	10	10	Each	Light Poles and Fixtures	2030	to 25	6	1,600.00	5,280	5,280	0.1%						6,416										
3.113	200	200	Square Feet	Storage Shed	2032	to 30	8	55.00	11,000	11,000	0.2%								14,262								
3.114	2	2	Each	Tanks, Fuel Storage, 1,000-Gallon	2030	to 20	6	6,200.00	4,092	4,092	0.2%						4,972										
3.115	1	1	Each	Tanks, Oil Separation	2030	to 20	6	5,800.00	1,914	1,914	0.1%						2,326										
				<u>Maintenance Building Elements</u>																							
3.200	1	1	Each	Air Handling and Condensing Units, Split System	2036	10 to 15	12	7,500.00	2,475	2,475	0.1%													3,654			
3.201	8	8	Each	Doors, Overhead	2029	to 25	5	3,200.00	8,448	8,448	0.4%						9,937										
3.202	1	1	Each	Ice Machine, Manitowoc	2029	to 15	5	4,500.00	1,485	1,485	0.1%						1,747										
3.203	1,400	1,400	Square Feet	Interior Renovation, Complete	2028	to 30	4	60.00	27,720	27,720	0.4%					31,564											
3.204	1,400	1,400	Square Feet	Interior Renovation, Partial, Subsequent	2038	8 to 12	14	8.00	3,696	3,696	0.2%														5,823		
3.205	23,900	23,900	Square Feet	Metal Frame, Paint Finishes and Repairs	2028	8 to 10	4	2.00	15,774	15,774	0.7%					17,962											
3.206	18,600	18,600	Square Feet	Roof and Siding, Metal	2039	to 45	15	14.00	85,932	85,932	1.8%															139,849	
3.207	225	225	Square Feet	Windows and Doors	2039	to 40	15	110.00	8,168	8,168	0.2%																13,292
				<u>Maintenance Equipment (CDD and Shared)</u>																							
4.101	1	1	Each	Carts and Utility Vehicles, Cub Cadet	2032	to 15	8	6,800.00	6,800	6,800	0.3%								8,817								
4.103	1	1	Each	Carts and Utility Vehicles, Cushman Hauler 800X EFI	2034	10 to 15	10	9,500.00	9,500	9,500	0.4%														13,144		
4.109	1	1	Each	Carts and Utility Vehicles, Kawasaki	2030	to 15	6	11,500.00	11,500	11,500	0.5%						13,973										
4.110	1	1	Each	Carts and Utility Vehicles, Kubota RTV 520	2030	to 15	6	12,500.00	12,500	12,500	0.5%						15,188										
4.114	1	1	Each	Excavator, Volvo EC 25	2030	20 to 25	6	18,700.00	18,700	18,700	0.3%						22,722										
4.115	1	1	Each	Light Trucks, Ford F-150	2031	10 to 15	7	45,000.00	45,000	45,000	3.1%							56,483									
4.116	1	1	Each	Light Trucks, Ford F-250	2036	10 to 15	12	75,000.00	75,000	75,000	3.7%													110,730			
4.117	2	2	Each	Loaders, Tracked, Caterpillar	2034	20 to 25	10	60,000.00	120,000	120,000	2.1%														166,029		
4.118	1	1	Each	Loaders, Wheeled, Caterpillar (Shared)	2034	to 25	10	80,800.00	26,664	26,664	0.5%														36,892		
4.126	1	1	Each	Implements, Mulcher	2029	to 10	5	28,000.00	6,500	28,000	1.8%						32,935									45,568	
4.132	1	1	Each	Mowers, Self-Propelled, Kubota Zero Turn (Shared, Incl. Miscellaneous Attachments)	2031	8 to 10	7	19,800.00	6,534	6,534	0.5%							8,201									
4.140	1	1	Each	Tractors, Case 580 Super K	2027	to 35	3	19,500.00	19,500	19,500	0.3%				21,495												
4.141	1	1	Each	Tractors, Ford 5030	2027	to 35	3	6,000.00	6,000	6,000	0.1%				6,614												
4.143	1	1	Each	Tractors, Kubota M6060D	2040	20 to 25	16	17,300.00	17,300	17,300	0.4%																
4.145	3	3	Each	Trailers, Miscellaneous	2030	20 to 25	6	5,500.00	16,500	16,500	0.3%						20,049										
1 Allowance				Reserve Study Update with Site Visit	2026	to 2	2	8,200.00	2,050	2,050	0.0%			2,050													
				Anticipated Expenditures, By Year (\$7,794,036 over 30 years)																							
										8,224,591		0	57,486	131,022	105,215	246,403	185,652	212,718	192,821	188,200	110,432	381,956	83,876	463,534	140,997	144,384	393,840

General Fund

RESERVE EXPENDITURES

Years 2040 to 2054

Viera East Community Development District Rockledge, Florida				Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	16 2040	17 2041	18 2042	19 2043	20 2044	21 2045	22 2046	23 2047	24 2048	25 2049	26 2050	27 2051	28 2052	29 2053	30 2054					
Line Item	Total Quantity	Per Phase Quantity	Units		Useful	Remaining	Unit (2024)	Per Phase (2024)	Total (2024)																					
Reserve Component Inventory																														
3.100	4,600	4,600	Square Yards	Asphalt Pavement, Patch and Seal Coat	2026	3 to 5	2	2.00	3,036	3,036	0.2%	5,104												6,004						
3.101	4,600	4,600	Square Yards	Asphalt Pavement, Mill and Overlay	2030	15 to 20	6	19.00	28,842	28,842	1.3%												67,086							
3.103	600	600	Square Feet	Carport, Vehicle and Equipment Storage	2043	to 25	19	28.00	5,544	5,544	0.1%												10,274							
3.104	7,100	475	Square Feet	Concrete Flatwork, Partial (Incl. Wash Station)	2026	to 65+	2 to 30+	13.00	2,038	30,459	0.3%	3,539												4,163						4,896
3.105	1,050	1,050	Square Feet	Fences, Chain Link (Incl. Gate)	2030	to 25	6	32.00	11,088	11,088	0.2%																			
3.111	10	10	Each	Light Poles and Fixtures	2030	to 25	6	1,600.00	5,280	5,280	0.1%																			
3.113	200	200	Square Feet	Storage Shed	2032	to 30	8	55.00	11,000	11,000	0.2%																			
3.114	2	2	Each	Tanks, Fuel Storage, 1,000-Gallon	2030	to 20	6	6,200.00	4,092	4,092	0.2%												9,518							
3.115	1	1	Each	Tanks, Oil Separation	2030	to 20	6	5,800.00	1,914	1,914	0.1%												4,452							
Maintenance Building Elements																														
3.200	1	1	Each	Air Handling and Condensing Units, Split System	2036	10 to 15	12	7,500.00	2,475	2,475	0.1%												5,947							
3.201	8	8	Each	Doors, Overhead	2029	to 25	5	3,200.00	8,448	8,448	0.4%												22,375							
3.202	1	1	Each	Ice Machine, Manitowoc	2029	to 15	5	4,500.00	1,485	1,485	0.1%												2,843							
3.203	1,400	1,400	Square Feet	Interior Renovation, Complete	2028	to 30	4	60.00	27,720	27,720	0.4%																			
3.204	1,400	1,400	Square Feet	Interior Renovation, Partial, Subsequent	2038	8 to 12	14	8.00	3,696	3,696	0.2%												8,056							
3.205	23,900	23,900	Square Feet	Metal Frame, Paint Finishes and Repairs	2028	8 to 10	4	2.00	15,774	15,774	0.7%												34,383							
3.206	18,600	18,600	Square Feet	Roof and Siding, Metal	2039	to 45	15	14.00	85,932	85,932	1.8%																			
3.207	225	225	Square Feet	Windows and Doors	2039	to 40	15	110.00	8,168	8,168	0.2%																			
Maintenance Equipment (CDD and Shared)																														
4.101	1	1	Each	Carts and Utility Vehicles, Cub Cadet	2032	to 15	8	6,800.00	6,800	6,800	0.3%												14,349							
4.103	1	1	Each	Carts and Utility Vehicles, Cushman Hauler 800X EFI	2034	10 to 15	10	9,500.00	9,500	9,500	0.4%												19,406							
4.109	1	1	Each	Carts and Utility Vehicles, Kawasaki	2030	to 15	6	11,500.00	11,500	11,500	0.5%												22,741							
4.110	1	1	Each	Carts and Utility Vehicles, Kubota RTV 520	2030	to 15	6	12,500.00	12,500	12,500	0.5%												24,718							
4.114	1	1	Each	Excavator, Volvo EC 25	2030	20 to 25	6	18,700.00	18,700	18,700	0.3%																			
4.115	1	1	Each	Light Trucks, Ford F-150	2031	10 to 15	7	45,000.00	45,000	45,000	3.1%	78,148												108,124						
4.116	1	1	Each	Light Trucks, Ford F-250	2036	10 to 15	12	75,000.00	75,000	75,000	3.7%												180,206							
4.117	2	2	Each	Loaders, Tracked, Caterpillar	2034	20 to 25	10	60,000.00	120,000	120,000	2.1%																			
4.118	1	1	Each	Loaders, Wheeled, Caterpillar (Shared)	2034	to 25	10	80,800.00	26,664	26,664	0.5%																			
4.126	1	1	Each	Implements, Mulcher	2029	to 10	5	28,000.00	6,500	28,000	1.8%												63,047							
4.132	1	1	Each	Mowers, Self-Propelled, Kubota Zero Turn (Shared, Incl. Miscellaneous Attachments)	2031	8 to 10	7	19,800.00	6,534	6,534	0.5%	11,347												15,700						
4.140	1	1	Each	Tractors, Case 580 Super K	2027	to 35	3	19,500.00	19,500	19,500	0.3%																			
4.141	1	1	Each	Tractors, Ford 5030	2027	to 35	3	6,000.00	6,000	6,000	0.1%																			
4.143	1	1	Each	Tractors, Kubota M6060D	2040	20 to 25	16	17,300.00	17,300	17,300	0.4%	29,084																		
4.145	3	3	Each	Trailers, Miscellaneous	2030	20 to 25	6	5,500.00	16,500	16,500	0.3%																			
1 Allowance				Reserve Study Update with Site Visit	2026	to 2	2	8,200.00	2,050	2,050	0.0%																			
Anticipated Expenditures, By Year (\$7,794,036 over 30 years)										8,224,591		219,534	266,783	137,146	685,406	507,716	196,729	227,942	161,952	347,388	333,025	244,225	555,268	321,052	211,398	339,937				



RESERVE FUNDING PLAN

General Fund

CASH FLOW ANALYSIS

Viera East

Community Development District

Rockledge, Florida

Individual Reserve Budgets & Cash Flows for the Next 30 Years

		FY2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Reserves at Beginning of Year	(Note 1)	N/A	592,672	584,358	625,007	698,247	635,657	638,332	619,300	625,779	643,233	746,438	583,639	725,206	492,568	587,432	689,113
Total Recommended Reserve Contributions	(Note 2)	N/A	31,777	153,800	158,900	164,100	169,500	175,100	180,900	186,900	193,100	199,500	206,100	212,900	219,900	227,200	234,700
Estimated Interest Earned, During Year	(Note 3)	N/A	17,395	17,872	19,555	19,713	18,827	18,586	18,400	18,754	20,537	19,656	19,343	17,997	15,961	18,865	18,286
Anticipated Expenditures, By Year		N/A	(57,486)	(131,022)	(105,215)	(246,403)	(185,652)	(212,718)	(192,821)	(188,200)	(110,432)	(381,956)	(83,876)	(463,534)	(140,997)	(144,384)	(393,840)
Anticipated Reserves at Year End		<u>\$592,672</u>	<u>\$584,358</u>	<u>\$625,007</u>	<u>\$698,247</u>	<u>\$635,657</u>	<u>\$638,332</u>	<u>\$619,300</u>	<u>\$625,779</u>	<u>\$643,233</u>	<u>\$746,438</u>	<u>\$583,639</u>	<u>\$725,206</u>	<u>\$492,568</u>	<u>\$587,432</u>	<u>\$689,113</u>	<u>\$548,260</u>

Predicted Reserves based on 2025 funding level of:      \$31,777      592,672      584,358      501,154      441,649      237,053      87,981      (93,035)      (259,286)

(continued)

Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued

		2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Reserves at Beginning of Year		548,260	587,917	588,926	729,971	327,390	102,020	194,777	268,177	420,605	399,537	402,973	507,503	310,727	357,348	528,644
Total Recommended Reserve Contributions		242,400	250,400	258,700	267,200	276,000	285,100	294,500	304,200	314,200	324,600	335,300	346,400	357,800	369,600	381,800
Estimated Interest Earned, During Year		16,791	17,392	19,491	15,626	6,346	4,386	6,842	10,179	12,120	11,860	13,455	12,092	9,873	13,093	16,487
Anticipated Expenditures, By Year		(219,534)	(266,783)	(137,146)	(685,406)	(507,716)	(196,729)	(227,942)	(161,952)	(347,388)	(333,025)	(244,225)	(555,268)	(321,052)	(211,398)	(339,937)
Anticipated Reserves at Year End		<u>\$587,917</u>	<u>\$588,926</u>	<u>\$729,971</u>	<u>\$327,390</u>	<u>\$102,020</u>	<u>\$194,777</u>	<u>\$268,177</u>	<u>\$420,605</u>	<u>\$399,537</u>	<u>\$402,973</u>	<u>\$507,503</u>	<u>\$310,727</u>	<u>\$357,348</u>	<u>\$528,644</u>	<u>\$586,993</u>
						(NOTE 5)										(NOTE 4)

Explanatory Notes:

- 1) Year 2024 ending reserves are projected by Management and the Board as of September 30, 2024; FY2024 starts October 1, 2024 and ends September 30, 2025.
- 2) 2026 is the first year of recommended contributions.
- 3) 3.0% is the estimated annual rate of return on invested reserves
- 4) Accumulated year 2054 ending reserves consider the need to fund for continued replacement of the maintenance equipment and repaving of the clubhouse parking area shortly after 2054, and the age, size, overall condition and complexity of the property.
- 5) Threshold Funding Year (reserve balance at critical point).

## SECTION III

# Mill & Pave

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## Viera East Community Development District

Jim Moller

**Project:**

**Woodside Park**

1703 Crane Creek Blvd  
Melbourne, Florida 32940



# Service Provider Information

## Company Info



Asphalt365  
1745 S John Young Pkwy  
Kissimmee, Florida 34741

P: 407-344-1194  
F: 407-348-4194  
<https://www.asphalt365.com>

## Contact Person

Madison Freeman  
Asian Persuasion  
[Madison@Asphalt365.com](mailto:Madison@Asphalt365.com)  
Cell: 407-616-4675  
Office 407-344-1194

## About Us

### We Solve Problems & Make Pavement Maintenance Simple

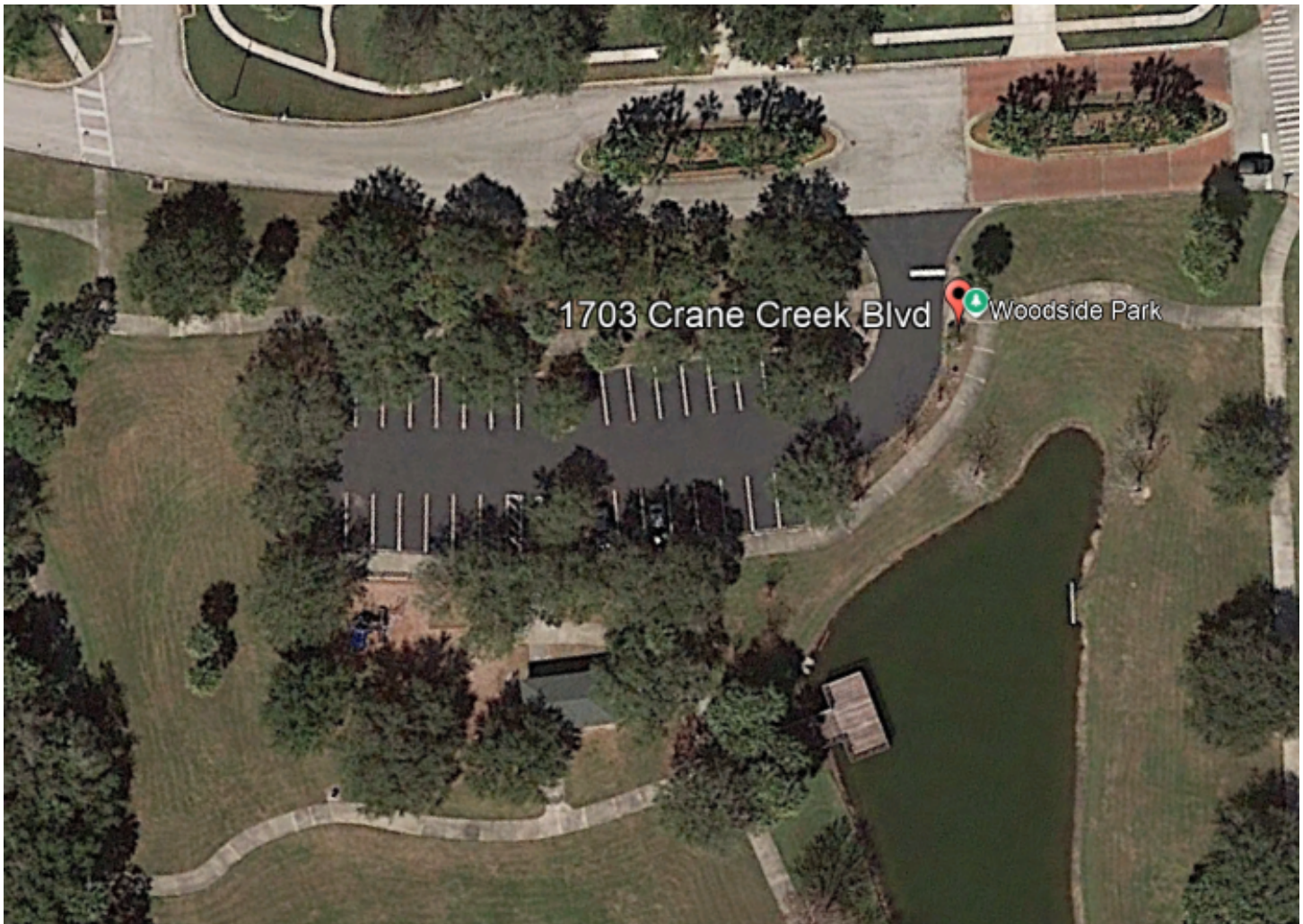
**Asphalt365** provides pavement design, maintenance, and construction services to the residential, commercial, recreational and industrial markets throughout the State of Florida. Our corporate office is located in Kissimmee, Florida.

With thousands of successful projects under our belt, we can proudly say that we are one of the most trusted construction companies in the state of Florida. As you will see with the enclosed, detailed proposal, we demonstrate our value from the first time we meet!

We offer a complete line of exterior facility and property maintenance programs. Our services include asphalt paving, asphalt sealcoating, pavement marking and striping, asphalt repair, and concrete demolition/installation.

Please find the enclosed proposal and do not hesitate to call us with any questions.

## Overview Map



**Notes:**

# Price Breakdown: Woodside Park



Please find the following breakdown of all services we have provided in this proposal.

This proposal originated on March 22, 2025. **Job Number:** 2025-260

Item	Description	Cost
1.	Asphalt Milling & Paving	\$45,486.94
2.	Line Striping - New Layout	\$1,425.00
<b>Total:</b>		<b>\$46,911.94</b>

## Authorization to Proceed & Contract

You are hereby authorized to proceed with the work as identified in this contract. By signing and returning this contract, you are authorized to proceed with the work as stated.

We understand that if any additional work is required different than stated in the this proposal/contract it must be in a new contract or added to this contract.

Please see all attachments for special conditions that may pertain to aspects of this project.

**NOTE:** Due to the current global events, the cost of petroleum has gone up significantly recently and continues to rise daily. The availability of certain materials is unstable and therefore the pricing of it is also unstable. Because of this, our prices can not be locked in at this time. We will do everything we can to mitigate the costs but there may be a change order needed to cover the increases that will be determined just prior to the start of the project based on current market conditions.

## Acceptance

We agree to pay the total sum or balance in full 30 days after the completion of work.

I am authorized to approve and sign this project as described in this proposal as well as identified below with our payment terms and options.

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

Jim Moller | General Manager  
Viera East Community Development District  
219 E Livingston St  
Orlando, Florida 32801  
[jmoller@vecdd.com](mailto:jmoller@vecdd.com)  
C: 321-639-2355  
O: 321-633-5564

Madison Freeman | Asian Persuasion  
Asphalt365  
1745 S John Young Pkwy  
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C: 407-616-4675  
P: 407-344-1194  
F: 407-348-4194  
<https://www.asphalt365.com>

## Asphalt Milling & Paving

1. The area under consideration for new asphalt surface comprises 1,651 square yards at a depth of 1.5 inch(es) in 1 lifts using SP 9.5 40% asphalt. All work will be completed in 1 trip(s).
2. Entire area will be milled at 1.25 inches; clean and haul away debris.
3. Tack areas with DOT approved primer tack.
4. Pave with paving machine using hot asphalt per job specifications.
5. Roll and compact with steel wheel rollers and rubber tire traffic rollers to industry standards.
6. ***Job calls for 136 tons of asphalt. Additional tonnage beyond quoted amount due to site conditions beyond Asphalt365's control (base by others etc) is \$185 per ton which includes asphalt, trucking & labor.***

Total Price: \$45,486.94

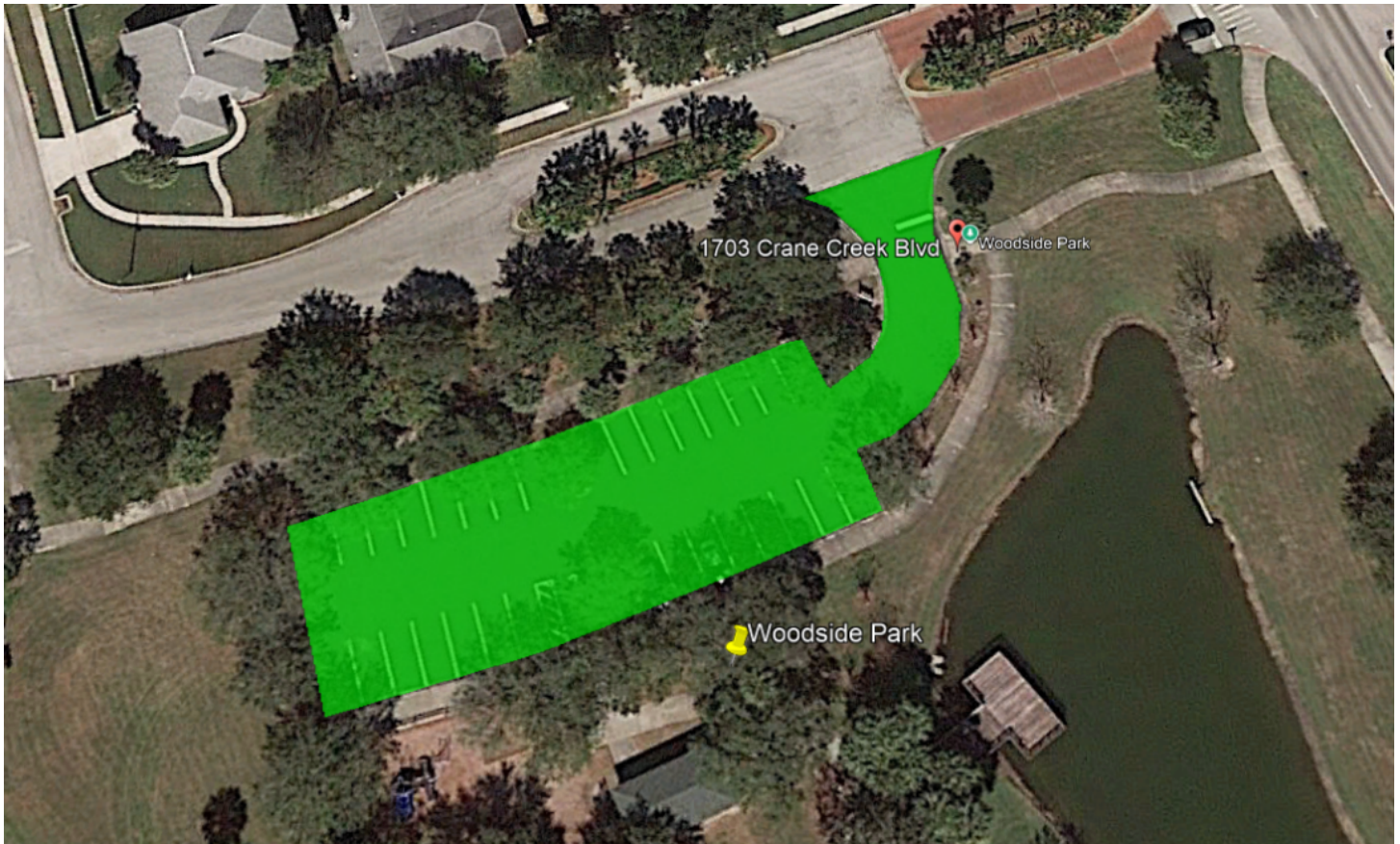
## Line Striping - New Layout

1. We propose to stripe the parking lot in the designated color with the following quantites:
2. **Striping**: Parking Stalls 31 | Handicapped 1 | Stop Bars 1

Total Price: \$1,425.00



## Map: Paving Map



## Notes:

## Included Items:

1. These prices shall be full compensation for preparation, mixing and applying materials in compliance with this specification and for all the tools, equipment, labor and incidentals necessary to complete this project.
2. A certificate of insurance will be issued upon request prior to commencement of work.

## Excluded Items:

1. Permits and/or testing & engineering fees are not included in the bid price.
2. MOT to be provided by General Contractor.
3. As Builts provided by General Contractor.
4. Not responsible for any damage to underground utilities not located.
5. Prime and sand is not included unless specifically stated.

## Warranties & Guarantees:

1. All work is to be completed in a professional manner according to standard practices.
2. All material is guaranteed to be as specified. Reflective Pavement Markers are excluded from warranty.
3. **\*\* PLEASE NOTE: If existing asphalt or base has less than 2% positive flow, Asphalt365 Inc. cannot insure bird baths will not be present after paving.**

## Other Charges That May Apply:

1. Once the work is scheduled and confirmed, any additional mobilizations for Sealcoating due to Mgmt request or lot not being ready/available, will be billed at a rate of \$1,000 each day.
2. Any additional mobilizations for Paving due to Mgmt request or lot not being ready/available, will be billed at a rate of \$2,500 each day.
3. If there are any dumpsters in the scheduled area to be Sealcoated, please have them removed or moved to another area so we can seal under it. If they're not moved, there will be an additional mobilization fee charged to remobilize.
4. Credit card payment surcharge 3.5%
5. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written order and will become an extra charge over and above the estimate.
6. All asphalt work (paving & repairs) will be completed Monday thru Friday unless otherwise specifically stated. If weekend work is desired, there will be an additional plant opening fee.

## Customer Responsibilities

1. Job site will be barricaded during work. It is important that all vehicles, people and objects be off the area of work. Tow trucks need to be arranged by Management to be on call to remove vehicles from the scheduled work area. If any vehicles are left in the work area, or persons break through barricades, we cannot be responsible for tracking of materials or paint or damages to vehicles.
2. A365 cannot work around vehicles. Management is responsible for towing when owners fail to comply with paving and or sealcoating schedule.
3. Sprinklers should be off 24 hours prior until 48 hours after our service.
4. Avoid lawn cutting during the same period of time. The surface must be dry for our arrival. Areas where the newly sealed pavement is wet may wear prematurely.
5. Customer should have any weeds growing in the parking lot treated at least two weeks prior to the commencement of the sealcoating project.

6. Existing cracks with vegetation growing should be prepared with a weed killer for several treatments before we arrive on the job.
7. Please make sure street sweepers are cancelled during the sealcoating projects. Sweepers should not be used on freshly sealcoated properties.
8. Any punch list items must be submitted in writing. No repairs will be made until 90% of the invoice amount has been paid.

## Notices:

1. A365 reserves the right to revisit the site if time has elapsed from the original proposal to acceptance.
2. Scheduling changes may be necessary due to weather conditions. We will make every effort to reschedule the work as soon as possible.
3. Due to price fluctuations on materials, A365 reserves the right to withdraw the proposal at any time prior to the commencement of work.
4. Pavement Sealer will take several days to fully cure and is sensitive to animal droppings, tree droppings, water stains from irrigation systems, ponding water and tire markings during this time. This is normal and no reason to be concerned, it will fade over time. Areas of shade will take longer to dry and cure than areas in the direct sunlight.
5. A small amount of "drift spray" on grass may occur where your grass meets pavement. This is normal and will disappear generally after the next mowing.
6. Sealcoating IS NOT crack filler. All existing cracks in the pavement will still be visible after sealcoating.
7. This proposal/contract including all terms and conditions shall become a legally binding attachment to any contract entered into between A365 and the financially responsible company for which the work will be performed.
8. In the event of any litigation or other proceeding arising out of this agreement, the prevailing party shall be entitled to collect its attorney's fees and all costs of litigation from the other party, including appellate attorneys' fees.

## Deposits and Payments

1. Final payment is due 30 days from project completion.
2. A deposit of 40% is required on all contracts over \$3,000 prior to scheduling.
3. If the duration of the project is longer than 2 weeks, progress invoicing is required.

Please click any of the links below to view and print all documents.

## Company Attachments

[Asphalt365 COI 2025](#)

[WTE - Paving](#)