Viera East Community Development District

Agenda

June 26, 2025

AGENDA

Viera East

Community Development District 219 E. Livingston St. Orlando, FL 32801

219 E. Livingston St. Orlando, FL 32801 Phone: 407-841-5524

June 19, 2025

Board of Supervisors Viera East Community Development District

Dear Board Members:

The Board of Supervisors of the Viera East Community Development District will meet Thursday, June 26, 2025, at 6:30 p.m. at the Faith Viera Lutheran Church, 5550 Faith Drive, Viera, FL.

- 1. Roll Call
- 2. Pledge of Allegiance
- 3. Public Comment Period
- 4. Approval of Minutes of the May 22, 2025 Board of Supervisors Meeting
- 5. New Business
 - A. Budget/Rules Rates Workshop
 - i. Discussion of Fiscal Year 2026 Budget- General Fund and Golf Course
 - ii. Discussion of Fiscal Year 2026 Rules and Rates
 - B. Presentation of Fiscal Year 2024 Financial Audit
 - C. Presentation of Reserve Study
- 6. Old Business
 - A. Action Items List
- 7. Staff Reports
 - A. General Manager's Report
 - i. Consideration of Pavement Maintenance Proposal
 - ii. Consideration of Mill and Pave Proposal
 - B. District Manager's Report
 - C. Lifestyle/ Marketing Report
- 8. Treasurer's Report
 - A. Approval of Check Register
 - B. Balance Sheet and Income Statements
- 9. Supervisor's Requests
- 10. Adjournment

MINUTES

MINUTES OF MEETING VIERA EAST COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Viera East Community Development District was held on **Thursday, May 22, 2025** at 6:30 p.m. at Faith Lutheran Church, 5550 Faith Drive, Viera, Florida.

Present and constituting a quorum were:

Jennifer DeVries by phone Chairperson
Rob Dale Vice Chairman
Bill Macheras by phone Treasurer

Ron Rysztogi Assistant Secretary Denise Yelvington Assistant Secretary

Also present were:

Jason Showe District Manager

Jeremy LeBrun GMS

Jim Moller Golf Maintenance Superintendent

Jenn Worshel Hook & Eagle

Michelle Webb Lifestyle/Marketing Director

Residents

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order at 6:30 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Public Comment Period

Mr. Showe: The next item is the public comment period. We have three Request to Speak Forms, which we'll take in the order that I've just picked them up. We will ask you to keep your comments to three minutes and state your name and address before you speak, so we can make sure we get it on the recording properly. This is not necessarily a question-and-answer session. This is more a chance for you guys to take that three minutes and say what you want. The Board

can choose on its own to either respond to it or not. With that we will go in order and start with Ms. Janet Eggerton.

Mr. Dale: I will just add, we probably won't respond, whatever the issue is. I don't want you guys to take offense at any of that. We just have a full agenda for tonight and during the course of the meeting, if Board Members have additional follow-up questions, they will be able to do that during the course of the meeting.

Resident (Jeanette Egerton, Morning Glory Drive): That's fine. I understand. We didn't expect that. We just wanted to hand this out. I'm Jeanette Egerton. I live at 1725 Morning Glory Drive, Melbourne, Florida. I handed out some information about the benefits of having a fountain and what we are requesting on behalf of the Hammock Trace community, which is to put a fountain over here like at Fawn Ridge. I saw it today and it is absolutely beautiful. The oxygenation as you know, the water circulation, algae control, I've never complained before, but last year I called into the office several times for algae growth that had grown so big. You guys were very responsive and came out immediately. They put in chemicals, but the next week they came and put in more chemicals and it finally dissipated, like after like two or three treatments, but it had taken over, because it was growing so much that it was taking over the water. The oxygenation and water circulation, including the visual appeal, would definitely be a plus for our community. So, we got some signatures and Pat, who is probably on your next Request to Speak Form, has helped tremendously, to get a bunch of signatures to represent our community. We didn't know if that would help in making our case or not. So, that's all I'm here for. Thank you.

Mr. Showe: Next up, we have Mr. Patrick French.

Resident (Patrick French, Hammock Trace Drive): I live in Hammock Trace. We are trying to get a fountain. The one lady, I forgot her name, the one that couldn't see her fountain built.

Mr. Dale: Marianne.

Resident Patrick French, Hammock Trace Drive): I was very sad to hear about her passing, but she's watching from up above.

Mr. Dale: She is.

Resident Patrick French, Hammock Trace Drive): I'm just reiterating what Jeanette said. I got 35 signatures. If you give a Marine a job, you're going to get it done. I can get a lot more if you need them. But I just want to reiterate, I appreciate your consideration for that fountain for

us. I just want to say also, the last four years since you guys have taken over, it is like night and day, as part of this community. It's unbelievable and I'm very happy and a lot of people are happy with what you guys have done. I'm not kissing you know what, I'm just telling you how it is. That's what I do.

Mr. Dale: I appreciate it.

Resident (Patrick French, Hammock Trace Drive): Like I said, I can get signatures and whatever else, but we appreciate you guys just taking a look at it and if you can help us out, it would be nice. That's it. I appreciate it.

Mr. Dale: Thank you. On behalf of the Board, as the person running the meeting tonight, that is a team effort and the Board thanks you for your comments.

Resident (Patrick French, Hammock Trace Drive): I understand completely. Thank you very much.

Mr. Dale: Thanks.

Mr. Showe: The last one that we have is from Ms. Terry Mott.

Resident (Terry Mott, Wexford Drive): I'm Terry from The Villages, 4899 Wexford Drive. I'm here to give you an update from the last meeting, when you approved our training education program. I've been working with Mr. Moller and I drafted out an agenda and have copies for you. That's just the proposal to see what you like. The date we selected was Saturday, October 18th. I already reserved Clubhouse Park, which is what Mr. Tom Jarris wanted. That's the agenda. I have speakers lined up already and everything is taken care of. The only glitch so far, is that the policy for the Viera East Community Association (VECA) is not to rent that park to the Viera East CDD. So, I had to put it in my name. I'll work it out with the VECA Board. But other than that, everything's set to go. We have speakers. I have a nonprofit that we can use to try to help get money donated for the food. So that's it. Thanks. Oh, and I second what they said. I've been here for 23 years and you're the best ever. You're not even in the same category as the rest. Also, we have the same quality of leadership at the county level. Now is the time for all of us to get everything done and I'm working with the county to do other projects. But it's just amazing. So, thank you all for your leadership.

Mr. Dale: Thank you, Terry

Ms. Yelvington: Can I ask a question?

Mr. Dale: Yeah.

Ms. Yelvington: How will you communicate this to the HOA Boards?

Resident (Terry Mott, Wexford Drive): I'm going to go to every Board personally and ask them, because this is a ground up education and training program. We want the individual HOAs to be responsible for assessing the ponds that are in their area and we have a training program to put volunteers through that. So, that's what we're trying to do. We established two volunteer positions, preferably one would be on the Board. There would be an additional duty called a Stormwater Manager. That person would be responsible for accepting the forms for approval. Just like your front yard has to go through an approval process, the backyard would have to do the same thing. The form would go from the individual HOAs, to Mr. Moller and then we would find out whatever type of restoration they want for that pond, would be approved by the St. John's River Water Management District. It's not much work, but it's somebody overseeing the management and the form. I got a sample form. The Board would put in a similar form to the Architectural Review Board, only you would state what type of restoration you'd want for that particular pond. Because Mr. Pete Carnesale had said, "We want to be sure and will let the HOAs decide what type of restoration." There are several different types, which this training program will show. But we want the individual HOAs to be able to select the type of restoration that they want for the pond in their area. But we would have to go through an approval process. So that's what that is. Then the other volunteer would be the worker bee, who actually goes out and does pond water testing and pond assessment. Those assessments would be done, whenever Jim decided how often they would be done. But we would put those people through a training program called the Florida Master Naturalist Program. The UF IFAS is willing to come down and do a special workshop just for us, as long as we can get 15 people there. The total cost is \$249 per person, but that's nothing. You get a fantastic manual on how ponds are supposed to be maintained. You'll get all the best management practices in that manual for the \$249. The workshop would go over a couple of weekends, but they're going to do a special one just for us in our area. So that's already on board. All we need to do is come up with 15 people. The target is to get two volunteers per HOA, which is a very simple process, but we get the residents educated, get the management practices and get these ponds restored so they're no longer a health and welfare issue for this community.

Mr. Dale: Okay, Terry, I just want for clarification purposes, just to make sure we're all on the same sheet of music. Number one, I love the enthusiasm.

Resident (Terry Mott, Wexford Drive): Thank you.

Mr. Dale: I appreciate that. If you can get the HOAs to participate, you're going to be another level in my book, because that was the first thing we tried to do, when we first took over. We wanted all of the HOAs to come once or twice a year, but only had two people show up. One of them was Marianne, who Pat just shared and then the other one is now a Board Member who's with us by phone, which is Bill. It was real tough getting the HOAs to participate and stuff. So, if you can get that done, God bless you on that. I'm loving that.

Resident (Terry Mott, Wexford Drive): Can I tell you why I'm not worried?

Mr. Dale: Well, let me get to the main point that I just want to clarify, to make sure we're on the same sheet of music. The first issue that I want to make sure we're clear on, because I thought I may have misheard, I thought I heard the word "Committee" and stuff like that. All I'm saying, is anytime we're talking committee or subgroups, all of those kind of things, I want to make sure that you're working with Jason, real close, hand in hand, because anything that has the CDD stamp of approval, goes through the Sunshine and we can't have separate committees.

Mr. Showe: It's not a committee of the CDD and this Board hasn't authorized it. It's a Resident Committee.

Mr. Dale: Okay. Which is great. That's kind of the way I'm taking it. I just want to make sure we're on the same sheet of music.

Resident (Terry Mott, Wexford Drive): I talked to Jim, about this, because there is an issue here that needs to be addressed. Because what we're technically creating, is a volunteer army for him.

Mr. Dale: Right.

Resident (Terry Mott, Wexford Drive): So, we've already discussed that. But these people would actually be under the individual HOAs and would be a part of the HOA.

Mr. Dale: Gotcha. I'm not trying to take the wind out of your sails. I love the idea. I think it's great.

Resident (Terry Mott, Wexford Drive): It's an important point.

Mr. Dale: Right.

Resident (Terry Mott, Wexford Drive): We are working on that, because I talked to Jim about it. I said, "You need to check with your people, because you're creating a channel, an army." So, there is a connection there and you're right, we are working on that.

Mr. Dale: Okay. Then the only other point that I just want to clarify, which does not mean that this is going to be the way it is in the future, but to this date, the Board has approved no expenditures for anything.

Resident (Terry Mott, Wexford Drive): I understand.

Mr. Dale: So, I just want to make sure that we're clear on that. That doesn't mean there wouldn't be something in the future that we wouldn't do. As you know, we've already done a couple of littoral shelf plantings.

Resident (Terry Mott, Wexford Drive): However, I do believe, unless you voided it, I do believe there was a \$10,000 budget for stormwater education demonstration sites, a couple of years ago.

Mr. Dale: It's in the budget, but we still have to approve the expenditure.

Resident (Terry Mott, Wexford Drive): I put in here that we want to serve breakfast, pastries, juice and box lunch for 50 people. However, I'm working with a nonprofit to try to get you extra funds on that also.

Mr. Dale: We're all good, as long as we're on the same sheet of music with that stuff. Man, I want it to work.

Resident (Terry Mott, Wexford Drive): No, thank you. I'm not worried about the Boards and you might as well hear this now. Several years ago, I asked the prior Manager, "Aren't you worried about a lawsuit, because I have a legal background and this is not a good situation here."

Mr. Dale: Right.

Resident (Terry Mott, Wexford Drive): The answer I got from the prior General Manager, was that he had asked the attorney if there was an issue with how we're maintaining our ponds and whether he thought there would be any type of legal liability there.

Mr. Dale: Right.

Resident (Terry Mott, Wexford Drive): The answer was that he couldn't find any cases on point, as he thought that everything was fine.

Mr. Dale: Right.

Resident (Terry Mott, Wexford Drive): Well, since then, there is a case on point that I'm going to bring up. So, this is now an issue.

Mr. Dale: I understand the point and don't mean to cut you off, because I don't want to go too far into this.

Resident (Terry Mott, Wexford Drive): I'm not worried, because when I present it to the Boards, I'm going to get a copy of the case. It's an Orlando case.

Mr. Dale: Right.

Resident (Terry Mott, Wexford Drive): When I present it to the Board, I'm going to tell you, come up with two volunteers or risk several thousand dollars for a lawsuit.

Mr. Dale: Right.

Resident (Terry Mott, Wexford Drive): So that's my answer.

Mr. Dale: Right.

Resident (Terry Mott, Wexford Drive): So, I'll see you later. Thank you very much.

Mr. Dale: Thank you for your comments. Please make sure that Jason has all of your contact information. What you're talking about is something that is bigger in scope than this meeting. It's going to involve discussion. I'll be flat out, you're talking about a chunk of money, probably \$30,000 for the fountain. As I understand there are some electrical challenges over on your neck of the woods. All I'm just saying is, if there are no challenges, we're talking at least \$30,000 for the fountain, that kind of stuff. There's also an issue of whether that can fit into this year's budget or next year's budget, all of that kind of stuff. We also have to have a discussion about what type of fountains we're talking about. If we're talking algae growth, then you're not talking about a decorative fountain. You're talking more about the aerators that go into a lake that have the bigger effect. So, there's also the environmental impact stuff. So that's why I'm saying it's more than just a one up.

Resident (Patrick French, Hammock Trace Drive): It was basically, God rest her soul, just like the one that Marianne had.

Mr. Dale: Right. Well, and I know that's what you guys are looking for, but there was a combination of reasons why the Board chose to go that route with that one for that lake. We have to look at the main thing we're trying to accomplish.

Resident (Patrick French, Hammock Trace Drive): You do have power.

Mr. Dale: Right.

Mr. Moller: The pool is right there. The brand-new boxes, all of that stuff is right there.

Mr. Dale: Right, right. But I think kind of where we're probably going with this, is this is a workshop discussion. We have workshop meetings every two weeks or every other week.

Resident (Patrick French, Hammock Trace Drive): Can I attend?

Mr. Dale: You're perfectly welcome to attend, but we don't do like a Q and A or anything like that, at the workshops. But I'm going to be blunt. The bulk of the effective stuff happens outside of a meeting. So, that's why I want to make sure everybody has everybody's contact information.

Mr. Moller: I just kind of wanted to be clear, too, on what the goal was. Was it lake health or was it decorative?

Resident (Patrick French, Hammock Trace Drive): Both.

Mr. Moller: A lot of the points were basically lake health and that can be done with diffusers. We're looking at \$12,000 versus \$40,000 for a fountain. So, that's the point that I think Rob is trying to get.

Ms. Yelvington: Is the size of that lake smaller?

Mr. Dale: Yes.

Ms. Yelvington: It is much smaller. So, it would potentially need a smaller fountain, not as large of a fountain. Wouldn't it?

Mr. Dale: Potentially. So that's another part of it.

Ms. Yelvington: I wanted to go over all of the options.

Mr. Dale: Forgive the pun, because we're talking about lake health and algae growth, but I don't want to get into the weeds on that now. I'm sorry. That's it.

Resident (Patrick French, Hammock Trace Drive): I want to say something. The first pond as you come in off of Wickham Road, on Murrell Road, is VECA's pond, I guess.

Mr. Dale: Right.

Resident (Patrick French, Hammock Trace Drive): Next to where Unos used to be.

Mr. Dale: Right.

Resident (Patrick French, Hammock Trace Drive): That's a huge freaking fountain for a small pond. Ours is three times that big.

Mr. Dale: Yeah.

Resident (Patrick French, Hammock Trace Drive): We're not asking for a big one. I just wanted a fountain.

Mr. Dale: Keep in mind, I don't even know if that lake is in the CDD. You're talking about the decorative one by Uno that was purchased by The Viera Company.

Resident (Patrick French, Hammock Trace Drive): That's a huge body of water. I get that. It's beautiful. I'll be honest with you. It looks beautiful out there.

Mr. Dale: Right.

Resident (Patrick French, Hammock Trace Drive): I sat on a bench. It's just a good thing to see. We don't really want nothing fancy, but ours is about probably half that size. It doesn't have to be as big as that one.

Mr. Dale: Right.

Resident (Patrick French, Hammock Trace Drive): We're just requesting it.

Mr. Dale: No, I understand. I understand that. When we did that one, also there were other dynamics, because it's directly across from Woodside Park.

Resident (Patrick French, Hammock Trace Drive): It's lit up in different colors, but then it went away. I don't know why.

Mr. Moller: I need to change it.

Resident (Patrick French, Hammock Trace Drive): You can do that. I can change colors for Christmas. I love Christmas. I decorate the front and back entrance. It looks good, but all we're asking is just to take a look at our stuff.

Mr. Dale: Absolutely.

Mr. Rysztogi: I would like to add something. I did give a presentation to the Board at the last meeting and the Board is aware of the location and your idea. I did do the presentation. Also, for the record, just so everything is clear, I am a Hammock Trace resident and I did sign that I am in favor of the fountain in my neighborhood as a resident. So, I just wanted to let you know. As a Board Member, I think I'm almost obligated to let you know that.

Mr. Dale: Thanks, Ron.

Resident (Jeanette Egerton, Morning Glory Drive): I'm not sure if you wanted the signatures.

Mr. Showe: Yeah. I'll take those from you.

Mr. Dale: Yeah. That does have some bearing. I'm not going to say it doesn't.

Resident (Patrick French, Hammock Trace Drive): I appreciate you guys taking a look. I understand the money thing. We all do.

Mr. Dale: Right. That's why we're doing the balancing act right now.

Mr. Rysztogi: I also know that Tom and people have been asking for this, prior to Fawn Ridge. So, this is not like a new thing. They saw Fawn Ridge, so now we have to have it. They have been asking for it for a number of years, as long as I lived there.

Mr. Dale: Right.

Resident (Jeanette Egerton, Morning Glory Drive): You can definitely tell the difference, because we walk a lot. We walk through all of the different neighborhoods and you can see the difference between the ponds that have the fountains, because the water is moving. They don't have as much algae.

Mr. Dale: Not as much stagnation as what you're saying.

Resident (Patrick French, Hammock Trace Drive): Exactly.

Mr. Dale: I understand. The big dilemma that we're going to have in the discussion, is we literally have 84 lakes in the District. I know we're going to have a number of other entities, but you guys are here. So that's the discussion the Board's going to have to have at the workshop.

Resident (Jeanette Egerton, Morning Glory Drive): You have to maintain them.

Resident (Patrick French, Hammock Trace Drive): That's a good question for you, though. I'm getting old. But bottom line is to save everybody money. I can still do things. I grew up here in Florida. Right here in Brevard County, before I joined the Marine Corps for 20 years. To save money for everybody, is there any way I can go through a class and be able to paddle out on my board and clean the filters? It's not rocket science.

Mr. Dale: No. It's a discussion that we'll have. I don't want to speculate or get into the weeds on this one, but I understand where you're coming from. I think we also have to look at it from a liability perspective, too, like everything else. Believe me, I mean, we've gotten sued for the most incredible things that would just amaze you. You're a Marine and I love you and thank you for your service.

Resident (Patrick French, Hammock Trace Drive): Exactly. But anyway, I'm just trying to save everyone money. It's not rocket science. It's a freaking filter and a pump. Not a big deal. But I'm sure when the thing's put in initially, the people that you bought the product from, probably the first year, they have to be there. It's like an AC and we can go from there.

Mr. Dale: Right.

Resident (Patrick French, Hammock Trace Drive): I'm just trying to put that out there.

Mr. Dale: Gotcha.

Resident (Patrick French, Hammock Trace Drive): I'm thinking, I will still be pretty strong in 10 years. After that I'm probably out checking out a little bit. I'm just saying that. Do you know what I'm saying?

Mr. Moller: We can put you on part-time employment.

Mr. Showe: Having you as part-time employee would be cheaper, but the District would have to get Workers Compensation liability for volunteers.

Resident (Patrick French, Hammock Trace Drive): I don't need that.

Mr. Showe: We would require it.

Mr. Moller: The easiest route, if you really want to do it, is to hire you on a minimal hour part-time basis.

Resident (Patrick French, Hammock Trace Drive): I'll do it for \$1 per day.

Mr. Dale: We appreciate it, Pat.

Resident (Patrick French, Hammock Trace Drive): I don't need money, but if that's what it takes, I can get pennies on the dollar and go out there and do my little thing. I enjoy water very much. I grew up here.

Mr. Rysztogi: How many signatures did you get?

Resident (Patrick French, Hammock Trace Drive): 35 in two days.

Mr. Rysztogi: You've been working.

Resident (Patrick French, Hammock Trace Drive): They all know me. I've been here 25 years. I lived there all my life.

Mr. Dale: Pat, we will be in touch, I promise you.

(Resident (Patrick French, Hammock Trace Drive): I'm trying to sell this.

Mr. Dale: I know what you're doing.

Resident (Patrick French, Hammock Trace Drive): I know you guys work hard, but I'm pitching just for our little District.

Mr. Dale: I hear you, brother.

Resident (Patrick French, Hammock Trace Drive): I'm not going to lie to you, but any way I can save money on both sides, I'll do whatever it takes. If you have to give me a dollar every time I go up and do the little paddle outboard crap, I'll take the dollar. Sir, you're a lawyer.

Mr. Showe: I'm not a lawyer.

Resident (Patrick French, Hammock Trace Drive): That sounds about right. As long as you pay me something, I don't really care.

Mr. Dale: Alright, guys, we're going to move on.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the April 24, 2025 Board of Supervisors Meeting

Mr. Dale: We're going to move on to approval of the minutes from the last meeting.

Mr. Showe: Those minutes are included as part of your agenda package. We can take any corrections or changes at this time or take a motion to approve.

Ms. Yelvington: Can we make a couple of just quick typos, error changes?

Mr. Showe: Certainly.

Ms. Yelvington: There are a couple of places. Page 9 was one, that I noticed where "Littoral Shelf" was "Literal Shelf" in a few places in this document. Can they just do a spell check for "Literal Shelf" and correct that?

Mr. Showe: Yeah.

Ms. Yelvington: Thank you.

Mr. Showe: Are there any other comments?

Mr. Dale: Actually, it's funny because that always kind of drove me nuts too.

On MOTION by Ms. Yelvington seconded by Mr. Rysztogi with all in favor the Minutes of the April 24, 2025 Board of Supervisors Meeting were approved as amended.

FIFTH ORDER OF BUSINESS

New Business

A. Consideration of Resolution 2025-02 Approving the Fiscal Year 2026 Proposed Budget and Setting Public Hearing to Adopt

Mr. Showe: The next item is the start of our Fiscal Year 2025 budget process. We presented to you Resolution 2025-02. This resolution does several items for the Board. First, it approves a Proposed Budget, which will be attached as Exhibit A. We've included a draft for you and that will include any changes that the Board would like to make tonight. It also sets a public hearing, which is August 28th, your regular August meeting here at 6:30 p.m. It also directs us to transmit this to the local governments as well as place it on our website, which is in accordance with Florida Statutes. To kind of prep some folks, we go through this budget process once a year.

This first step is really more about making sure that you don't make any adjustments to your assessment levels. That's really the mechanical thing, thing you're doing tonight. We have several workshops set up over the next few months between now and August, to refine the budget and kind of put all of the line items where you want it. But it's more about setting the assessment levels for now. We built this budget with no assessment increases. So, it is the same assessments that were assessed last year. We feel like we have enough funding in all the places, to really accommodate the goals of the Board that we've had over the last few years, without any impact on service.

Mr. Dale: Jason, I would like to ask you just for the minutes, a real quick question. There was a nasty accusation made, a few times that I've heard this week, that the \$100 CDD tax, we could have reduced two years ago, that we were using to build up our reserves, just disappeared, which is not the case. But I was wondering if you could share with me where the reserves were four years ago and where they are right now.

Mr. Showe: Sure. I'll look at the 2022 reserves.

Mr. Dale: I know there's also the issue that we've talked about at previous meetings, that we have to get cycle through this year. But essentially the profit from the previous year, still has not been deposited.

Mr. Showe: Correct. Your Capital Reserve Fund in your adopted Fiscal Year 2022 budget, started at \$315,696.

Mr. Dale: Okay, so that was 2022. What about 2021?

Mr. Showe: 2021 started with \$229,000.

Mr. Dale: \$229,000 is really our starting point.

Mr. Showe: For reference, this budget would start you in 2026 with \$1.398 million.

Mr. Dale: Right. So, a little over a million dollars in the past year. To your knowledge, any of the tax money that has been collected from CDD taxes, I'm not talking about golf course profit money, but from CDD taxes, has that been spent on anything other than the CDD?

Mr. Showe: No.

Mr. Dale: Okay, thank you.

Mr. Showe: Certainly, when we do a budget, we try to be as conservative as we can. We're using expenses from April of this year, to project out through October of next year. So, you may see some of these numbers adjust between now and then. But again, I think we've got

enough to accommodate it all. Also, behind all of those, we do a line-item detail, where we detail each single account line. In the cases where there are contracts or other items, we try to detail those out as much as possible as well. So, it's really clear to residents. Page 9 of the budget includes your Capital Reserve Fund. Right now, we're projecting, like I said, almost \$1.4 million at the end of the year, which is split between the Golf Course and General Funds. The Golf Course Fund has over \$800,000 and the General Fund has about \$600,000. Then there is your Debt Service Fund, for Series 2020. We've still separated the Hook & Eagle. We just wanted to show those separately for now, but anticipate by you final budget, it will be integrated, similar to how we do the regular financials. We just thought that since it was done that way last year, it may be easier to compare the two back and forth while we're working through the budget.

Mr. Dale: Gotcha. Again, just for a point of clarification, the General Services Fund is where the CDD tax money goes. Correct?

Mr. Showe: Correct. The CDD assessment goes there. The recreation assessment gets split between essentially the recreation debt service, which is still remaining and then a small portion that goes into the General Fund, for park maintenance.

Mr. Dale: Right.

Mr. Showe: But none of that recreation assessment at this point is really allocated towards any golf course funding.

Mr. Dale: Right. But at the end of the year, the expectation is we'll have somewhere around \$1.5 million. Okay, thank you.

Mr. Showe: Again, in the golf course, we've tried to adjust both restaurants and golf course for budgeting purposes for now. We've profited or basically leveled out assessments or revenues. That's kind of what we do for the budget process. Then we let Jim kind of work his magic on the expense side, to bring the profits and increased revenues. It's also important to point out, that this is the last year for your recreation debt service. So, May 1st of 2026 will be the last recreation debt service payment and approximately \$558,000 a year will go away.

Ms. Yelvington: Does that happen within this next year that we'd be budgeting for.

Mr. Showe: Yes. We still have one more payment left and then that portion of your recreation debt should drop off of your assessment as well.

Mr. Dale: What was that amount again?

Mr. Showe: It's approximately \$550,000, but that's the \$129 assessment for recreation. So, that would get reduced by that amount.

Mr. Dale: If you're talking about the average homeowner, not a business or anything like that, I believe the homeowner assessment is somewhere around \$508.

Mr. Showe: Its \$504.

Mr. Dale: Okay. We're talking roughly how much of a decrease?

Mr. Showe: It should drop off approximately another \$100.

Mr. Dale: Another \$100 or so is what we're talking about. Okay. Then we also have to weigh that against inflation, emergency reserves, that kind of stuff. The reason why that's such an issue, is it cost us a \$250,000 to repair two culverts.

Mr. Showe: That's why you guys have done the hard work to make sure you build up reserves for those big expenses when the time comes.

Mr. Dale: Right. We'll deal with that when the time comes.

Mr. Showe: So again, we typically don't go through line item by line item at this stage. We really reserve that for the workshops that we anticipate having over the next several meetings. Again, we built this with no assessment increase and you're setting the ceiling at this meeting. So, I think if the Board's comfortable with that, we would just recommend approval of the resolution as presented and then we can use the next several workshops to refine those lines.

Mr. Dale: Would that be for this August meeting or would it be the year after, where we would have one of those meetings where we have to send out the legalese statement that says that we're not raising fees?

Mr. Showe: That's only if you chose to increase the General Fund. So, even when the debt service goes away, if you raise the General Fund by even \$10, you have to send out that mailed notice. That's what is required by law.

Mr. Dale: But you know what I'm talking about. We didn't raise anything when we did that. I see what you're saying. So, if it's going to drop off \$100 and we don't allow that \$100 to drop off, that's when we would have to have that mailing.

Mr. Showe: Correct.

Mr. Dale: Okay. That would be for this August.

Mr. Showe: No, it would be in 2027.

Mr. Dale: That we would have that discussion. Okay.

Mr. Showe: If there's no assessment increase, no notice is required.

Mr. Dale: Okay. Alright.

Mr. Showe: It's only if you're increasing those portions.

Mr. Dale: Okay.

Mr. Showe: Individually.

Mr. Dale: Got it.

Mr. Showe: Even if one is decreasing.

Mr. Dale: Got it.

Mr. Showe: It's the same rules that the county follows. So, that's why you get the trim notice. It kind of gives you those details and when the public hearing is, that you can come and talk to the Board.

Mr. Dale: Okay. I think it's all going to come down to our Reserve Study that we did, which shows what we're going to need.

Mr. Showe: Yeah.

Mr. Dale: Let's move on to Old Business.

Mr. Showe: We need a motion to approve the resolution.

On MOTION by Ms. Yelvington seconded by Mr. Rysztogi with all in favor Resolution 2025-02 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing for August 28, 2025 at 7:00 p.m. at this location was approved.

Mr. Showe: So, we'll get that posted to the website and will continue to work on it. I know we're going to have some meetings that are going to be a challenge with a quorum over the next few weeks. So, what we can do, is we'll still circulate it and just provide us any questions or comments you have. Again, the General Fund is typically not really all that controversial. It's the golf course where we get into a lot of discussions and we have several workshops set specifically for that.

SIXTH ORDER OF BUSINESS

Old Business

A. Action Items List

Mr. Showe: Next is our Action Items List. We are still just tracking a couple of items. I have not had a response from the Viera East Golf District Association about the withdrawal. So,

we're just keeping that pending there. I think Jim is still working on any park improvements as well as the resurfacing.

Mr. Moller: Yeah, I actually had it in mind. They sent me the updated proposal and the link is a dead end. So, I contacted them. They're trying to work on it. I don't have the updated proposal yet.

Mr. Showe: That's all that I have for Old Business. So, we can go to Jim's report.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. General Manager's Report

Mr. Moller: Okay. I will start with the CDD. We're kind of still a man down. Right now, we have two full-time and one part-time employee. We're trying to find a temporary replacement for Will but had no luck as a yet.

Mr. Dale: Did we do an Indeed ad? Is there something that I can forward to Indeed?

Mr. Moller: I've done Indeed before. I've always had the best luck for maintenance positions on Craigslist, to be honest with you.

Mr. Dale: Okay.

Mr. Moller: I had inquiries for the golf course, but nothing for the CDD maintenance.

Mr. Dale: Is it something that you can send to me?

Mr. Moller: Yeah, I can forward the job description.

Mr. Dale: Yeah, send it to me, because I'll post it on my page.

Mr. Moller: Wes and I had conversations if there was anyone on the golf maintenance crew that wanted to slide over.

Mr. Dale: Right.

Mr. Moller: Since it's easier to hire.

Mr. Dale: Right.

Mr. Moller: So, we're looking at that as well.

Mr. Dale: Yeah. I know a few people that might be interested.

Mr. Moller: But speaking of park improvements, Pete's got some improvements going on at the Clubhouse right now, for storage and whatnot. We walked the park a couple weeks ago and once he's done with the improvements at the Clubhouse, we're going to tackle the doghouses. Some of the wood is starting to rot. There are some nails rusting out that are pooling. So, we're going to go through, give all of the wood features on the dog park, a facelift. I know the one

broken rail on the small dog park was repaired and replaced, but we want to secure the bottom of all the fences, to try to keep the little and big dogs from burrowing under. So, we're trying to come up with some cost-effective ideas to put barriers, because even just the single rail on the bottom of the fence, doesn't seem to stop the little ones. So, we almost need to try to figure out if we can bury some kind of barrier to keep them out. The most cost-effective way was to install a metal landscape edging. We're just afraid of dogs getting cut.

Mr. Dale: Right. I've seen things done with PVC pipe and tying that into the fencing.

Mr. Moller: Yeah. We talked about the 365, where we did the cart path repair. We're going to do it during the July aerification, which is the second week of July.

Mr. Dale: Which cart path?

Mr. Moller: The one going from 16 to 17 that's low. We're going to raise it up.

Mr. Dale: Okay, gotcha.

Mr. Moller: Speaking of aerification, our first aerification of the year is scheduled for the week of June 2nd. We're actually going to be building small diameter holes on the greens. The guys are also going to aerify the tees and get started on the fairways. Some Summer projects that we're going to be starting, is to do all of the transition areas from the cart path to the turf that are very jarring. There is a lot of uneven ground. So, we're going to get all of that.

Mr. Dale: I noticed that this past Saturday.

Mr. Moller: Yeah, we're going to get that all leveled out. We've identified some areas that tend to be wet during the rainy season. We're going to add some drain lines in there to try to keep those areas dried up.

Mr. Dale: On that issue, our marketer missed that. Can we make sure that she's tied in with the aerification date, so we can get that out to everybody?

Mr. Moller: Yes.

Mr. Dale: June 2nd is coming up real quick. It sounds like this is a bigger aerification.

Mr. Moller: It's still real small, but it's more than what we've done last year.

Mr. Dale: Right.

Mr. Moller: It's going to be a little disruptive, but the heal time should be less than a week. So, by the weekend the green should be fine.

Mr. Dale: Okay.

Mr. Moller: Regarding the financials, last April, our gross revenue for golf was \$273,606. Last April, we were at \$263,984. That was an increase of 4%. The expenses last April or this April, were \$209,073, versus \$190,566 last April, for an increase of 9%. So, our revenues went up 4% and our expenses went up 9%. Some of the reasons, I noticed our overall insurance went up about \$3,000 compared to last April.

Mr. Dale: What kind of insurance?

Mr. Moller: Property insurance. There's an \$8,000 difference in labor and golf course maintenance. I know we weren't understaffed and looking at last year's budget, it seemed that March was high, May was low and April was higher. I don't know if that's just the way the pay periods fell. There was an \$8,000 difference in golf course maintenance. Then also this April, on the golf course maintenance equipment line item, there was a property tax that was hit. I think in years past, we spread it out 12 months. We didn't do it this year, but we'll probably do that.

Mr. Dale: So, it's a bookkeeping issue, is what you're saying.

Mr. Moller: It's a one-time hit.

Mr. Dale: Right. It made the month look worse than it should be.

Mr. Moller: Yeah.

Mr. Dale: How many thousand are we talking there?

Mr. Moller: \$8,000. For April food and beverage, gross revenue was \$89,414. Last April, was \$80,615. I totally forgot to do the percentages on those. Expenses this year were \$39,453. Last April, it was \$41,122. So, expenses went down and revenues went up.

Mr. Dale: I think the percentage is 12%.

Mr. Moller: Our cost of goods this April was \$39,516 for a 44% cost of goods. Last April, it was \$37,529 for a 47% cost of goods. So, our cost of goods overall went down this April versus last April. Same thing with our restaurant labor. Our restaurant labor was at 34% this April, which looks great on paper, but with some of our staffing issues, it's killing some of our guys in the back. I know Jen hired a new part-timer to work a couple nights. It's going to take a lot of the stress off of some of the guys. They can actually get some downtime. My goal for the restaurant is a 40% labor cost. I think we'll still be fine and keep our employees sane.

Mr. Dale: Right. We have to keep them.

Mr. Moller: Total nets for this April, was \$74,978. That's both golf and restaurant combined. Fiscal year to date, we're sitting at a \$359,791 net profit. Last year, we were at \$259,834. So, we're 30% better off this year than we were in net profitability.

Mr. Dale: We're \$100,000 over last year. Okay.

Mr. Moller: If we take the inventory adjustment out, we're still 16% better than last year.

Mr. Dale: Right.

Mr. Moller: So, this April basically makes the restaurant turning a profit three months in a row. I know historically September through January, even looking years past, the restaurant has always thrown a negative number in there from October through January. As of May 21st, golf round revenue was sitting at \$135,000. Last year, it was at \$129,000. So, we're \$6,000 ahead of last May. Last May, we finished at \$189,000. So, we should finish over \$190,000 or \$195,000 this May. The restaurant as of the 21st, was sitting at \$54,000. Last May, was at \$52,000. So, we're running about \$2,000 ahead of last May and last May, the restaurant finished at \$80,000. So, I think May will still be another good month for us.

Mr. Dale: Right.

Mr. Moller: In both operations. A couple things for golf operations. Most of it is just working on a new POS system, but one of the bigger things, is as part of my presentation that I just handed out.

• Discussion of After Hours Event (Item 7Bi)

Mr. Moller: Actually, before I get to that, I know in the restaurant workshop, we had talked about an event that we have coming up in October, with a live band from 6:00 p.m. to 10:00 p.m. I know we wanted to table that and move it to here. I didn't know how you wanted to address that.

Mr. Dale: I know the Marketing Manager had a few comments regarding evening events, as we head into the Summer.

Ms. Webb: We received a lot of complaints about *Music On The Patio* between 5:00 p.m. and 7:00 p.m., because when the sun is coming down, it is right into people's faces. It's really harsh and we don't have a way to block it. So, a couple people asked if we could start at 7:00 p.m. instead of 6:00 p.m. However, from 7:00 p.m. and 10:00 p.m., I can't really hire the musicians as it's only a two-hour span. Most of them require a three-hour span. I know we

haven't had any complaints about *Music On The Patio* from any residents since we started it. They are not big bands, just small musicians. So, it's not like we're beating on people's doors and things like that. Through Summer, I was wondering if we can change the hours from 7:00 p.m. and 10:00 p.m., to beat the harshness from that direct sun during that period of time. The band wanted 6:00 p.m. and 10:00 p.m. We just had a new guy that was singing and they said it was great being out there after 7:00 p.m. and there were new people that have never been there before. I think that's something we might want to look at, especially during these later hours, 7:00 p.m. until 8:30 p.m. It's great when it's 5:30 p.m., when the sun is down and it's done. It doesn't affect that area, but 6:00 p.m. is powerful right now. I don't know if you guys ever been there, but people are trying to block it, because we have no shade for that area. So, I recommend that maybe we change it to 7:00 p.m. and 10:00 p.m., just for the Summertime or until the time changes again, to where it's not as harsh for them, because it's hot. That sun hitting you in the face during that time, is really hard.

Mr. Rysztogi: So, they accept three hours.

Ms. Worshel: Most of them are a three-hour minimum.

Mr. Rysztogi: I thought they would want four hours, but okay.

Mr. Webb: Most of the ones that I've been hiring, I'm hiring them on a three-hour minimum, from 6:00 p.m. to 9:00 p.m. They're okay with that, but if I move them to 7:00 p.m. to 10:00 p.m., they are going to sing for two hours for the same cost of three hours.

Mr. Dale: What are your thoughts on that, Ron?

Mr. Rysztogi: What would it cost if got them to go from 6:00 p.m. and 10:00 p.m.? Because they take breaks, right?

Ms. Webb: Yeah, they take breaks.

Mr. Rysztogi: Would that be financially feasible?

Ms. Webb: Right now, I pay an average of \$150 to \$200 per person. It would probably take them another \$50 from \$150 to \$200 or \$200 to \$250. It just adds cost.

Mr. Rysztogi: If you like entertainment at 6:00 p.m. and they don't like the sun, why can't we do it from 6:00 p.m. and 10:00 p.m.?

Ms. Webb: It just costs a little bit more.

Ms. DeVries: We stop at 9:00 p.m., because the restaurant is in the middle of a neighborhood.

Ms. Webb: Right.

Ms. DeVries: All I'm saying is that we've made a rule for no music outside after 9:00 p.m., because the facility is in the middle of a neighborhood. So, I don't understand why we're talking about 10:00 p.m.

Mr. Dale: Well, and I think that's the crux of where we're at. I think based on what we talked about in the workshop, the Board had questions about 9:00 p.m. versus 10:00 p.m. and I think that's why we wanted to move that discussion to this meeting, to decide whether or not we want to revisit that.

Ms. Webb: They do come and they set up at 5:30 p.m. or 6:00 p.m., but they want us to do something about the sun, because it's too harsh out there. I can't fix the sun. It's going down.

Ms. Yelvington: It's too harsh out there.

Ms. Webb: It's very harsh out there. They said, "Can you put those things down?" and I have to say, "I can't put those things down." By 7:00 p.m., it's not as harsh.

Mr. Dale: Well, the other component of this also, was the event that Jim was talking about at the workshop, which was a rather large event that requested a band and wanted them to play until 10:00 p.m. in November. The group itself is very commendable. It's a disabled veteran group and the kind of people that we want to support. The issue was the band outside. I know where Jen is coming from. I do recall the one time we had the Highway 1 band, they were exceptionally loud. You could hear them from the parking lot. I will add to that though, that is really the only time I've heard anybody that was playing, including *Music On The Patio*.

Ms. DeVries: I can hear *Music On The Patio* from my patio.

Mr. Dale: Generally, depending on which way the wind is blowing. I've never heard it at that decibel level that the Highway 1 band was at.

Ms. DeVries: Okay. It has not been at the decibel level, but I can hear *Music On The Patio* on my patio of my house.

Mr. Dale: Right.

Ms. Webb: I'm not trying to debate, but there are times that we hear in Osprey, the bands that are playing at Viera East.

Mr. Dale: Do you mean at the softball stadium?

Ms. Webb: Yeah, when they have Music Of The Bands.

Mr. Dale: I got you.

Ms. Webb: There are times when we hear those at our house, when we sit in the back patio and we're like, "What is that?" Oh, it's that festival. Sometimes it's all about the wind.

Mr. Dale: Right.

Ms. Webb: I talked with Jim about, if that band does come, instead of putting them right next to the Hook & Eagle, because that band will affect a lot more of the houses and if we move them over where the carts are, the cart barn is more that way and we can kind of face it out to the driving range and maybe out to the lake area.

Mr. Dale: Well, it does send the sound downrange, instead of into homes.

Ms. Webb: It's going to send the sound not right up at the houses. We can definitely calm it down. That's one day. It just happened this new guy that came out on Saturday night and the people that came out for him said, "Man, that sun is harsh. It was fine up until 7:00 p.m. You guys should do 7:00 p.m. and 10:00 p.m." and I'm like, "Huh,"

Mr. Rysztogi: We don't have a performance area. We should actually look into having one.

Mr. Dale: That's a presentation that Jim wants to make, which we're going to address, but let's deal with this issue.

Ms. Webb: Well, I mean, if he has a solution for the sun, then we can say 6:00 p.m. to 10:00 p.m.

Mr. Dale: Well, we've got the band thing.

Ms. Webb: I'm just trying to get us through Summer.

Mr. Dale: I got you.

Mr. Dale: Well, here's my issue. I don't want to keep reopening the wound, pulling the band-aid off, whatever analogy you want to use here, but whatever we do, I think we kind of need to put it out there and this is the way we do things. I do understand the need from time to time, to have 10:00 p.m. as the hour. I don't think that's too late. I think if we were talking Highway 1 band levels, yeah, that's an issue, but the *Music On The Patio* stuff is not exceptionally loud. We are on a golf course. Everybody knew that they were moving to a golf course that has activities. I looked this weekend and I believe the Last Call Band is playing at Twisted Birch over at Turtle Creek. I know Duran has bands that they put out on the patio, all of that kind of stuff.

Ms. Webb: We don't have to change the hours, if I can buy some of those attachable table umbrellas. We just need to have a solution.

Mr. Dale: Well, kind of what I was thinking that the Board might be amenable to, instead of us taking a vote on it every six months or every 12 months or depending on the season, this is what we hired a Golf Course Manager for. For certain events and certain tournaments at certain times of the year, maybe we keep the 7:00 p.m. to 10:00 p.m. hours. Then when we're in the Winter, maybe we go back to 6:00 p.m. and 9:00 p.m. or something like that. But it's kind of my feeling that we should empower the Golf Course Manager to make that decision.

Ms. DeVries: I actually think this is a Board decision. I think this is a policy decision and it's something that as a Board, we need to set. I know we're not setting hours, but I think we're affecting the residents who elected us and the residents have very strong opinions about this.

Mr. Dale: I do want to address that point, because you brought that up in the workshop, Jen, and that was one that stuck with me. There are 12,000 people that live in the District, not just the handful of people that live around the Clubhouse.

Ms. DeVries: Think about it if it was your house.

Mr. Dale: If I had moved to a golf course, I would have expected things to get a little rowdy at certain times.

Ms. DeVries: I wouldn't and I never did until now.

Mr. Dale: Yeah.

Ms. DeVries: These people have been living here for 20 to 30 years and it's never been that way.

Ms. Webb: I'm going to bring this up too, because I know we've talked about events. People have asked me if we want to do weddings and things like that.

Mr. Dale: Well, that is another factor, weddings.

Ms. Webb: This is where I go back to, if we do have a wedding and somebody wants the reception there and I tell them 9:00 p.m. I'm not saying all the time.

Mr. Dale: Right.

Ms. Webb: I think it should be based on an event that is discretionary, based on what we want to offer.

Mr. Dale: Right.

Ms. Webb: But this isn't going to be all the time. If it's an event or a group of people that came for like *Music On The Patio*, we can do table things that could block the shade or whatever the shade issue is. I'm fine with not changing it. It's just getting harsher out there.

Mr. Dale: Right.

Ms. Webb: I have to pull it inside or I have to change the hours. It's a Summer issue.

Mr. Dale: This is what I mean by empowering the Golf Course Manager. I agree with you, Jen. It would require a policy change. It would mean that the Board would vote up to 10:00 p.m., but it would be at the discretion of the Golf Course Manager. What I don't want to do, is have a Board vote every time we have a wedding or a tournament or somebody that wants to do something special out there.

Ms. Webb: If we know in advance far enough and we post it, if I take it to the front office and we say, "Hey, we're doing this event and there is going to be music until 10:00 p.m., please let your residents know," I think that's respectful.

Mr. Dale: Right.

Ms. Webb: Because even when we hear the big bands from the other side at Osprey, I'm like, "How long is this going?" So, I hear you.

Mr. Dale: Denise, I'd like some input.

Ms. DeVries: Is everybody invited? Because generally the polite rule is if you have a party at your house and you're going to make a whole bunch of noise, then you invite your neighbors.

Ms. Webb: Well, I mean, we'll have karaoke going on in the Hook & Eagle. When they have their thing out there, they will have two options.

Mr. Dale: I understand what you're saying, Jen. I think, to answer that, would depend on the event. Obviously, if it's a wedding, not that we're doing weddings now, but in the future, if ever we decide we want to do something like that, we don't want everybody from Parkstone joining the wedding party. But I understand what you're saying with regard to tournaments and things like that.

Ms. DeVries: Yeah. I'm just throwing it out there, because I don't think this is going to go over well with the Viera East golf community. As a person who lives there, I represent the entire District, but I also represent them.

Mr. Dale: Right.

Ms. DeVries: Now, what I could buy into, we might allow up until 10:00 p.m. during the time of the year when its light later. Right at this Summer period when the days are long, it's light later. We could define a season for that.

Ms. Webb: Right?

Mr. Dale: I agree with you and maybe we could add language, that it would be the preference of the Board for the General Manager to consider that, but I also don't want to get where we're 10 months down the road and Tiger Woods has got some great tournament that he wants to do. I know I'm being a little facetious, but I think the gist of what we're talking about, is what you just said, but I still kind of just want to leave that with the General Manager, because I don't want to keep bringing this up at Board meetings.

Ms. DeVries: I don't either. I think we have to decide who we are. Maybe this facility is not the facility that does late night events. We do karaoke inside, but maybe we're not the facility that does these big events.

Ms. Webb: Well, the question is whether we want to have a two-day golf tournament.

Mr. Dale: Right.

Ms. Webb: There are a lot of two-day golf tournaments.

Mr. Dale: Right, like the Wakefield golf tournament.

Ms. Webb: Yeah, the Wakefield Golf tournament. We always had music on a specific night of the tournament round.

Mr. Dale: Right. What is happening, is we're kind of victims of our own success, in that we're getting more popular.

Ms. Webb: That one was 11:00 a.m. and it was at Baytree. Baytree is in a housing area.

Mr. Dale: Right. Bill, do you have anything you want to input here?

Mr. Macheras: A couple things. I do agree with Jen that we did pass a policy for music until 9:00 p.m., but thank goodness we meet twice a month. Let me use numbers that Jim is throwing out. We made \$350,000 year to date and revenue is up 38%. So, I'm thankful that as a Board, we look at that and we see what things we can do and what things are out there. So, I'm grateful that we don't set something in stone and as we progress and grow, we can talk about it changing. So, let me do one of two things. First of all, I'm okay with moving it to 10:00 p.m., but let's look at it in two different ways. If we're just talking about Saturday nights at 10:00 p.m., then I do agree with Jen and I do have it written down. But if it's specifically because of the sun,

then I don't see any reason why we can't set the parameter that whether it's the time change or whether it's August, because if that is the reason and the sun is going to change in three or four months, then let's move it back to 9:00 p.m. Then we take out the event in November and we look at that as a one-on-one basis, because I don't know if I would want to say 10:00 p.m. yearround, to cover all of those, if we're only going to have three or four a year. If you're telling me that we're doing it for the reason of the sun, then I would be okay with setting a parameter when the sun is not a factor and then we go back to 9:00 p.m. Then as we have these events that might come up, we do it on Monday and Tuesday, versus leaving it at 10:00 p.m. throughout the year. Again, we're looking at Summertime and I agree with Jen. If I sat out on my porch at 9:00 or 10:00 p.m., I could hear the traffic on I-95. I can hear the train. I can hear Beef o'Bradys. I don't sit outside at 9:00 p.m. in the Summer. So, I'm not sure how many of our residents might. If I'm inside watching TV, I'm not going to hear anything. I think the level of music that we have on a weekly basis, I'm just saying, I don't think we'll be at that level. Hopefully it will be a distraction. But taking away a special event, if we're looking at going to 10:00 p.m., I'm okay with that. I will have to push back a little bit on my buddy at the end of the aisle, Ron. Again, if we're looking at it because of the sun, then let's just move it to between the hours of 7:00 p.m. and 10:00 p.m., but we can still leave it from 6:00 p.m. to 9:00 p.m. But if we're moving it because of that reason, then I'm okay with 7:00 p.m. to 10:00 p.m. I would certainly want to make sure that we have a very hard \$950 last month. No exceptions. We don't want to go to 10:05 p.m. If we're going to do it, then 10:00 p.m. better be it. I don't think it would be that much of a hindrance, in my opinion, as a Board to say we're doing it. I think, to be honest with you and I'm going to work with Jen on this too, if we want to be honest and transparent, if we're truly doing it for the sun, then when that changes, we're going back to 9:00 p.m. We're strictly doing it for this reason. Then the outside event, the golf tournament in November, we should look at that as a one on one and I don't think we have to leave it at 10:00 p.m. year-round. So anyway, that's my two cents from calling you long distance.

Mr. Dale: Thank you, Bill.

Ms. Webb: My thing is, I'm still looking for things that I can attach to the table that would block it a little bit and not be directly in your face.

Mr. Dale: I got it and I don't want to get into the weeds on all of that. But Denise, I haven't heard anything from you yet and I really want to get your input here.

Ms. Yelvington: Well, I think it is way too hot in the Summer at 6:00 p.m. I've tried to go to *Music On The Patio*, but I don't particularly love being out there in the Summer. However, I do like the idea of starting at 7:00 p.m. Whether it goes to 9:00 p.m. or 10:00 p.m., I don't really care. But I see 7:00 p.m. is probably a much more reasonable time to start the music.

Mr. Dale: Right, but I think the bigger issue is the 10:00 p.m. issue.

Ms. Yelvington: The 10:00 p.m. issue, I mean as far as that tournament goes, that's a one-off issue and we have so much time to notify the residents. So, I don't think that should even be a point of contention. There's plenty of time for people, if they were going to be uncomfortable with that, they have six months to figure out where they want to be that night, if they don't like the 10:00 p.m. So, I have no problem with that at all. That's perfectly reasonable. On an ongoing basis, I understand that the residential community is affected by the later hours. So, I don't know what you do with that.

Mr. Rysztogi: I don't really care what the decision is, but what I don't like is, "Well, when it gets this time of year it's 9:00 p.m. and later we'll get 10:00 p.m. and if it's daylight-saving time...we're making this complex when we make a decision." It should be 10:00 p.m. at the manager's discretion and that's it or 9:00 p.m., but I don't agree with, "If it's an April day it's 9:00 p.m. and if it's an October day it's 10:00 p.m." That's what I don't like. I don't like to make it complex. Just set a time. Say, "The manager has the right to go to 10:00 p.m. at his discretion for the proper event." That's just my opinion. Make it 10:00 p.m. at his discretion, no matter if it's February or October. It doesn't matter. That's my opinion.

Ms. Yelvington: Is the attendance in the Summer still strong in the heat?

Ms. Webb: It has been.

Ms. Yelvington: Do you typically have to move the act inside, because it's too hot outside?

Ms. Webb: It depends on the act. A couple of our older acts that we had, the saxophone guy, would only perform inside. So, we'd move him in.

Ms. Yelvington: I do think we as a restaurant, we definitely need to prioritize doing something with that patio for that sun, some kind of a better shade system.

Mr. Dale: Hold that thought. That's coming up.

Ms. Yelvington: That's part of our bigger plan for sure, because it can be really miserable out there.

Mr. Rysztogi: You keep saying there's a performance area being kicked around. Right? Is that what you're saying?

Mr. Dale: No. Jim has a proposal that he has handed out to everybody.

Mr. Rysztogi: I think we're lacking a performance area.

Mr. Dale: Right. That's what this is all about.

Ms. Yelvington: Yeah. So, I don't know what the right thing to do with the later hour is, but if it's super-hot in the Summer anyway, why not pull it in? Do you think that many people enjoy being out there in the heat?

Ms. Webb: There are a lot of people that like the patio. They just don't want to be out between that 5:00 p.m. and 6:00 p.m.

Mr. Dale: Alright. It sounds like we've kind of beat this a little bit and we're getting a little late in the evening. I will ask the Board, is there anyone that would care to make a motion?

Mr. Macheras MOVED to move the outside activity time from 7:00 p.m. to 10:00 p.m. at the discretion of the General Manager and Mr. Rysztogi seconded the motion.

Mr. Dale: The thing that I would add to that, it wouldn't be amending the motion. It just would be adding language that the preference of the Board, is for the General Manager to give him guidance, which is essentially what we talked about looking at 10:00 p.m. for the Summer months. However, if it's a special event such as your tournament or another tournament or whatever, 10:00 p.m. is okay, but then let's be sensitive to the residents like Jen is talking about, where maybe we do 9:00 p.m. in those months. We're not making it mandatory for the General Manager, but it keeps it so we don't have to keep coming back and pulling the band-aid off every 12 months.

Ms. Webb: I'll watch it too, because if I see that people are leaving by 9:00 p.m. and not staying until 10:00 p.m., that's irrelevant too. Right? We don't want to move something where everybody still disappears at 9:00 p.m.

Mr. Dale: Right.

Ms. Webb: Why have music going from 9:00 p.m. to 10:00 p.m.?

Mr. Dale: If nobody's there.

Ms. Webb: Right. So, I will definitely keep on with what you guys prefer. If we moved it and they want to stay inside, the problem with taking it inside, is the sound.

Mr. Dale: Do we have any further discussion on the motion?

Mr. Macheras: I just have one comment and I appreciate the input that Ron provided, but I just want to remind the Board that I agree with Ron, just like when we talk about changing the venue. We don't want to do it nilly willy all the time and like, Ron, I don't want one week 9:00 p.m. and one week 10:00 p.m. I understand where Rob is coming from. I think this is a seasonal thing. Let's be honest, we do it with our restaurants. Many businesses change their time based on the season, but I'm just putting it out there, that when those times come, per what Ron said and Rob, we're not doing it week to week. I trust changing it to 9:00 p.m. I'm just throwing it out there. Then it's going to be for a period of time based on outside elements, such as the snowbirds are gone.

Mr. Dale: Right.

Mr. Macheras: Temperature change, etc.

Mr. Dale: Right.

Mr. Macheras: So, we got to remember, we do that with our restaurant. Anyway, that's all I have.

Mr. Dale: Thank you, Bill. Alright.

On VOICE VOTE with Ms. Yelvington, Mr. Dale, Mr. Macheras and Mr. Rysztogi in favor and Ms. DeVries dissenting, moving the outside activity time from 7:00 p.m. to 10:00 p.m. at the discretion of the General Manager was approved. (Motion Passed 4-1)

Mr. Dale: I appreciate everyone's comments. One of the things I appreciate so much about this Board, is the fact that on 98% of the issues, we're generally of similar mindset and I appreciate that. So, just because we have one where we're not unanimous, doesn't mean anything.

Ms. Webb: Anything I plan and I think we all do, we're trying to respect the community around us.

Mr. Dale: Yes.

Ms. Webb: But also, I'm not going to put a six people band out there either.

Mr. Dale: Right. I understand. Yeah.

Ms. DeVries: I appreciate that.

Ms. Webb: You're welcome.

Ms. DeVries: But for the sake of my own community, I have to vote no.

Ms. Webb: Oh, I get you. I get you 100%. I just know that it's not comfortable out there between certain hours anymore. People don't want to come if they're too hot.

Mr. Dale: Right. Alright, we're going to move on to our next item.

Mr. Moller: Let me finish my report.

Mr. Dale: Yep. Jim has another presentation that segues into this discussion.

Mr. Moller: I handed everyone a pamphlet. Jen and Bill, I emailed you a conceptual business plan. This is to include an indoor simulator and an outdoor patio deck expansion. So, I will start with the indoor simulator. We aim to expand revenue streams, attract broader demographics, enhance guest satisfaction, ensure long term sustainability for both the golf course and the Hook & Eagle. The combined capital outlay, I estimate is anywhere between \$209,000 and \$338,000, with a potential annual return of \$152,000 to \$200,000, translating to anticipated return on investment (ROI) of 45% to 96% and a payback period of 1.5 to 2.3 years. On the patio deck, I didn't want to oversell, so I don't include any special events. This could open us up to doing small weddings and bigger Music On The Patios. Not bigger bands, but just bigger attendance. Only peak weather times a year will be used, basically January through April, when the temperatures are right, on Friday and Saturday nights. Only about a third of the year, there is about 90 days of actual usage, on 12 to 16 tables, with 60 people at an average head about \$25. That gave me around like \$80,000 a year in revenue. That could possibly go a lot higher, but just for this, I left it at that. Starting off with the indoor bay, the concept that I'm going to use, are the old mechanics area in the cart barn, which is basically dead space. There's an old eyewash station, which we don't need any more, because we're not servicing carts. There's a workbench that we don't need, because we're not servicing carts. Basically, there's a big area, which is large enough to house a golf bay simulator. We were just going to wall it in and cut a hole in the concrete wall, as you're walking through the breezeway, to allow access to the simulator bay. By adding the simulator bay, we can have casual play. Our golf pros can have lessons and instructions. We can do private events, possibly small league play, food and beverage service, things like that. Year-round revenue, rainy days we can attract new demographics; women, the youth, families, especially beginner golfers. I know taking my girls to Topgolf and some of the

other ones, they love doing that. That kind of is a launching pad for people to get into playing golf. Extended time spent there, can drive cross sales to the bar and the pro shop. Estimated revenue streams for similar rentals, generate about \$3,000 to \$5,000 per month. Food and beverage generate \$2,000 to 3,000 per month. Additional lessons and events generate anywhere from \$1,000 to \$2,000 per month. So, we're looking at anywhere from 36 to 60 for simulator rentals per year, 24 to 36 food and beverage, 12 to 24 in lessons, anywhere from 6 to 10 per month and up to \$72,000 to \$120,000 per year in estimated revenue from the golf simulator startup costs. Since it's still a concept, I did have a rough quote from a contractor on what the build-out would be for both the patio and the simulator bay. The simulator system, we're looking at between \$40,000 to \$50,000, depending on how many bells and whistles we want to add to this. The build-out is anywhere from \$35,000 to \$60,000. Furniture inside, is anywhere from \$8,000 to \$10,000. I'm thinking a small little love seat, a couple of high tops and a couple of single chairs. Electrical and IT is anywhere from \$1,000 to \$3,000. I threw some branding and signage in there and about \$5,000 in contingency. So, the cost for that is anywhere between \$85,000 and \$130,000 and we're looking at anywhere from \$72,000 to \$120,000 in revenue.

Mr. Dale: It is usable regardless of weather conditions.

Mr. Moller: Unless we have a power outage.

Mr. Dale: So, on rainy days we'd be able to still make money.

Mr. Moller: Yeah. The one simulator that David turned me onto, was called About Golf. You can look it up online. It does more than golf. It has Skee-Ball, cornhole and kid games like dodgeball. Kids can just throw balls at a pirate ship and try to win the game. It has a driving range. It has over 96 different courses. It has the capability of doing picture in picture. So, US Open time, we can put a premium on it. Let's say the US Open in a couple years, is at Bethpage Black, you can play Bethpage Black, while watching the US Open at Bethpage Black in a picture in picture on the simulator screen.

Mr. Dale: You'd be able to market that.

Ms. Webb: Yes.

Mr. Macheras: Just a real quick question. If I do that, I won't lose any balls, correct?

Mr. Moller: Correct.

Mr. Dale: You will not lose any balls.

Ms. Webb: You will just save money.

Mr. Macheras: I just want to make sure.

Ms. Yelvington: How many people can use it? Is it one person at a time?

Mr. Moller: I would probably go no more than eight. That's going to be very crowded, but you can do four easily.

Mr. Dale: Then you have a private room with table service.

Ms. Webb: Well, I will tell you, it's starting to become the thing. It is very popular. We've actually got one here. We need to get moving on this, if we're going to do this, because there's one here and they're already booked. I called just to see the next time I could book it and I was told not until the end of July.

Ms. Yelvington: Where is that?

Ms. Webb: It's in Melbourne somewhere.

Ms. DeVries: What about that one that's on Murrell Road, right around the corner from the Aldi. It's like a club for this kind of thing.

Mr. Dale: Thank you, Jen.

Ms. DeVries: It is like simulated golf.

Mr. Moller: Yeah, that one is membership only. I think they sell 2,000 per year in memberships, they give you a key card and you can basically come and go as you want to. But they also have quite a few simulators in there.

Ms. Webb: I'll have to find the one that I just called. Because I said, Jeff, "We better hurry."

Ms. Yelvington: We have *Topgolf* moving in. So, it that seems somewhat important for us to stay relevant in that space.

Mr. Moller: Yeah.

Mr. Macheras: First of all, I think it's a great idea. Like Michelle said, it's something that's certainly coming up. Then of course, we could use it for lessons or using it for these little field trips with the second graders. To be honest with you, if I had a ROI that I could get stuff back in 18 to 24 months, I'd probably still be in retail. But the other thing that I like and you guys correct me if I'm wrong, because you have been on the Board longer than me. But when I'm looking at this cashflow, here's an opportunity to put money into something, versus in a CD or something, that's going to generate funds versus that \$250,000 plus we're making a year, making

a few percent on. So, I like that too, not only because I think it's a great idea, but it's another way that we can use our money to build what we have and generate more funds.

Ms. Webb: Yes. Because the one that I was interested in, was called *Golf Garage*, which is on New Haven Avenue, across from the Crane Creek Reserve golf course.

Mr. Dale: They're already booked until when? July?

Ms. Webb: She said July.

Mr. Dale: Wow.

Ms. DeVries: Wasn't there something like this set up at Spartans as well?

Mr. Moller: Yes. Pockets and Putters.

Ms. DeVries: I'd have to look it up.

Ms. Webb: Pockets and Putters, but they also have other kid things going on.

Mr. Moller: Yeah, it's called *Pockets and Putters*. I think it has pool tables and some simulators.

Ms. Webb: Yeah, but not the type that he's got.

Ms. DeVries: Okay.

Mr. Dale: I think you're talking about a different level of simulator.

Mr. Moller: I want to say the simulator at the one on Murrell Road, *About Golf*, is the same simulator.

Mr. Dale: Okay. Alright.

Mr. Moller: There are different levels to that, but it's the same company.

Mr. Dale: It's not some cheesy thing.

Mr. Moller: Oh, God, no.

Mr. Dale: Yeah.

Ms. Webb: I can show you a picture.

Mr. Moller: There's one that if we really want to spend some money, it has a 180-degree screen.

Mr. Dale: Oh, wow.

Mr. Moller: It's total immersion. It's probably another \$30,000.

Mr. Dale: Wow. You're talking like Star Trek type stuff.

Ms. Webb: Which is definitely totally marketable.

Ms. DeVries: Jim, I love the thinking. I love that you're looking at using some of our space to try to find a way to make some additional revenue on it. I really was impressed by this. I liked it.

Mr. Moller: Thank you.

Ms. DeVries: Yeah. Like Bill said, it looks like it has a good ROI. I had a similar question about how we're going to serve people who are in here, because it is not really adjacent to the restaurant. Are we going to have food and beverage or a vending machine?

Mr. Moller: We will have food and beverage table service and it's no farther a walk than the girl service and the patio tables.

Ms. DeVries: I guess that's true.

Mr. Moller: If you can envision where the liquor storage is, that blank wall right to the right of liquor storage, is where the door would be.

Mr. Dale: So, we just take out a part of the wall, is what you're saying.

Ms. DeVries: We need signage too to point people there.

Mr. Moller: Yep.

Ms. Yelvington: We could have a grand opening.

Mr. Rysztogi: How many feet are you're talking between the overhead door and the edge of the building? How far is that?

Mr. Dale: You know where the roll down is?

Mr. Rysztogi: Yeah, I'm looking at it. On the right-hand side, you're talking about the wall between there and open space.

Mr. Dale: Yeah. In the cart barn.

Mr. Rysztogi: Yeah. So, how much wall is between the...

Mr. Moller: There is no wall. Once you blow through that concrete, it's just the cart barn. So, 25×20 is the size of the room and then I think the simulator bay would be like $17 \times ...$

Ms. Webb: We even talked about, if a party of 16 wanted to come, you could actually get a couch for the outside area, right around there, so that people can sit outside waiting to play. It's a nice party size. Because if you can't only get like eight people inside, that's not a big party. But if somebody wants to have a bigger party, you can have a couch area outside, where they can sit and have drinks. Saturday night, they could have *Music On The Patio* and then they go in and out of it. So, it could be a nicer area for that type of stuff.

Mr. Dale: My question on this is for Jason. I love Bill's comments on the CD or the money market rate, because as a financial advisor, we've got this great study that we've done, the Reserve Study and we're putting 20 plus year money into things that are making 2% and 3% or low interest rates for a 20-year period. That just drives me nuts. Whereas we're talking about an ROI here on some of this stuff at a much higher rate. I think you did some calculations on this, Jim, like if we did it on a five-year basis, what do you think?

Mr. Moller: I don't know. I found an online calculator and just had an ROI of 45% to 96%.

Mr. Dale: Okay. Alright. So, I guess where I'm going for my question with Jason is, because I wouldn't want that money just to get absorbed into the system or whatever, from a bookkeeping perspective, would we be able to designate the profits from this? I get that it's just on paper and that all goes into the same thing.

Mr. Showe: It would create an additional revenue line that would just be dedicated to the profits here? The question would be, would you roll the food into that? But that's more of an operational question. We can create as many account lines as you want and track them any way that you want to.

Mr. Dale: Right. I'm not trying to decide how that would look right now, but so it just doesn't go into the black hole, I guess, what I'm saying, then 10 years down the road, you got a new Board and they want to spend it all on Palm trees or something, they would know that this money is designated for an irrigation system or whatever we want to designate it for.

Ms. DeVries: Are we able to run this with? I don't see any additional labor costs here.

Mr. Moller: No.

Ms. DeVries: Are we able to run this with our existing labor?

Mr. Moller: Yes.

Ms. DeVries: How do we manage it?

Mr. Moller: You don't.

Ms. DeVries: How do we get the simulator started? Would it be automated?

Mr. Moller: It could be just automated. One of the cart guys could just go in there and check them in. They would have it for an hour or two where they rent it and then when they're done, someone would come through for 10 or 15 minutes to clean it up.

Mr. Dale: Or maybe they check in at the pro shop, just like when they're going out on the golf course.

Mr. Moller: That's what they would do, but they would have to go in, set the simulator bay up, give them the speech for their first time.

Mr. Dale: Right.

Mr. Moller: But yeah with the current staff. There is no additional labor.

Mr. Dale: Nice.

Mr. Rysztogi: You done here?

Ms. Webb: Now if we get really busy on a Saturday night and we have great *Music On The Patio*, we might need extra people.

Mr. Moller: It might take an extra server, but it won't be a dedicated server just for that.

Mr. Showe: I think I got the point you were making. You could certainly allocate a revenue line, which would be accountable to this and if you wanted, then directly under the expenses, just transmit that to the capital reserve. Then that way it offsets each other.

Mr. Dale: Anything generated from this, goes back to reserves. It's our ROI. Because effectively what we're talking about, is taking from our reserves. What I don't want to do, is take from the reserves and then just have it go into general operating income and we get to spend it. No, we're taking from reserves, but we're doing it because we're trying to get a better rate of return than 3%. That is what the objective here is.

Mr. Showe: Yeah. I think the policy would just be whatever revenues are generated as a result of that service, would go straight back to capital.

Mr. Dale: Right. Interesting.

Mr. Rysztogi: Okay. On the patio expansion...

Mr. Moller: That's where I'm going next.

Mr. Rysztogi: Oh, you're okay. Alright, because I have some questions on that.

Mr. Dale: Okay.

Mr. Moller: Are there any more questions on the simulator?

Ms. Yelvington: Will we get to see a mock-up of what it looks like?

Mr. Moller: This is the conceptual for me to move forward and get more detailed estimates. A lot of the contractors, because this was conceptual, are like, "I really don't want to spend that much time putting everything together." So, they gave me ranges of costs.

Ms. Yelvington: Okay.

Mr. Moller: So, once you guys give me the right conceptual approval to move forward, then we will put together costs.

Mr. Dale: Jason, is that going to require a vote?

Mr. Showe: Yes. Any expenses of that level are going to require Board approval.

Mr. Dale: Well, no, I mean to move forward. Just the inquiry.

Mr. Showe: No. Getting quotes is free. Jim can get you free stuff all day.

Mr. Moller: Alright, so let's go to the patio expansion. So, we have some lawn area behind the patio currently. Yes, it's lawn, but it's kind of dead space. So, I wanted to expand off the patio, to the existing cart path, right off the patio. Basically, from the corner of the patio by the driving range, all the way to the first set of steps from the breezeway down to the putting green, will all be outside patio.

Mr. Rysztogi: The elevation would be patio.

Mr. Moller: We'll just go straight off of straight elevations.

Mr. Rysztogi: So, when you're down by the cart, you're 4 feet in the air or something.

Mr. Moller: Probably about 3 to 4 feet.

Mr. Rysztogi: Okay. Alright.

Mr. Dale: That's a good spot for benches.

Ms. Webb: We also talked about a seating area.

Mr. Moller: So anyway, I want to make it out of composite decking. Most of your composites have about a 25-year warranty lifespan, anywhere from 25 to 50 years. None of us will have to worry about any kind of repairs or replacements. The maintenance on this will be very, very minimal. What I wanted to do, was on the patio, have an outside railing, because of the elevation. Then every other post of the railing, will have a riser almost like a pergola. So, then what we can do, is we can have the power roll up shades, that will wrap all the way around the patio. That would help with the setting sun. We'll have room for anywhere from 12 to 16 tables out there.

Mr. Rysztogi: What are the dimensions? Do you have a ballpark?

Mr. Moller: I don't have the exact square footage.

Mr. Rysztogi: Are you talking 50 x 50?

Mr. Moller: Much bigger.

Mr. Rysztogi: Much bigger than 50x50?

Mr. Dale: Essentially the length of the existing patio, is what you're talking and pushing it out probably to roughly 25 feet.

Mr. Rysztogi: The only thing that I have, is we have a heat issue, as composite material generates heat. It doesn't cool, it gets warmer.

Mr. Moller: Correct.

Mr. Rysztogi: Just keep that in mind.

Mr. Moller: Yes. Some of the tables I was thinking of, we can either have the tables with the umbrellas or because we have the pergola effect, we can actually have sun shades, kind of like we have over top of the back of the restaurant right now. That will give midday shade for the cooler months. They have some rectangular, circular tables that actually have fire pits in the middle of the table. We can have a couple of those out there. We can also have space heaters and put the walls up. Space heaters I think, will be very enjoyable in some of the colder months.

Mr. Dale: So, the concept I'm getting for the walls, is kind of, forgive me for putting it like this, but like grills around the patio deck area. I'm getting that vision.

Mr. Moller: Just a power roll up, roll down shade screen.

Mr. Dale: Okay. Alright. Interesting.

Mr. Moller: With the composite decking, we can have built-in cornhole boards. So, if we want to have special events out there, we can pop them up and use the cornhole boards. If we don't have the event, we can slide them down and it's flat area walkways. Slide a table over there, but it gives us that opportunity for events. Like I said earlier, I estimated about \$80,000 for annual revenue out there, with the additional seating, especially on peak weather days and nights. It gives us expanded event hosting, such as golf tournaments and *Music On The Patio*. What we can do now, is we can actually have the performers at the end of the patio playing back towards the Clubhouse, so that the sound kind of gets trapped and absorbed by the Clubhouse and up underneath the roof.

Mr. Dale: Especially if you're aiming it towards the Clubhouse and then it's going back against the wall that they would be up against.

Mr. Moller: Correct. There's no wall.

Mr. Dale: Well, you know what I'm saying. The shades, which would be sound absorbing.

Mr. Moller: Yes.

Mr. Dale: Okay.

Mr. Moller: Yep. It will then open up the doors to private functions and small weddings. It will improve traffic flow. It gives us a little bit modern look off the back of the Clubhouse. Like I said, minimum maintenance with a 25 and 50-year lifespan. It would provide improved customer satisfaction, better ambiance and extended stay for guests and golfers. The estimated cost for the composite decking, is anywhere from \$50,000 to \$60,000. The labor and the contractor build-out, is anywhere from \$20,000 to \$40,000. The railings, the bar tops, I know Michelle said something about that. The railings on the far end, as you look out over the driving range, I was thinking about just having just almost like a little bar top area where you can have taller seats, so that golfers at the end of the round can have a cocktail and look out over the driving range and over the golf course. In addition to the tables, there would be about \$1,000 to \$3,000 for permitting and inspections, anywhere from \$20,000 to \$35,000 depending on how aggressive you want to get with shading, umbrellas, sun shades, etc. and \$20,000 to \$40,000 in outdoor furniture. I would pretty much go with the same design that we have right now on the patio. Then I just added about anywhere from \$3,000 to \$10,000 for contingency. Of the two projects, this was costlier, just because of the scope, anywhere from \$124,000 to \$208,000. That's why I combined the two. I think the simulator would be more realistic.

Mr. Dale: It would have an immediate impact right away, is that what you're saying.

Mr. Moller: Yes. We are actually talking about using the revenues from the simulator to pay this off and give us a better return on the money.

Mr. Rysztogi: I like the idea that the entertainment faces the restaurant goers, because the way it's set up now, you have a choice of having your meal and not seeing what the entertainment is. This way you could be inside the glass and still at least see and hear the entertainment at the same time and everybody will see the entertainment that way. That's the big plus, I think out of the whole thing. You're not blindsided by the way we are now.

Mr. Moller: Yeah, I mean like right now we have our *Music On The Patio* standing in front of a glass door in a corner.

Mr. Rysztogi: It looks...

Mr. Moller: Yeah.

Mr. Rysztogi: Never mind.

Mr. Dale: What do you think, Denise?

Ms. Yelvington: I think it is fantastic.

Mr. Rysztogi: If I'm sitting in a restaurant and I'm looking out at the golf course at the starting tee or whatever you call it, the starting building, it doesn't block my view in any way?

Ms. Yelvington: No.

Mr. Moller: All it is, is just the patio.

Mr. Rysztogi: Because you're high enough up.

Mr. Moller: Yeah, just the patio with railings. Worst case scenario, if the shades are up because of the sun, it might block your view of the driving range tee and the 18th hole, but you really can't see that from the restaurant anyway.

Mr. Rysztogi: Right.

Ms. Yelvington: My only thinking, is that we need a more powerful fan out there for that large of a space, to keep air moving. I don't know if that's part of the plan, but I would think we would need to keep the air circulating.

Mr. Dale: Think about those mister systems.

Ms. Yelvington: I love those to some extent, but not everyone would like that.

Ms. Webb: Well, we could put one in that corner when the music's not there.

Ms. Yelvington: It would be good to have it somewhere, if you wanted, that you could go cool yourself off and then go back to your seat. So, it would be good to have maybe that in some location, but even like a big fan that move massive amounts of air, would be a good thing, I would think, even for the golfers coming off of the golf course.

Mr. Dale: Right.

Ms. Yelvington: To just have air circulating.

Mr. Rysztogi: What are you doing for lighting?

Mr. Moller: I haven't thought that far. But initially I was just thinking if you just kind of ran those bulb lights around the outside of it.

Ms. Webb: They have so many nice solar power lights now, that you can get, that are very powerful.

Mr. Moller: Oh, and one other thing that I forgot to add. This would also include running water out to the existing bar now. That's one of the things with the outdoor bar that we ran into

issues with, because there was no running water. So, for sanitary purposes, the servers cannot wash their hands and things like that. So, we would have running water to that bar.

Mr. Dale: Which is why we use the temporary sink whenever we have events, so we meet the Health Code.

Ms. Yelvington: That area stays in place.

Ms. Webb: It would get more popular.

Mr. Moller: It would open up more uses for the bar too.

Mr. Dale: More uses for the bar. I've had a thousand comments made and we used to get it from one of our ex-Board members, but he was there when we designed it. That outside bar was never designed for weekly use. It was designed for special events. That's the way the contractor presented it to us when we first put it up. But now what you're talking about, is having the option to be able to utilize it. I assume we would have somewhere for storage for liquor, so we don't have to schlep stuff back and forth.

Mr. Moller: If we get to that point, Yes.

Mr. Dale: Okay.

Mr. Moller: I've already brainstormed and we've come up some ideas for liquor storage and cabinets out there.

Mr. Dale: Right. So, we're talking about really turning that into a functional full-time space, if we choose to do so because of staffing issues. If it makes fiscal sense.

Mr. Moller: Yeah. Honestly this patio, I wasn't doing it, to promote more use of the bar, but the fact that it's there, we can use it if we need to.

Mr. Dale: Gotcha. Then the other question I have for you, is in your study, what I heard you say and correct me if I'm wrong, I'm just seeking clarification, for your ROI calculation on this, it didn't utilize the full year.

Mr. Moller: No.

Mr. Dale: In other words, what did you exclude? Did you exclude the Summer months?

Mr. Moller: I excluded pretty much all of the Summer months except for Friday and Saturday nights. Even that I only did like 25% capacity for those.

Mr. Dale: Right.

Mr. Moller: Basically, I used December through April and then I only used 30% of them.

Mr. Dale: So, in other words, where I'm going with this, is you were very conservative with your estimates on return.

Mr. Moller: This does not include special events or functions. If we should happen to do a private function, such as the teachers want to have an event there or we want to do one or two small weddings, between the venue space rental and the food and beverage revenue, that ROI goes a lot higher.

Mr. Dale: That was another question that I had. What do you consider special events? It sounds like we're considering the possibility of opening ourselves up to allowing weddings. What do you think?

Mr. Moller: We would have to do a max head count. So, if we say 50 to 75 or whatever the case may be, that would be what we can service.

Mr. Dale: So, you're saying like small scale weddings.

Mr. Moller: Yes.

Mr. Dale: Nothing big and not as a primary source of revenue or anything, just something additional.

Mr. Moller: I didn't include that at all.

Mr. Dale: Then special events also mean what? Parties?

Mr. Moller: For instance, for the White Cap tournament, they usually have to rent a tent, so they have enough room for their party. We can now house them.

Mr. Dale: We'd be able to put them all on the patio. We wouldn't have to have a big old tent in the middle of our thoroughfare.

Mr. Moller: Correct.

Mr. Dale: Alright, interesting.

Ms. Webb: It's a lot better looking for events.

Mr. Dale: Right. It's more professional, is what I'm hearing. Alright, interesting. At this point in time, what we could do, is give Jim essentially a consensus to move forward. It doesn't require a vote?

Mr. Showe: No.

Mr. Dale: I guess my question right now, is there any Board Member that would not want Jim to move forward with getting actual quotes, with the assumption that we like everything

we've heard? I'm not asking for a commitment on this, I'm just trying to gauge the level of support from the Board at this point in time.

Ms. DeVries: I like what I've heard; however, with any capital investment, I think this should be part of a strategic plan. The way that I think of it is that it's more of a phased approach and I think we should pick one that we want him to address first. Once we get that going and successful, then I think we then start looking at the second one. That's my take.

Mr. Dale: Let me quickly ask along those lines, are there any economies of scale to look at, in other words, like when we hired...

Mr. Moller: Mobilization fees and things like that? I don't know that.

Mr. Dale: Well, I don't know if that's a mobilization, but getting your manpower there. In other words, it was cheaper for us to do a lot of the stuff with Landirr in bulk than piecemealing it out.

Mr. Moller: I don't believe so, because they're two different projects. But I will get a firmer answer to that, once I get more precise quotes.

Mr. Dale: Okay. Alright. Bill, do you have anything you want to add? Any thoughts?

Mr. Macheras: No, I mean, I'm like everybody else. I think it's great. I like the idea of utilizing the fund, as the old cliche is, it takes money to make money. I'm just going to throw this out there, if this goes through like we think we're heading towards and it does what we hope for it to do, for those few naysayers, you got to remember, and I hope I wrote these down right, in 2021, the budget was \$229,000. They didn't have the funds to do anything like this and I'll be honest with you and you mentioned it earlier, Rob. I attended a lot of those meetings as a member of other association, so I know what was going on. I didn't even get the feeling during that time that there was any of this, that the other Board cared to do. So, if there are any naysayers, the budget now is \$1.4 million. We're looking to utilize that money in a positive manner and I think Jen said the same thing. So, again, I appreciate the idea. I appreciate not only the idea, but what it looks like we can do for the community and that we're at a place, an appointed time, with this Board, that we can do this and continue to upgrade this for the entire community.

Mr. Dale: Yes. What are your thoughts along the lines of what Jen had to say? She sounded like she'd prefer to focus on one over the other. What are your thoughts there?

Mr. Macheras: I agree. I think for sure that the simulator will generate money. The other is we hope to build it and they will come, so to speak. But just thinking for myself, anywhere that we might go out to partake in an evening dinner or an activity, depending on the weather, 90% of the time, I want to sit outside. I think we all know from pictures that most of us have taken, there's not a better sunset, I think, in our area. So, I'm good with both.

Mr. Dale: Yeah and the reason I ask that is, what I don't want to do. I want the Board to give him clear guidance. I'm not picking one or the other or saying one idea is better than the other, but whatever we do, I think we need to clear with Jim that we're leaning towards just doing one project or we're looking at doing both projects. Whatever we wind up doing, is fine with me either way. We're going to have trouble with contractors wanting to work with us, though, if we're out soliciting quotes for something that we really don't intend on doing, you know.

Mr. Macheras: Well, again, I see what you're saying and that's a good point. I would certainly lean towards the simulator, because, again, I think we're going to see an ROI come around pretty quickly. If we want to see what that generates, in a certain amount of time before we move on the other, I'm like you, Rob, I would be okay with that. I don't know if that answers your question or not, but I do see a difference in it, too, as far as, I feel we'll see money come back more often with that simulator than maybe with the other. But that's something we don't know until we approve and build it, to be honest.

Mr. Dale: Right.

Mr. Moller: I think it's just easy if I go to the contractor that gave me the quote and then get a second quote.

Mr. Macheras: Right.

Mr. Moller: And just say, "I want a quote for both of these, Phase 1 for the simulator and Phase 2 for the patio," I think they'll still be fine with giving me a quote.

Mr. Dale: Okay. Alright.

Mr. Showe: We'll certainly have a price at the same time and then separately.

Mr. Dale: Yeah. I would like to know if there are economies of scale, like I said, because we're already going to have the framer. If having him there for two weeks is going to be a lot cheaper for us, then we want to know that. Denise or Ron?

Mr. Rysztogi: I am not really the person to talk to when it talks about this simulator, because I don't really have enough knowledge about that.

Mr. Dale: Yeah.

Mr. Rysztogi: But I am strongly in favor of the deck. I think that's a great idea. It solves so many of our problems. Personally, I would hate to see the deck be delayed, just due to the fact that I think the restaurant benefits the way the restaurant is run now. It would benefit just having that deck that there, whether or not we utilize it with more people or not. as we have an entertainment space which would be a big deal. I can't speak on the golf side.

Mr. Dale: Gotcha.

Mr. Rysztogi: I'm blank on the golf site, but I'm a big fan of the deck.

Mr. Dale: Denise?

Ms. Yelvington: I would rather us go under construction once than twice, however we do it.

Mr. Dale: Okay. Jen, did you have anything?

Ms. Worshel: I love both ideas, honestly.

Mr. Dale: Okay. Thank you, Ms. Jen Worshel, our Restaurant Manager. Well, at this point in time, it seems to be the consensus of the Board for Jim to get quotes on both and inquire into some of the things that we talked about and let's see what we come back with. Let's get some hard numbers.

Mr. Moller: Thank you.

Mr. Dale: Alright. Do you have anything else?

Mr. Moller: That's the end of my report.

Mr. Dale: Okay. I want to thank Jim. I'm going to make the Board aware that Jim and I attended a couple meetings over the past week, including a County Commission meeting on Tuesday. I spoke before that, regarding the issue that we have with signage and that kind of stuff. I guess where I'll leave it, is we will find out for sure in August, but we did get a very favorable 5-0 vote from the County Commission in support of allowing what we're looking for to move forward. So, that was a very positive development. We also did attend a meeting that Senator Mayfield attended and she asked me if I was attending for the wall. Jim attended that meeting also. Jim, correct me if you think my interpretation is wrong here, but kind of what we seem to

get from the transportation folks. They were being very polite and didn't want to shoot anybody down, but it was sounding like we're looking at a 10-year process to get a wall.

Mr. Rysztogi: I sent an email asking how long it was going to take to do it and they were talking about an interim solution.

Mr. Dale: Well, the interim solution was, when I started getting the vibe that we were talking about a very extended period of time, because they were going to be doing studies for three or four years. I was like, "Yep, we're not getting a wall anytime soon." So, I started inquiring about alternative solutions.

Mr. Rysztogi: Bamboo.

Mr. Dale: Bamboo. I kept using the Fisk interchange as an example. I will tell you, that seemed to be very favorably received by the transportation folks. In fact, the one lady that works for the county, started writing it down and she said there may be different pots of money we can go to for this, because they can utilize beautification funds for something like that. It's not all transportation funds. So, I'm hopeful they're going to look into the stuff and in the July, August time frame, maybe we'll get a little better feel for if there's something a little quicker than 10 years that we'd be able to look at.

Mr. Rysztogi: That's the opinion I get that they wanted to proceed with a different material.

Mr. Dale: Right. What I kept telling them was that the bamboo at the Fisk interchange exit, is bigger than a wall.

Mr. Rysztogi: Does that affect our golf course in any way?

Mr. Dale: I did make the comment that we would not want any kind of deciduous tree that would be blowing leaves and debris all over our golf course. It does seem that bamboo is the leading candidate, but I'm not the expert. Jim was very useful at that meeting. Everybody was talking about it. I said, "Well, you know, it sounds like what we need here is an expert." Fortunately, we have one in the room. So, Jim did add his two cents to the meeting and it was very, very useful.

Mr. Rysztogi: Good.

Mr. Dale: So, we may come away with half a loaf on that. I don't know. We'll see what happens.

Mr. Rysztogi: Ms. Debbie Mayfield was there?

Mr. Dale: Her aide, Will was there.

Mr. Rysztogi: Okay.

Mr. Dale: He communicates everything back to the Senator.

Mr. Rysztogi: They were up to speed on what's going on.

Mr. Dale: She was making it a priority and everything, but it sounded like we were talking tens of millions of dollars for a wall that just isn't there. They had printed off of a newspaper article from Florida Today that said that the State is \$2.1 billion short for roads and construction. Then they started talking about people dying at the Eau Gallie interchange and Malabar interchange and that's the priority right now.

Mr. Rysztogi: Yeah, I wouldn't hold my breath.

Mr. Dale: Yeah.

Mr. Rysztogi: I don't see that in my lifetime.

Mr. Dale: Right. So that's kind of where we were at. I just wanted to add that to your report, Jim.

B. District Manager's Report

i. Discussion of After Hours Event

Mr. Dale: Moving forward, District Manager. Well, actually, one last thing that I want to add, we have our Restaurant Manager here. Jen, the number that we just heard was \$10,000 profit last month. So, thank you on behalf of the Board of Directors. Please share that with all of the employees. We now have three months of very solid numbers that have come out of the restaurant. I know last year we had all sorts of obstacles and none of that was any of your fault. That was from years prior, where that shortfall came from. You and the staff have been working exceptionally hard and we appreciate that. We appreciate the profit numbers and thank you. So, with that said, District Manager's Report.

Mr. Showe: The only update that I have, is you should be receiving or should have already received your reminder to fill out your Form 1s via email. If you haven't, please let us know or you can contact the Department of Ethics. But those are due July 1st and it's the same electronic process as before. They should have contacted you via the same email that's in their system. I would encourage you, if you want to go do that, just wait a couple days. We've had some folks that have tried to put it in and they are apparently having some challenges with the system.

Mr. Dale: Oh, God.

Mr. Showe: So, it might save you a little bit of a headache. I managed to get mine in, but there were some snags along the way. So, maybe give them a couple days to see if they can work out or let some of the traffic go down. We'll keep reminding the Board, but the date is July 1st. They won't start finding you until September 1st. So, we start checking all of our Districts after July, to make sure we try to get everybody through the process. That's it.

C. Lifestyle/Marketing Report

Mr. Dale: Lifestyle/Marketing Report. We're at 8:40 right now.

Ms. Webb: I really don't have a lot. I'm adding trivia every opposite Tuesday from Salsa Night. Salsa Night is twice, the first and third Tuesday of the month. So, we're going to try the second and fourth for trivia. He comes highly recommended. He does it at Hogan's. He's got a following. I've actually seen people already on the post that I've done on other sites say that he's really good and fun.

Mr. Dale: I've had people on Viera Vibes from our community, talk about him.

Ms. Worshel: Yes. I've had tons of people call already.

Ms. Webb: Yeah. So, I think he's going to bring a good crowd. He's old school. He doesn't use the computers. He puts it on a whiteboard. So, I got him a whiteboard. He already sent me pictures. He's got it set up. He said him and his wife do a fun thing. They're retired, very nice people. So, we're going to try it out. I wanted him to do Wednesday, but he already does Wednesday at Hogan's and he fills their restaurants.

Ms. Yelvington: I think I've seen him at Hogan's. I think I've played Hogan's.

Ms. Webb: So, I heard really good things.

Ms. Yelvington: We did win.

Ms. Webb: Everybody keeps telling me that he's fun. You put your money in, but then he gives the pot to whoever wins. It's kind of a betting thing, but as long as we don't make a profit and as long as there's no betting to it, we're good. His awards are like \$20.

Mr. Dale: You do bring up something. Are there 50/50 drawings or anything?

Ms. Webb: No. You don't keep any money.

Mr. Dale: Okay. Because that is an issue.

Ms. Webb: It's not 50/50. I already asked him.

Mr. Dale: Okay.

Ms. Webb: All of the money he collects, go back to whoever it is. As long as they're not making any tips off of it, they don't bring anything and we don't make anything. But he said, no, it's a bag of money. It's like if you put \$5 in, you get a ticket. So, if you put \$10 in, you get two tickets. So, it's a draw.

Mr. Dale: Jason, does that sound kosher to you?

Ms. Webb: It's not for us. It's for them. All of the money goes back. It's called *A Bag of Money*.

Mr. Showe: I would probably refrain from doing that.

Mr. Dale: Do me a favor, the two of you off meeting, please coordinate.

Mr. Showe: Yeah.

Ms. Webb: Nobody profits. It just gets back to wherever it is. But that's what he does, and people like it. But it's not cheap. The maximum that he gives out is \$30 and it's more of a beer tab and a food tab. That's it. I think he's going to bring in more than what we have to spend.

Mr. Dale: Good.

Ms. Webb: The only other question I asked you guys, I don't know if you guys talked about this before I got here. You know who, has been posting again on social media, and it's caused a couple of stirs of people sending emails, making a response and asking questions, like people in our District saying, "Hey, is this going on?" I know that we didn't want to use the CDD site as a way of responding or posting anything about it, but I do think we have to have an outlet. I think you guys have seen that I'm gracious when I respond. I don't say negative, negative things, but I think we do have to have a way of responding to it without posting on his site on there and say, "Go to this site," because then people will go to that site. But I do think if he's going to continue to do this and only give half information, I think we need to give the information.

Mr. Dale: So, in other words, what you're talking about, is quoting what is said.

Ms. Webb: Yes.

Mr. Dale: Without acknowledging where it came from or anything like that.

Ms. Webb: Right. Like this quote has been referenced out there in social media about the Vera East CDD. It says, "I want to clarify this as blah, blah blah and if you have any further

information, reach out to them, "because I think it's going continue to keep stirring, if they don't know that they can go back to this site and get the real information.

Ms. Yelvington: So, I would say to that, you don't even need to quote it. You could just as easily post actual facts on the CDD site, in response to that other post. They wouldn't even need to know what's being stated.

Ms. Webb: Right.

Mr. Dale: Well, here's the issue. I know that the Board received the letter that I sent to the resident that wrote me, in regard to what was written on the other site. I had two or three other instances in the past week. One of them, Jim, was there. We were at the county complex, and we got caught by a resident of Canterbury who asked, "Is this true about blah, blah, blah, blah, blah, blah." They were actually considering moving. I mean, it was to that level. It's on them if that's what they were considering doing. But it's to the point now, where we're a year and a half down the road. We were hoping that the problem would just go away. Well, the problem's not going away. The problem is getting worse and we're getting residents now believing a lot of the nonsense.

Ms. Yelvington: I totally understand that point. I'm just saying we don't necessarily have to highlight his to be able to state the facts that counter his.

Ms. Webb: I just don't want people randomly posting this thing up, because it was basically saying that we're giving donations to schools. Well, it's actually ad sponsorships that we're buying. I will tell you that the ad sponsorships that I bought for area schools around here, have already generated revenue. So, we did one at Rockledge and Bayside.

Mr. Dale: Have they already generated revenue or paid themselves back?

Ms. Webb: Well, they paid themselves back.

Mr. Dale: Okay, thank you. I want a clarification.

Ms. Webb: Bayside actually came and did a golf tournament for us, because of that. Rockledge, we've already had people coming in from that. They said that they've seen it. What we do for McWilliams, they come in all the time with the teachers and they do an end of the year party. So, his statement that we give the taxpayers money, the taxpayers are worried that we're just handing out all this money to them, but they don't understand it's ad sponsorships that create banners that are hung up on their fences that generates people coming in.

Mr. Dale: Right.

Mr. Moller: I do want to correct what you said. It wasn't Bayside that we just had. It was a different volleyball team.

Ms. Webb: It was a school.

Mr. Moller: The AD reached out to me and wants to do something next summer for the entire program.

Ms. Webb: Yeah. So, we're getting a lot of schools, because of our influence at these schools with banners.

Ms. Yelvington: Right. So, because of the current issue, maybe you highlight his and you say the proper facts.

Ms. Webb: Right.

Ms. Yelvington: But if this is a continuing problem, where we have one person over here saying half the story, we could easily be telling the whole story on our page without highlighting that.

Ms. Webb: As long as you guys are good with it. I know before, we would just be silent about it, but because people are thinking, "Oh, you guys are just handing these schools money and not giving it back to us." I'm like, "No we're buying sponsorships which create ads that go in their newsletters that go on the signs that are posted on their fences." For people that are listening to this, they need to understand that we can't have a sign out on their fence without a sponsorship. It's advertising and they put in their newsletters as well for those programs. So, it's a cheaper way for me to even do advertising.

Mr. Showe: It's a marketing effort. It's not a donation or a sponsorship.

Ms. Webb: I probably gave it wrong when I submitted, because normally my stuff goes under miscellaneous, so they probably just put it as a sponsorship or a donation. Just give me the right codes and I can make sure it codes it correctly.

Mr. Dale: Well, Jason, I think you were going to comment on that.

Ms. Webb: Yeah.

Mr. Showe: So, Jim and I had a conversation on those. Because some of the marketing efforts come out of the General Fund and these got coded to the General Fund, Jim and I felt like it's more appropriate to move some of those to the golf course, because there are specific marketing efforts that benefit the golf course. That way, again, it goes back to the golf course being self-supporting, self-generating and those efforts will support that.

Mr. Dale: Well, it ties to the big question that I had as a result of all of this, which is addressing the accusation that taxpayer money was utilized for charitable contributions. The way I responded online and you tell me if I was right or wrong, but this is golf course profit money that was utilized. It was not CDD, non-ad valorem tax money.

Mr. Showe: Correct. That's what Jim and I talked about upon looking at it. We're going to recode those from the General Fund to the golf course.

Mr. Dale: Right.

Mr. Showe: But this was a golf course marketing effort.

Mr. Dale: Right. So, in other words, just to be crystal clear for the minutes, there was no non-ad valorem, CDD tax money utilized for charitable contributions.

Mr. Showe: Correct.

Mr. Dale: Thank you.

Ms. Webb: Yeah. So, I just want to make sure that's very clear on the record, because anything that I do that's school or community related, sponsorships is generally based off of advertising.

Mr. Dale: Right.

Ms. Webb: It's a revenue based on what I see. Everything I've done actually through the schools, have brought us money, brought them to come in. I want that to be clear, because what he's indicating, unfortunately on this page, is not true.

Mr. Dale: I guess kind of where I'm at with it, is we're playing Whac-A-Mole. One month we aren't doing fire management the right way, which was absolutely ludicrous because it's something he voted for multiple times and he knows he's not being truthful with it. But regardless, I don't want to play Whac-A-Mole with somebody. I don't want to keep bringing this stuff up at meetings. I don't want to respond in a meeting to him. I believe the best way that we can address this, is through social media and along the lines of what Denise said, we just say whatever the topic du jour is, whether it's fire management or the restaurant profitability or whatever silly thing is being brought up for the month that isn't truthful. We just handle it on social media and say, "By the way, this is what the restaurant did this month or this is where they're at year to date or this is our fire management policy or those kind of things." Michelle, is that what you're asking? Not that you need a vote, but you just want to know, if the Board is behind you, if you start doing something like that?

Ms. Webb: Correct. That's all I want to know, if we can use our Viera East CDD site to respond to these.

Mr. Showe: Just send me what you want and we'll edit it. I think we can even keep a running list, just so that we have a place for that. You don't even have to put out that post.

Ms. Webb: Right.

Mr. Showe: You can just go, "Hey, residents, see the latest updates from the CDD here." Then you can link it and it's all right there.

Mr. Dale: Right.

Mr. Showe: If you see somebody you know, you could even send a message. I know you're sending messages to folks sometimes that respond.

Ms. Webb: Yes.

Mr. Showe: You could just send them that link.

Ms. Webb: Right. I can say, "I saw that you posted on this account. Here's a link."

Mr. Showe: I think that makes it cleaner for you if and then we have one place where all of these things are kind of just in a running list.

Mr. Dale: Right. Kind of a rumor mill type ledger of lists.

Mr. Showe: Yes.

Ms. Webb: Yeah.

Ms. Yelvington: We'll have to come up with a marketing title for that.

Ms. Webb: I have a couple.

Ms. Yelvington: Yeah.

Mr. Macheras: A couple of quick things. I agree with what's been said. I don't ever let anybody else's behavior dictate my attitude. One thing, like Michelle said earlier, for the record, we've got an individual that has never been to a meeting since he left the Board. He never reached out to us. This site blocks everybody, so we cannot respond. Thankfully, we had numerous residents that understand what's going on and they share that with us, so that we can respond. If anybody can find, which I can't because I've been blocked, my wife's been blocked, my 90-year-old mom's been blocked, anything on something that's titled based on our community, that has ever had anything to do with our community, like a golf course, Hook & Eagle or Woodside Park, please let me know. I'm going to differ a little bit. I don't have an issue that we don't have to mention, as people know who it is. With what I just stated, I'm not a super

intelligent guy, but I'm going think it's more of a personal thing than a professional thing, because if an individual was concerned, they want to say, "Hey, Bill, what do you think?" So, that I can respond. I don't have an issue letting residents know that we're having to respond this way, because of certain social media sites that have blocked us and we can't respond. I'm like, Rob, we're not going to do every Willy Dilly thing, but some of these things that you discussed, Michelle. When you've got four or five people that meet you downtown, meet you at the Clubhouse, we need to get out there. Listen, we still got people that know the difference between VECA and the CDD and we have new people coming in all the time. So, I got no problem. I'm just putting it out there that if you start with a statement, "Hey, there's some things going on that the powers to be, however you want to word it, had been blocked. But we owe it to our residents to respond and here's where you can get that information." So, I personally don't have a problem with that, because that is why we're responding. Otherwise, we would have responded on that. But anyway, that's, that's my two cents.

Ms. Yelvington: I would just say, he's a person that likes attention and I would rather he doesn't get it from us.

Mr. Dale: Yeah.

Ms. Yelvington: We don't reward bad behavior.

Mr. Dale: Right.

Ms. Webb: Yeah. I would only pick those. I'm not going to respond to every single one, because it doesn't matter on every single one. But when you start hearing from people going, "Should I move," we don't want that.

Mr. Showe: There are certain ones that rise to a level where we feel like we should.

Mr. Dale: Right. I guess when you get four or five people in the course of a week coming to you. All I envisioned was the little old lady that lives in one of the apartments that essentially eats peanut butter and couldn't afford anything, making a comment and thought what was being put out there was the gospel, when he was totally lying to her. But I felt for her and all that did, is instill fear in that resident. I do think we have an obligation to counter certain things like that. You don't let people be afraid that we were jacking up all of their taxes and fees, when in actuality we're probably the only local government entity that's decreased their taxes 26% over the past couple years.

Ms. Webb: Okay, so everybody's good if I do respond to it in social media. Do you want me to respond first?

Mr. Showe: Yeah. That way we can take a look at it and then simultaneously you tell me when you post it. We'll keep a running total on the website and just keep it updated. We'll just add to or we can move them down and keep the old ones at the bottom.

Mr. Dale: Collaboration of you and the District Manager.

Ms. Webb: Then the only other thing I was going to discuss, was the newsletter. It's about that time of our annual newsletter. I know sometimes that it takes a couple of months to get everybody's collaboration on it. I don't know who wants to pick what parts of what that they want to put in it.

Mr. Dale: Well, Jen, do you want to take the ball on the letter from the Chair of the Board?

Ms. DeVries: Sure, I can do that.

Mr. Showe: She sounds so excited.

Mr. Dale: Yeah.

Ms. DeVries: I can do the letter from the Chair.

Mr. Dale: The only thing that I would add is, whatever the word count was on the last one, I don't think we could have fit in like but maybe three more words. So, I would use that as a benchmark for your word count.

Ms. Webb: The front runner is the letter from the Chair. Then we have the physical. report. Then we have the Viera East golf course. So, whatever you want to put on the golf course. Then we have the Hook & Eagle. Whatever you want to say about the Hook & Eagle. Then we have Woodside Park, the dog park, the park sponsorship program, which three more people asked me about that this week, so that's good. We also have the Farmers Market, firebreak management, I don't know if those are what you want, the yard waste, the waterways and then we also have who managed what. I think we probably should keep that in there every time we put it out there.

Mr. Dale: Yeah. Ms. DeVries put that together.

Ms. Webb: That's what it consists of. So, if you guys think of something that doesn't need to be, I can send out a copy of what we put out last year.

Ms. DeVries: Speaking of which, I talked about the littoral shells in that article. So, we need to talk about that one.

Ms. Webb: Yeah, so if we want to add anything or take out anything, let me know. Do you guys want me to send a copy?

Mr. Showe: Well, I was just going to mention that. If you want to send me a copy, I'll circulate it out to the Board. That way we can all take a look at it.

Ms. DeVries: The concept of the article, was that we were responding to things that were happening.

Mr. Showe: Right.

Ms. DeVries: So, for example, we were responding to that incident that we had with the flooding. I think part of this, is just thinking through as a Board what it is we want to talk about this year. I don't know if we have the same articles over and over again. I think we could have some new stuff if there's something new that we want to talk about.

Mr. Dale: Yeah, I think the general breakdown, the waterways, fire management, restaurant, golf course Chair letter, all of those kinds of things where you talk about profitability and everything to dispel any rumors that we're not making any money. I think talking about those things are fine, but they don't have to be in the same format. In other words, if we talk about water management, maybe we talk more about littoral shelf. We don't have to talk about keeping the refuse off of your storm drain this time.

Ms. DeVries: You might.

Mr. Dale: Yeah, maybe we do.

Mr. Showe: That's probably our solid reminder every year.

Mr. Dale: Yeah, it is a good solid reminder.

Ms. DeVries: Maybe we talk about algae. That seemed to be something that came up. Things that have come up for us.

Mr. Dale: Right. But yeah, like you said, I think you're onto it. I think we have the same kind of subcategories, but let's make it pertinent to this year.

Mr. Showe: Certainly, if we know going into it, that we're going to be doing improvements or upcoming things at the golf course, it's a chance to re-advertise.

Mr. Dale: Yep. Funny you mentioned that. We could sell advertisements.

Ms. Webb: Well, so we talked about this before. I do have a couple people that said that they have to offer something back, like \$5 off storm shutters or whatever. Because that's what we talked about two years ago, that we're going to do a sponsorship or advertising in there and they had to give something back.

Mr. Showe: My only concern is that once you open it up, you're opening it up for everybody or you're going to have to make individual decisions on which types of businesses you want. It could blow it up more than it's worth.

Mr. Dale: Well, you two have that discussion off meeting. I get you. I'm just trying to be entrepreneurial here, but I get what you're saying.

Mr. Showe: I'm not sure that the juice is worth the squeeze on that.

Mr. Dale: Yeah. I get you. Because I think it costs roughly about \$5,000 to send the thing out to the entire District. Actually, it does. Don't we send it to the voter roll or what do we send it to? No, it's a CDD tax roll, is what we send it to.

Mr. Showe: We use the property addresses. So, it goes to properties, not the owners.

Mr. Dale: Right. So, the number of households will be the same. That won't go down, because of the large voter roll change that we got last month.

Mr. Showe: It goes to each property.

Ms. Webb: We're still waiting on the logo. He sent me something and we sent it back, showing them what we like. I talked to them and they're still working on it.

Mr. Dale: Has he sent you anything since I talked to him?

Ms. Webb: No.

Mr. Dale: Okay. Because I had a good talk with them about Nike Swoosh.

Ms. Webb: Listen, everything that they sent us, was probably what we could have used.

Mr. Dale: It's all singular. Not ducks and swans.

Ms. Webb: So, those are the things on my list of what I wanted to bring back up. The newsletter is due. I responded to him. Our new event that we're going to try out, is on Tuesday nights from 6:00 p.m. to 7:30 p.m., by the way.

Mr. Dale: The new trivia. Good. The girls will get out of there at a reasonable hour. Okay. Thank you, Michelle.

EIGHTH ORDER OF BUSINESS

Treasurer's Report

A. Approval of Check Register

Mr. Dale: Treasurer's Report.

Mr. Showe: Sure, I can run through this quickly. We have your Check Register. In your General Fund, we have Checks #5421 through #5454 and Checks #32537 through #32619 for the Golf Course Fund, for a total amount of \$379,343.69. Following that, is the Summary of Invoices. As we talked about earlier, we're going to go ahead and reclassify some of the sponsorships over to the golf course, so that those get cleared out and put in their proper place. Again, that happens from time to time with invoices. They just get put in the wrong place and we move them.

Mr. Dale: Right.

Mr. Showe: Other than that, we can take any questions or comments or a motion to approve.

Ms. Yelvington: I just have one quick question. The Air2G2 rental, that's in May, is that for the upcoming thing that you said would be in June?

Mr. Moller: No.

Ms. Yelvington: How often do we do that?

Mr. Moller: I try to do that four times a year.

Ms. Yelvington: Okay.

Mr. Moller: In conjunction with just a solid tine aerification. It just gets more air down in the root system during the peak season, so we're not struggling to find services.

Ms. Yelvington: So, what was the thing you said you were doing the week of June 2nd?

Mr. Moller: That's core aerification. So, we have machines on property. We do everything in house.

Ms. Yelvington: Okay. That's all I had.

Mr. Dale: Jen, go ahead.

Ms. DeVries: Okay, so I had a couple of questions on the April 16th charge for Regions Bank. Why are we paying \$106.59 in interest? Are we not paying our bills on time?

Ms. Yelvington: We've asked that question before.

Ms. DeVries: I know and the last time, GMS, I think, said that they would pay the interest or fees or whatever, because the bills weren't getting paid in time. But I'm not asking for that. I really just want the bills to be paid in time.

Ms. Yelvington: Right. What date was that?

Mr. Showe: Let me find out.

Ms. DeVries: Okay. The other question that I have is for Jim and you may have told us this, but why are we charging food to the Region's credit card? Shouldn't we be using Cisco or a Cheney or something like that? I see that on April 22nd and May 1st.

Mr. Moller: Yeah, there's usually a bunch of just odds and ends that they need to run to either Costco's, BJ's, Winn Dixie. Just things we might run out of. Things that we don't need to buy a lot of just odd and end purchases. The Hook & Eagle has their own card through Regions for that. Basically, they're not taking cash out of the till.

Mr. Dale: It's like if we run out of hamburger buns.

Mr. Moller: Correct.

Ms. DeVries: I saw things like lettuce and vegetables, stuff like that.

Mr. Moller: There was more than normal with the changeover and the new ordering. We had run out of some things. So, they had to go run and get some stuff.

Mr. Dale: When we lost our Head Chef.

Ms. DeVries: Okay. I got it. Alright. If we need to do that, we need to, but I would think that would be cheaper from Cisco or Cheney.

Mr. Dale: Jen, I agree with you 100% and I've approached Jim about the same thing. He's had a number of discussions with our Restaurant Manager about that. I hear you and I'm with you.

Ms. DeVries: Okay, thank you.

Mr. Showe: We would need a motion to approve the Check Register.

On MOTION by Mr. Macheras seconded by Mr. Rysztogi with all in favor the Check Register for April 16, 2025 through May 15, 2025 in the amount of \$379,343.69 was approved.

B. Balance Sheet and Income Statements

Mr. Showe: Behind that, is your Balance Sheet and Income Statement for April 30, 2025. No action is required by the Board. It is there for your information. Just let me know if you have any questions. But we are at 98% collected on our assessments, so obviously we're in great shape there.

Mr. Dale: Okay.

NINTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Dale: Okay. We'll move into Supervisor's Requests. Bill?

Mr. Macheras: Yeah. Just two quick comments and I appreciate you all allowing me to phone in tonight. I just want to thank Jim for including percentages. You know, again, I think of somebody that might not know anything about tracking. Let's say a kid ran a 12:5, 100-yard dash and nobody knows what that means. But if I said I beat 98% of all the other kids in the country, it means something. So, when he throws out increases and percent, I'm not a finance person or a tax person, like the rest of the Board, but a percent to me, just defines how well we're doing or if we're not doing well versus just a number. I just want to second what Rob said earlier. I appreciate all of the discussions tonight. I've got Ron, that lives in an area that wants a fountain. We have Jen that lives in an area. We're about talking about music. I think we know what happens when you have a Board where all five people live in the same area or think the same thing. You don't really do stuff for the residents. So, I appreciate everybody's input and I think that's what moves us to continually try to do what's best for our residents, because we come from five different angles. I think tonight reiterated that. So that's it. I appreciate it.

Mr. Dale: Thank you, Bill. Jen?

Ms. DeVries: I just have one. Well, I guess I have two. One is, I saw that the telephone charges are \$7,000 over budget. Is that right or are they just, like, going in the wrong place? I'd like Jim to look into that.

Mr. Moller: I think they're going in the wrong budget.

Ms. DeVries: Okay. That would be my guess. The other thing is, I just wanted to really give some kudos to the restaurant. I don't know if Jen is still there.

Mr. Dale: She's indisposed at the moment.

Ms. DeVries: Okay. Well, it's hard to give kudos if she's not there, but I just want to say, well, the \$10,000 profit is awesome. Now overall, it looks like for the year, the restaurant has a \$4,000 profit. That is the first time we have seen a profit since we started this four years ago. So, I just really want to give high praise to her and thank the whole restaurant team for that.

Mr. Dale: Could you say that one more time, Jen? She just walked back into the room.

Ms. DeVries: I just want to say that first of all, the \$10,000 profit this past month, was awesome. I also noticed that for the year, we have a full \$4,000 profit. That is the first time we have seen a profit in the four years that we have been doing this job and I just want to give high praise to Jen and the whole restaurant team. Thank you so much.

Ms. Worshel: Thank you, Jen. (Applause)

Mr. Dale: I believe that's the first time anybody has gotten applause at one of these meetings. Alright, thank you, Jen. Ron?

Mr. Rysztogi: I have really nothing to add, other than it was really nice to have four residents come out to our meeting. When you see residents, they're usually here to complain. All four residents came to compliment the Board and it felt good.

Mr. Dale: That was very refreshing.

Ms. Yelvington: Yeah, that was very nice to hear.

Mr. Rysztogi: You don't usually get that.

Mr. Dale: Yep. I appreciate all of them.

Mr. Moller: Can I add something to Jen's praise?.

Mr. Dale: Yes. General Manager, what would you like to add to the Restaurant Manager?

Mr. Moller: The running total nets for the restaurant over the last four years, in Fiscal Year 2021-2022, as of the end of April, they were at a deficit of \$20,000. In Fiscal Year 2022/2023, they were in the positive by \$588. In Fiscal Year 2023/2024, there was a negative of \$61,000 and this year, there was a negative of \$5,182. So, we're seeing the best we've ever had after the month of April.

Mr. Dale: And again, why \$61,000? That was a big chunk.

Mr. Moller: That was the inventory adjustment in March.

Mr. Dale: Inventory adjustment from the previous couple years that we explained on the website.

Mr. Moller: Right.

Mr. Dale: You're doing a good job there, Restaurant Manager. We need you to work overtime, though, the rest of the week.

Mr. Moller: So basically, nothing is changing.

Ms. Worshel: Exactly.

Mr. Dale: Denise?

Ms. Yelvington: My only Supervisor Request is the Oak trees at the park.

Mr. Moller: I was told that they were done.

Ms. Yelvington: They weren't done. Were they along the water line?

Mr. Rysztogi: Yeah.

Ms. Yelvington: Could you double check?

Mr. Moller: Okay.

Mr. Dale: Hitting carts?

Ms. Yelvington: No, it's blocking view of the Farmers Market. As you're coming in to Murrell Road, the overhang is so low towards the water, you wouldn't know there's a Farmers Market back there.

Ms. Webb: Yeah, those up by the road are getting really...

Ms. Yelvington: The ones by the road, but I'm talking about the ones not on the road.

Mr. Moller: That's where we're different, because the ones on the road were done.

Ms. Yelvington: Okay. I'm talking about the ones along the water, if you're coming down Murrell Road. You can't see into the park until you're right next to the park, because the tree line is drooping down.

Mr. Dale: I mean, there is only one row, though, the one that parallels the sidewalk is what you're talking about.

Ms. Yelvington: Yeah, but along the other edge.

Mr. Dale: Not the sidewalk side, but the other side of the tree. Is that what you're saying?

Ms. Yelvington: This is the sidewalk. I'm talking about over here. Along the water's edge into the park, not along Murrell Road anymore.

Mr. Dale: Along Crane Creek, you mean.

Ms. Yelvington: I could show you on a map. Anyhow, it blocks the view. I also heard from a few people that we should have some kind of swaying flags.

Ms. Webb: We have them, but we get in trouble for them.

Ms. Yelvington: We can't put them out on market day, though? Somebody that's doing yoga has one.

Ms. Webb: That's in the park. I put them out on the side of the road.

Ms. Yelvington: Even on the day of, we can't have anything coming in?

Mr. Dale: Well, a member of the VECA Board complained to the county.

Ms. Webb: That was for the golf course. She's talking at the park. When we put the banner up, the HOA President complained and said that we're not allowed to have it up there, even though it is our property. They complained to the Code Ordinance people. So, they came out one to one of the markets and said, "You can't have that."

Mr. Dale: All of that stuff hopefully goes away in August.

Ms. Webb: I did buy the flags. I had the flags and put them up there, but the same person came back around again to the market and said, "You can't have them out there, unless they're Viera signs and I'm going to call Code Enforcement." This was a long time ago.

Mr. Dale: From the county?

Ms. Webb: I think it was the county. I don't know if he was fire county or Brevard County. He said, "You can't have them." I have the signage. We just have to get permission to do it.

Mr. Dale: Yeah, all of that goes away in August.

Ms. Webb: I think it is just people calling in.

Mr. Dale: It's harassment is what it is. It's sort of like when we used to get the Sheriff's Department called on us every time we would do something on the patio.

Ms. Webb: Yes.

Ms. Yelvington: So, here's where I'm talking about. Here are the trees along Murrell Road.

Mr. Dale: Are you good with yours?

Ms. Yelvington: Yes.

Mr. Dale: I don't have any additional Supervisor Requests and would entertain a motion to adjourn.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Rysztogi seconded by Ms. Yelvington with all in favor the meeting was adjourned.

Secretary/Assistant Secretary	Chairman/Vice Chairman

SECTION V

SECTION A

SECTION 1

Viera East

Community Development District

Proposed Budget

FY 2026

Meeting Date: June 26th, 2026



Viera East Community Development District

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Viera East Community Development District General Fund Proposed Operating Budget Fiscal Year 2026

Sef 200										
Revenues				Adopted	Actuals	F	Projected		Total	Proposed
Maintenance Assessments			Actuals	Budget	As Of		Next	Pı	rojected @	Budget
Maintenance Assessments			FY 2024	FY 2025	5/31/25	4	4 Months		9/30/25	FY 2026
Maintenance Assessments	Revenues									
Sef 200	Revenues									
Donations for Park Materials	Maintenance Assessments	:	\$1,392,551	\$1,378,973	\$1,361,737		\$17,236		\$1,378,973	\$1,378,973
Miscellaneous Income - Farmers Market S4,166 S20,000 S7,049 S3,524 \$10,573 \$10,000 \$10,000 \$12,241 \$6,120 \$18,361 \$5,000 \$10,000 \$12,241 \$6,120 \$18,361 \$5,000 \$10,000 \$12,241 \$6,120 \$18,46,187 \$1,450,0253 \$1,461,187 \$1,450,253 \$1,461,187 \$1,450,253 \$1,461,187 \$1,450,253 \$1,461,187 \$1,450,253 \$1,461,187 \$1,450,253 \$1,461,187 \$1,450,253 \$1,461,187 \$1,450,253 \$1,461,187 \$1,450,253 \$1,461,187 \$1,450,253 \$1,461,187 \$1,450,253 \$1,461,187 \$1,450,253 \$1,461,187 \$1,450,253 \$1,461,187 \$1,450,253 \$1,461,187 \$1,450,253 \$1,461,187 \$1,461,187 \$1,461,187 \$1,461 \$1,461,187 \$1,461 \$1,461,187 \$1,461	Golf Course Administrative Services		\$56,280	\$56,280	\$37,520		\$18,760		\$56,280	\$56,280
Interest Income	Donations for Park Materials								\$0	\$0
Total Revenues	Miscellaneous Income - Farmers Market		, ,	\$20,000					\$10,573	\$10,000
Administrative Expenditures Supervisors Fees	Interest Income		\$1	\$100	\$12,241		\$6,120		\$18,361	\$5,000
Administrative Expenditures Supervisors Fees	Total Revenues	\$	1.452.998	\$ 1.460.353	\$ 1.418.546	\$	45.641	\$	1.464.187	\$ 1.450.253
Supervisors Fees			<u> </u>	<u> </u>	· ·		•		· ·	
Engineering Fees \$1,68.50 \$5,000 \$0 \$1,000 \$1,000 \$5,000 Dissemination \$1,000 \$1,050 \$2,988 \$1,494 \$4,481 \$20,000 Dissemination \$1,000 \$1,050 \$2,694 \$1,347 \$4,041 \$6,160 Trustee Fees \$673 \$5,600 \$2,694 \$1,347 \$4,041 \$6,160 Annual Audit \$13,482 \$14,000 \$9,774 \$4,887 \$14,661 \$15,022 Collection Agent \$30 \$2,500 \$30 \$2,500 \$2,500 Postage \$745 \$15,200 \$10 \$500 \$2,500 Postage \$745 \$2,000 \$150 \$500 \$2,500 Insurance - Liability \$3,121 \$15,229 \$6,507 \$3,253 \$9,760 \$12,800 Cher Current Charges \$1,295 \$1,200 \$192 \$96 \$288 \$1,200 Chiec Supplies \$1,848 \$2,000 \$103 \$52 \$155 \$2,000	Administrative Expenditures									
Altomays Fees	Supervisors Fees		\$23,142	\$30,519	\$16,225		\$8,112		\$24,337	\$30,519
Dissemination	Engineering Fees		\$16,850	\$5,000	\$0		\$1,000		\$1,000	\$5,000
Trustee Fees	Attorney's Fees		\$6,629	\$20,000	\$2,988		\$1,494		\$4,481	\$20,000
Annual Audit \$13,482 \$14,000 \$9,774 \$4,887 \$14,661 \$15,022 Collection Agent \$0 \$2,500 \$2,500 \$2,500 \$2,500 \$2,500 \$2,500 \$2,500 \$2,500 \$2,500 \$2,500 \$2,500 \$2,500 \$2,500 \$2,500 \$2,500 \$2,500 \$2,000 \$11 \$500 \$510 \$2,000 \$11 \$500 \$510 \$2,000 \$11 \$200 \$12,804 \$2,500 \$20 \$132 \$39,760 \$12,804 \$2,000 \$10 \$10 \$10 \$12,804 \$2,500 \$12,804 \$2,500 \$12,804 \$2,500 \$12,804 \$2,500 \$12,804 \$2,500 \$12,804 \$2,800 \$10 \$150 \$12,804 \$2,500 \$12,804 \$12,804 \$12,000 \$110 \$10 \$150 \$12,804 \$12,000 \$110 \$150 \$12,804 \$12,000 \$110 \$10 \$10 \$12,804 \$12,804 \$12,804 \$12,804 \$12,804 \$12,800 \$110 \$10	Dissemination		\$1,000	\$1,050	\$700		\$350		\$1,050	\$1,082
Collection Agent \$0 \$2,500 \$0 \$2,500 \$2,500 \$2,575 Management Fees \$109,754 \$115,242 \$76,828 \$38,414 \$115,242 \$118,700 Postage \$745 \$2,000 \$10 \$500 \$510 \$2,000 Printing & Binding \$380 \$2,500 \$263 \$132 \$395 \$2,500 Insurance - Liability \$9,121 \$15,202 \$6,507 \$3,253 \$9,760 \$12,500 Legal Advertising \$752 \$2,500 \$299 \$150 \$449 \$2,500 Office Supplies \$1,284 \$2,000 \$103 \$52 \$155 \$2,000 Dues & Licenses \$175 \$175 \$175 \$0 \$175 \$175 \$175 \$4,725 \$4,972 Total Administrative \$190,452 \$224,250 \$119,914 \$63,864 \$133,779 \$227,208 ***Colspan="4">***Colspan="4">***Colspan="4">***Colspan="4">***Colspan="4">***Colspan="4">***Colspan="4">***Colspan="4">***Colspan="4">***Colspan="4">***Colspan="4">***Colspan="4">***Colspan="4">***C	Trustee Fees		\$673	\$5,600	\$2,694		\$1,347		\$4,041	\$6,160
Management Fees \$109,754 \$115,242 \$76,828 \$38,414 \$115,242 \$118,700 Postage Postage \$745 \$2,000 \$10 \$500 \$510 \$200 \$203 \$2500 \$263 \$132 \$395 \$2,500 Printing & Binding \$380 \$2,500 \$263 \$152 \$395 \$2,500 Insurance - Liability \$9121 \$15,229 \$6,507 \$3,253 \$9,760 \$12,804 Legal Advertising \$752 \$2,500 \$299 \$150 \$449 \$2,500 Other Current Charges \$1,295 \$1,200 \$192 \$96 \$288 \$1,200 Office Supplies \$1,848 \$2,000 \$103 \$52 \$155 \$2,000 Office Supplies \$1,848 \$2,000 \$103 \$52 \$155 \$2,000 Office Supplies \$1,848 \$2,000 \$103 \$52 \$155 \$2,000 Total Administration \$10,452 \$224,250 \$119,914 \$63,864 \$183,779 <td>Annual Audit</td> <td></td> <td>\$13,482</td> <td>\$14,000</td> <td>\$9,774</td> <td></td> <td>\$4,887</td> <td></td> <td>\$14,661</td> <td>\$15,022</td>	Annual Audit		\$13,482	\$14,000	\$9,774		\$4,887		\$14,661	\$15,022
Postage	Collection Agent		\$0	\$2,500	\$0		\$2,500		\$2,500	\$2,575
Printing & Binding Insurance - Liability \$9,121 \$15,229 \$6,507 \$3,253 \$9,760 \$12,804 Legal Advertising \$752 \$2,500 \$299 \$150 \$449 \$2,500 Other Current Charges \$1,295 \$1,200 \$192 \$96 \$288 \$1,200 Office Supplies \$1,848 \$2,000 \$193 \$52 \$155 \$2,000 Dues & Licenses \$175 \$175 \$175 \$0 \$175 \$175 Information Technology \$4,605 \$4,735 \$3,157 \$1,578 \$4,735 \$4,735 Total Administrative \$190,452 \$224,250 \$119,914 \$63,864 \$183,779 \$227,208 Operating Expenditures Salaries \$171,624 \$178,500 \$118,562 \$59,281 \$177,944 \$187,425 Salaries \$171,624 \$178,500 \$118,562 \$59,281 \$177,944 \$187,425 Salaries \$17,624 \$178,500 \$118,562 \$59,281 \$177,844	Management Fees		\$109,754	\$115,242	\$76,828		\$38,414		\$115,242	\$118,700
Insurance - Liability	Postage		\$745	\$2,000	\$10		\$500		\$510	\$2,000
Legal Advertising \$752 \$2,500 \$299 \$150 \$449 \$2,500 Office Current Charges \$1,295 \$1,200 \$192 \$96 \$288 \$1,200 Office Supplies \$1,848 \$2,000 \$103 \$52 \$155 \$2,000 Dues & Licenses \$175 \$175 \$175 \$175 \$175 \$175 Information Technology \$4,605 \$4,735 \$3,157 \$1,578 \$4,735 \$4,972 Total Administrative \$190,452 \$224,250 \$119,914 \$63,864 \$183,779 \$227,208 Operating Expenditures Salaries \$171,624 \$178,500 \$118,562 \$59,281 \$177,844 \$187,425 Administration Fee \$1,053 \$1,436 \$1,568 \$784 \$2,351 \$1,508 FICA Expense \$13,053 \$1,435 \$9,070 \$4,535 \$13,605 \$1,438 Health Insurance \$6,076 \$5,000 \$930 \$465 \$1,395 \$5,250	Printing & Binding		\$380	\$2,500	\$263		\$132		\$395	\$2,500
Other Current Charges \$1,295 \$1,200 \$192 \$96 \$288 \$1,200 Office Supplies \$1,848 \$2,000 \$103 \$52 \$155 \$2,000 Dues & Licenses \$175 \$175 \$175 \$0 \$175 \$175 Information Technology \$4,605 \$4,735 \$3,157 \$1,578 \$4,735 \$4,972 Total Administrative \$190,452 \$224,250 \$119,914 \$63,864 \$183,779 \$227,208 Operating Expenditures Salaries \$171,624 \$178,500 \$118,562 \$59,281 \$177,844 \$187,425 Administration Fee \$1,053 \$1,436 \$1,568 \$784 \$2,351 \$1,508 FICA Expense \$13,603 \$14,155 \$9,070 \$4,535 \$13,955 \$5,250 Workers Compensation \$2,810 \$3,790 \$1,798 \$899 \$2,697 \$4,138 Health Insurance \$6,676 \$5,000 \$30 \$6,061 \$5,061 \$5,0	Insurance - Liability		\$9,121	\$15,229	\$6,507		\$3,253		\$9,760	\$12,804
Office Supplies \$1,848 \$2,000 \$103 \$52 \$155 \$2,000 Dues & Licenses \$175 \$1475 \$1475 \$14,95 \$4,515 \$4,972 \$4,972 \$4,972 \$4,972 \$4,972 \$4,972 \$4,695 \$4,972 \$4,972 \$4,972 \$4,972 \$4,972 \$4,972 \$4,972 \$4,692 \$27,208 \$4,692 \$4,972 \$4,192 \$4,149 \$4,149 \$183,479 \$183,472 \$4,149 \$4,149 \$183,479 \$183,414,55 \$474 \$2,351 \$18,742 \$4,141 \$1,060 \$14,000 \$4,535 \$13,605 \$14,309 \$455 \$13,95	Legal Advertising		\$752	\$2,500	\$299		\$150		\$449	\$2,500
Dues & Licenses \$175 \$175 \$175 \$0 \$175 \$175 Information Technology \$4,605 \$4,735 \$3,157 \$1,578 \$4,735 \$4,735 Total Administrative \$190,452 \$224,250 \$119,914 \$63,864 \$183,779 \$227,208 Operating Expenditures Salaries \$171,624 \$178,500 \$118,562 \$59,281 \$177,844 \$187,425 Administration Fee \$1,053 \$1,436 \$1,568 \$784 \$2,351 \$1,508 FICA Expense \$13,603 \$14,155 \$90,70 \$4,535 \$13,605 \$14,338 Health Insurance \$6,076 \$5,000 \$930 \$465 \$1,395 \$5,260 Workers Compensation \$2,810 \$3,790 \$1,798 \$899 \$2,697 \$4,138 Health Insurance \$6,076 \$5,000 \$930 \$465 \$1,395 \$5,260 Workers Compensation \$2,810 \$3,790 \$1,798 \$899 \$2,697 \$4,169 <td>Other Current Charges</td> <td></td> <td>\$1,295</td> <td>\$1,200</td> <td>\$192</td> <td></td> <td>\$96</td> <td></td> <td>\$288</td> <td>\$1,200</td>	Other Current Charges		\$1,295	\$1,200	\$192		\$96		\$288	\$1,200
Information Technology	Office Supplies		\$1,848	\$2,000	\$103		\$52		\$155	\$2,000
Total Administrative \$ 190,452 \$ 224,250 \$ 119,914 \$ 63,864 \$ 183,779 \$ 227,208 Operating Expenditures Salaries \$171,624 \$178,500 \$118,562 \$59,281 \$177,844 \$187,425 Administration Fee \$1,053 \$1,436 \$1,568 \$784 \$2,351 \$1,508 FICA Expense \$13,603 \$14,155 \$9,070 \$4,535 \$13,605 \$14,338 Health Insurance \$6,076 \$5,000 \$930 \$465 \$1,395 \$5,250 Workers Compensation \$2,810 \$3,790 \$1,798 \$899 \$2,697 \$4,169 Unemployment \$756 \$1,119 \$610 \$305 \$915 \$1,119 Retirement Contribution \$0 \$5,061 \$0 \$5,061 \$5,061 \$5,061 \$5,061 \$5,061 \$5,061 \$5,061 \$5,061 \$5,061 \$5,061 \$5,061 \$5,061 \$5,061 \$5,061 \$5,061 \$5,061 \$5,061 \$5,061 \$5,061 \$5	Dues & Licenses		\$175	\$175	\$175		\$0		\$175	\$175
Salaries	Information Technology		\$4,605	\$4,735	\$3,157		\$1,578		\$4,735	\$4,972
Salaries \$171,624 \$178,500 \$118,562 \$59,281 \$177,844 \$187,425 Administration Fee \$1,053 \$1,436 \$1,568 \$784 \$2,351 \$1,508 FICA Expense \$13,603 \$14,155 \$9,070 \$4,535 \$13,605 \$14,338 Health Insurance \$6,076 \$5,000 \$930 \$465 \$1,395 \$5,250 Workers Compensation \$2,810 \$3,790 \$1,798 \$899 \$2,697 \$4,169 Unemployment \$756 \$1,119 \$610 \$305 \$915 \$1,119 Retirement Contribution \$0 \$5,061 \$0 \$5,061 \$5,	Total Administrative	\$	190,452	\$ 224,250	\$ 119,914	\$	63,864	\$	183,779	\$ 227,208
Salaries \$171,624 \$178,500 \$118,562 \$59,281 \$177,844 \$187,425 Administration Fee \$1,053 \$1,436 \$1,568 \$784 \$2,351 \$1,508 FICA Expense \$13,603 \$14,155 \$9,070 \$4,535 \$13,605 \$14,338 Health Insurance \$6,076 \$5,000 \$930 \$465 \$1,395 \$5,250 Workers Compensation \$2,810 \$3,790 \$1,798 \$899 \$2,697 \$4,169 Unemployment \$756 \$1,119 \$610 \$305 \$915 \$1,119 Retirement Contribution \$0 \$5,061 \$0 \$5,061 \$5,	Operating Evpenditures									
Administration Fee \$1,053 \$1,436 \$1,568 \$784 \$2,351 \$1,508 FICA Expense \$13,603 \$14,155 \$9,070 \$4,535 \$13,605 \$14,338 Health Insurance \$6,076 \$5,000 \$930 \$465 \$1,395 \$5,250 Workers Compensation \$2,810 \$3,790 \$1,798 \$899 \$2,697 \$4,169 Unemployment \$756 \$1,119 \$610 \$305 \$915 \$1,119 Retirement Contribution \$0 \$5,661 \$0 \$5,061 \$5,061 \$5,061 \$6,061	Operating Experiantics									
FICA Expense \$13,603 \$14,155 \$9,070 \$4,535 \$13,605 \$14,338 Health Insurance \$6,076 \$5,000 \$930 \$465 \$1,395 \$5,250 Workers Compensation \$2,810 \$3,790 \$1,798 \$899 \$2,697 \$4,169 Unemployment \$756 \$1,119 \$610 \$305 \$915 \$1,119 Retirement Contribution \$0 \$5,061 \$0 \$5,061	Salaries		\$171,624	\$178,500	\$118,562		\$59,281		\$177,844	\$187,425
Health Insurance	Administration Fee		\$1,053	\$1,436	\$1,568		\$784		\$2,351	\$1,508
Workers Compensation \$2,810 \$3,790 \$1,798 \$899 \$2,697 \$4,169 Unemployment \$756 \$1,119 \$610 \$305 \$915 \$1,119 Retirement Contribution \$0 \$5,061 \$0 \$5,061 \$5,061 \$5,061 Other Contractual \$6,541 \$10,000 \$5,040 \$2,520 \$7,560 \$10,000 Marketing - Lifestyle/Amenities \$85,586 \$95,000 \$58,379 \$29,190 \$87,569 \$95,000 Training \$0 \$500 \$0 \$500 \$500 \$500 Uniforms \$168 \$0 \$0 \$0 \$0 \$0 Total Operating \$288,217 \$314,561 \$195,957 \$103,540 \$299,497 \$324,370 Total Operating \$288,217 \$314,561 \$195,957 \$103,540 \$299,497 \$324,370 Total Operating \$288,217 \$314,561 \$195,957 \$103,540 \$299,497 \$324,370 Total Operati	FICA Expense		\$13,603	\$14,155	\$9,070		\$4,535		\$13,605	\$14,338
Unemployment \$756 \$1,119 \$610 \$305 \$915 \$1,119 Retirement Contribution \$0 \$5,061 \$0 \$5,061 \$1,000 \$6,541 \$10,000 \$5,000 \$5,000 \$10,000 \$87,569 \$95,000 \$500 \$14,000 \$14,000 \$14,000 \$14,000 \$	Health Insurance		\$6,076	\$5,000	\$930		\$465		\$1,395	\$5,250
Retirement Contribution \$0 \$5,061 \$0 \$5,061 \$5,061 \$5,061 Other Contractual \$6,541 \$10,000 \$5,040 \$2,520 \$7,560 \$10,000 Marketing - Lifestyle/Amenities \$85,586 \$95,000 \$58,379 \$29,190 \$87,569 \$95,000 Training \$0 \$500 \$0 \$500 \$500 \$500 Uniforms \$168 \$0 \$0 \$0 \$500 \$500 Total Operating \$288,217 \$314,561 \$195,957 \$103,540 \$299,497 \$324,370 Maintenance Expenditures \$16,551 \$14,000 \$0 \$14,000 \$14,000 \$14,000 Lake Bank Restoration \$257,423 \$164,000 \$170,620 \$164,000 \$164,000 Lake Bank Education Project \$0 \$3,000 \$0 \$3,000 \$3,000 \$3,000 \$3,000 Environmental Services \$1,864 \$10,000 \$0 \$10,000 \$10,000 \$10,000 \$10,000 \$10,000 \$10,0	Workers Compensation		\$2,810	\$3,790	\$1,798		\$899		\$2,697	\$4,169
Other Contractual \$6,541 \$10,000 \$5,040 \$2,520 \$7,560 \$10,000 Marketing - Lifestyle/Amenities \$85,586 \$95,000 \$58,379 \$29,190 \$87,569 \$95,000 Training \$0 \$500 \$0 \$500 \$500 \$500 Uniforms \$168 \$0 \$0 \$0 \$0 \$0 Total Operating \$288,217 \$314,561 \$195,957 \$103,540 \$299,497 \$324,370 Maintenance Expenditures Canal Maintenance \$16,551 \$14,000 \$0 \$14,000 \$164,000 \$10,000 \$10,000 \$10,000 \$10,000 \$10,000 \$10,000 \$10,000 \$10,000 \$10,000 \$10,000 \$10,000 \$10,	Unemployment		\$756	\$1,119	\$610		\$305		\$915	\$1,119
Marketing - Lifestyle/Amenities \$85,586 \$95,000 \$58,379 \$29,190 \$87,569 \$95,000 Training \$0 \$500 \$0 \$500 \$500 \$500 \$500 Uniforms \$168 \$0 \$0 \$0 \$0 \$0 \$0 Total Operating \$288,217 \$314,561 \$195,957 \$103,540 \$299,497 \$324,370 Maintenance Expenditures Canal Maintenance \$16,551 \$14,000 \$0 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$164,000 \$164,000 \$170,620 \$0 \$170,620 \$164,000 \$10,000 \$10,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$10,000 \$10,000 \$10,000 \$10,000 \$10,000 \$10,000 \$10,000 \$10,000 \$110,000 \$110,000 \$10,000 \$110,000 \$110,000 \$110,000 \$110,000 \$110,000 \$110,000 \$110,000 \$110,000 <	Retirement Contribution		\$0	\$5,061	\$0		\$5,061		\$5,061	\$5,061
Training \$0 \$500 \$0 \$500 \$514,000 \$514,000 \$514,000 \$517,0620 \$14,000 \$517,0620 \$14,000 \$14,000 \$10,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$510,000 \$510,000 \$10,000 \$10,000 \$10,000	Other Contractual		\$6,541	\$10,000	\$5,040		\$2,520		\$7,560	\$10,000
Uniforms \$168 \$0 \$0 \$0 \$0 \$0 \$0 Total Operating \$288,217 \$314,561 \$195,957 \$103,540 \$299,497 \$324,370 Maintenance Expenditures Canal Maintenance \$16,551 \$14,000 \$0 \$14,000 \$164,000 \$164,000 \$10,000 \$10,000 \$164,000 \$10,000 \$10,000 \$10,000 \$10,000 \$10,000 \$10,000 \$10,000 \$10,000 \$10,000 \$10,000 \$10,000 \$10,000 \$143,281 \$143,281 \$143,281 \$143,281 \$143,281 \$143,281 \$143,281 \$143,281 \$143,281 \$143,281 \$143,281 \$143,281 <	Marketing - Lifestyle/Amenities		\$85,586	\$95,000	\$58,379		\$29,190		\$87,569	\$95,000
Total Operating \$ 288,217 \$ 314,561 \$ 195,957 \$ 103,540 \$ 299,497 \$ 324,370 Maintenance Expenditures Canal Maintenance \$16,551 \$14,000 \$0 \$14,000 \$14,000 \$14,000 Lake Bank Restoration \$257,423 \$164,000 \$170,620 \$0 \$170,620 \$164,000 Lake Bank Education Project \$0 \$3,000 \$0 \$3,000 \$3,000 \$3,000 Environmental Services \$1,864 \$10,000 \$0 \$10,000 \$10,000 \$10,000 Water Management System \$133,715 \$134,248 \$78,788 \$39,394 \$118,182 \$143,281 Midge Control \$0 \$8,000 \$0 \$8,000 \$8,000 \$8,000 Contingencies \$7,941 \$10,000 \$450 \$225 \$675 \$7,500 Fire Line Management \$2,000 \$3,500 \$1,895 \$948 \$2,843 \$3,500 Basin Repair \$1,100 \$3,000 \$0 \$3,000 \$3,000 \$3,0	Training		\$0	\$500	\$0		\$500		\$500	\$500
Maintenance Expenditures Canal Maintenance \$16,551 \$14,000 \$0 \$14,000 \$14,000 \$14,000 Lake Bank Restoration \$257,423 \$164,000 \$170,620 \$0 \$170,620 \$164,000 Lake Bank Education Project \$0 \$3,000 \$0 \$3,000 \$3,000 \$3,000 Environmental Services \$1,864 \$10,000 \$0 \$10,000 \$10,000 \$10,000 Water Management System \$133,715 \$134,248 \$78,788 \$39,394 \$118,182 \$143,281 Midge Control \$0 \$8,000 \$0 \$8,000 \$8,000 \$8,000 Contingencies \$7,941 \$10,000 \$450 \$225 \$675 \$7,500 Fire Line Management \$2,000 \$3,500 \$1,895 \$948 \$2,843 \$3,500 Basin Repair \$1,100 \$3,000 \$0 \$3,000 \$3,000 \$3,000	Uniforms		\$168	\$0	\$0		\$0		\$0	\$0
Maintenance Expenditures Canal Maintenance \$16,551 \$14,000 \$0 \$14,000 \$14,000 \$14,000 Lake Bank Restoration \$257,423 \$164,000 \$170,620 \$0 \$170,620 \$164,000 Lake Bank Education Project \$0 \$3,000 \$0 \$3,000 \$3,000 \$3,000 Environmental Services \$1,864 \$10,000 \$0 \$10,000 \$10,000 \$10,000 Water Management System \$133,715 \$134,248 \$78,788 \$39,394 \$118,182 \$143,281 Midge Control \$0 \$8,000 \$0 \$8,000 \$8,000 \$8,000 Contingencies \$7,941 \$10,000 \$450 \$225 \$675 \$7,500 Fire Line Management \$2,000 \$3,500 \$1,895 \$948 \$2,843 \$3,500 Basin Repair \$1,100 \$3,000 \$0 \$3,000 \$3,000 \$3,000	Total Operating	\$	288,217	\$ 314,561	\$ 195,957	\$	103,540	\$	299,497	\$ 324,370
Lake Bank Restoration \$257,423 \$164,000 \$170,620 \$0 \$170,620 \$164,000 Lake Bank Education Project \$0 \$3,000 \$0 \$3,000 \$3,000 \$3,000 Environmental Services \$1,864 \$10,000 \$0 \$10,000 \$10,000 \$10,000 Water Management System \$133,715 \$134,248 \$78,788 \$39,394 \$118,182 \$143,281 Midge Control \$0 \$8,000 \$0 \$8,000 \$8,000 \$8,000 Contingencies \$7,941 \$10,000 \$450 \$225 \$675 \$7,500 Fire Line Management \$2,000 \$3,500 \$1,895 \$948 \$2,843 \$3,500 Basin Repair \$1,100 \$3,000 \$0 \$3,000 \$3,000 \$3,000										
Lake Bank Restoration \$257,423 \$164,000 \$170,620 \$0 \$170,620 \$164,000 Lake Bank Education Project \$0 \$3,000 \$0 \$3,000 \$3,000 \$3,000 Environmental Services \$1,864 \$10,000 \$0 \$10,000 \$10,000 \$10,000 Water Management System \$133,715 \$134,248 \$78,788 \$39,394 \$118,182 \$143,281 Midge Control \$0 \$8,000 \$0 \$8,000 \$8,000 \$8,000 Contingencies \$7,941 \$10,000 \$450 \$225 \$675 \$7,500 Fire Line Management \$2,000 \$3,500 \$1,895 \$948 \$2,843 \$3,500 Basin Repair \$1,100 \$3,000 \$0 \$3,000 \$3,000 \$3,000			A 46 == :	A 44.55-	. -				44.55 5	A
Lake Bank Education Project \$0 \$3,000 \$0 \$3,000 \$3,000 \$3,000 Environmental Services \$1,864 \$10,000 \$0 \$10,000 \$10,000 \$10,000 Water Management System \$133,715 \$134,248 \$78,788 \$39,394 \$118,182 \$143,281 Midge Control \$0 \$8,000 \$0 \$8,000 \$8,000 \$6,000 Contingencies \$7,941 \$10,000 \$450 \$225 \$675 \$7,500 Fire Line Management \$2,000 \$3,500 \$1,895 \$948 \$2,843 \$3,500 Basin Repair \$1,100 \$3,000 \$0 \$3,000 \$3,000 \$3,000										
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Water Management System \$133,715 \$134,248 \$78,788 \$39,394 \$118,182 \$143,281 Midge Control \$0 \$8,000 \$0 \$8,000 \$8,000 \$8,000 Contingencies \$7,941 \$10,000 \$450 \$225 \$675 \$7,500 Fire Line Management \$2,000 \$3,500 \$1,895 \$948 \$2,843 \$3,500 Basin Repair \$1,100 \$3,000 \$0 \$3,000 \$3,000 \$3,000	· · · · · · · · · · · · · · · · · · ·									
Midge Control \$0 \$8,000 \$0 \$8,000 \$8,000 \$8,000 \$0										
Contingencies \$7,941 \$10,000 \$450 \$225 \$675 \$7,500 Fire Line Management \$2,000 \$3,500 \$1,895 \$948 \$2,843 \$3,500 Basin Repair \$1,100 \$3,000 \$0 \$3,000 \$3,000 \$3,000	,									
Fire Line Management \$2,000 \$3,500 \$1,895 \$948 \$2,843 \$3,500 Basin Repair \$1,100 \$3,000 \$0 \$3,000 \$3,000 \$3,000										
Basin Repair \$1,100 \$3,000 \$0 \$3,000 \$3,000 \$3,000										
Total Maintenance \$ 420,594 \$ 349,748 \$ 251,754 \$ 78,567 \$ 330,321 \$ 356,281	разін кераіі		Φ1,100	\$3,000	\$0		 გა,000		\$3,000	\$3,000
	Total Maintenance	\$	420,594	\$ 349,748	\$ 251,754	\$	78,567	\$	330,321	\$ 356,281

Viera East Community Development District General Fund Proposed Operating Budget Fiscal Year 2026

	Actuals		Adopted Budget		Actuals As Of	N	jected Iext		Total rojected @		Proposed Budget
	FY 2024		FY 2025		5/31/25	4 M	onths		9/30/25		FY 2026
Grounds Maintenance Expenditures											
Salaries	\$196,723		\$232,730		\$136,972		\$68,486		\$205,458		\$244,367
Bonus Program	\$41,823		\$0		\$59,814		\$0		\$59,814		\$0
Administrative Fees	\$2,008		\$2,840		\$1,413		\$707		\$2,120		\$2,840
FICA Expense	\$15,626		\$19,787		\$10,478		\$5,239		\$15,718		\$18,694
Health Insurance	\$27,031		\$32,893		\$20,697		\$10,349		\$31,046		\$34,538
Workers Compensation	\$3,211		\$4,942		\$2,297		\$1,148		\$3,445		\$5,436
Unemployment	\$1,301		\$2,608		\$1,251		\$626		\$1,877		\$2,608
Retirement Contribution	\$0		\$6,682		\$0		\$6,682		\$6,682		\$6,682
Telephone/Internet	\$15,587		\$15,660		\$6,080		\$3,040		\$9,120		\$6,000
Utilities	\$7,556		\$15,000		\$4,016		\$2,008		\$6,023		\$8,020
Property Appraiser	\$1,989		\$1,990		\$2,391		\$0		\$2,391		\$2,100
Insurance - Property	\$3,592		\$3,344		\$2,424		\$1,212		\$3,636		\$3,711
Repairs	\$20,109		\$25,000		\$25,042		\$12,521		\$37,563		\$25,000
Fuel	\$17,783		\$21,000		\$9,906		\$4,953		\$14,858		\$20,000
Park Maintenance	\$29,505		\$45,000		\$20,276		\$10,138		\$30,414		\$35,000
Sidewalk Repair	\$13,712		\$15,000		\$0		\$5,000		\$5,000		\$15,000
Chemicals	\$1,604		\$4,000		\$1,611		\$805		\$2,416		\$4,000
Contingencies	\$10,392		\$10,000		\$14,731		\$7,366		\$22,097		\$10,000
Refuse	\$10,175		\$12,000		\$11,332		\$5,666		\$16,998		\$18,000
Office Supplies	\$170		\$0		\$1,411		\$706		\$2,117		\$2,500
Uniforms	\$3,152		\$4,000		\$1,042		\$521		\$1,563		\$4,000
Fire Alarm System	\$3,658		\$7,500		\$270		\$135		\$404		\$500
Rain Bird Pump System	\$28,041		\$28,041		\$9,194		\$4,597		\$13,791		\$28,041
Park Materials	\$0		\$10,000		\$262		\$131		\$393		\$10,000
Bay Hill Flow Way Maintenance	\$0		\$20,000		\$0		\$0		\$0		\$20,000
Maintenance Reserve - Transfer Out	\$0		\$31,777		\$31,777		\$0		\$31,777		\$4,651
Maintenance Reserve - Transfer Out (Excess)	\$96,816		\$0		\$0		\$0		\$0		\$0
Total Grounds Expenditures	\$ 551,564	\$	571,793	\$	374,687	\$ 1	152,035	\$	526,722	\$	531,688
Total Expenses	\$ 1,450,826	\$	1,460,353	\$	942,312	\$ 3	398,006	\$	1,340,318	\$	1,439,547
Total Experience	¥ 1,400,020	Ψ	1,400,000	Ψ	U-12,U12	Ψ (,,,,,,,,,	Ψ	1,040,010	Ψ	1,700,071
Excess Revenue/(Expenditures)	\$ 2,172	\$	(0)	\$	476,234	\$ (3	352,365)	\$	123,869	\$	10,706

		FY 2025		FY 2026
Net Assessment - General	\$	1,350,028	\$	1,350,028
Net Assessment - Recreation	\$	28,945	\$	28,945
Total Net Assessments	\$	1,378,973	\$	1,378,973
Discounts @ 6%	\$	88,020	\$	88,020
Gross Assessment	\$	1,466,993	\$	1,466,993
Assessable Units - Residential Assessable Units - Non-Residential Total Units		4,204 1,869 6,073		4,204 1,869 6,073
Gross Assessment per Unit - General Fund Gross Assessment per Unit - Recreation Gross Assessment per Unit - Debt Service	\$ \$ \$	236 129 139	\$ \$ \$	236 129 139
	\$	504	\$	504

Viera East Community Development District General Fund Budget

Revenues:

Maintenance Assessments

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

Golf Course Administrative Services

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

Description	An	nual Amount
Base	\$	75,000.00
10% of Maintenance Supervisor	\$	(7,280.00)
50% of Labor Position	\$	(11,440.00)
Total	\$	56,280.00

Miscellaneous Income - Farmers' Market

Miscellaneous income received by the District including income from the Farmers' Market.

Interest Income

The District will earn interest on balances invested during the year.

Administrative Expenditures:

Supervisors Fees

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

Engineering Fees

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

Attorney Fees

Legal Counsel: Shutts and Bowen LLP

300 South Orange Avenue

Suite 300

Orlando, FL 32801

Telephone: (407) 835-6759 Fax: (407) 849-7288

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

Dissemination

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

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Trustee Fees

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

Annual Audit

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

Collection Agent

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

Contractor	Services	Monthly	Annual
GMS-Central Florida ,LLC	Assessments	\$ 214.58	\$ 2,575.00

Management Fees

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

Postage

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

Printing & Binding

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

<u>Insurance - Liability</u>

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

Description	Admin. Amount	Field Amount	An	nual Amount
General Liability	\$ 7,784	\$ -	\$	7,784
POL/EPLI	\$ 5,020	\$ -	\$	5,020
Property	\$ -	\$ 3,711	\$	3,711
Total	\$ 12,804	\$ 3,711	\$	16,515

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Dues & Licenses

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

Information Technology

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

Operating Expenditures:

Salaries

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

Administration Fee

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

FICA Expense

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

Health Insurance

Full-time District employees are eligible for the following health benefits.

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

Workers Compensation

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

<u>Unemployment</u>

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

Retirement Contribution

Contribution to the retirement account for eligible employees.

Other Contractual

Miscellaneous fees and contracts incurred for the District.

Description	Annu	ıal Amount
Ecolab Pest Elimination	\$	5,697
Xelar Copier	\$	1,876
Additional Contract Funds	\$	2,427
Total	\$	10,000

Marketing-Lifestyle/Amenities

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

Training

Expenses for providing training to staff.

Maintenance Expenditures:

Canal Maintenance

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

Lake Bank Restoration

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

Lake Bank Education Project

Allocation of funds dedicated for the lake bank education project.

Environmental Services

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

Wetland monitoring reports as required by SJRWMD and USA COE.

Wetland maintenance and removal of exotic species as required to conform to permit requirements.

Habitat management including burns of preserved areas as required within the approved Habitat Management Plan(s).

Permit compliance and general services as required.

Water Management System

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

Description	Montl	nly Amount	Ann	ual Amount
Natural Areas Management	\$	4,585	\$	55,020
Wingate & Auburn Lake Aquatic Weed Control	\$	939	\$	11,263
Bayhill Wetland Maintenance	\$	440	\$	5,280
Natural Vegetation Management (Bi-Monthly)	\$	220	\$	1,320
Aquatic Weed Control	\$	4,740	\$	56,878
Header Canal Maintenance (Quarterly)	\$	1,780	\$	7,120
Woodside Park Maintenance	\$	200	\$	2,400
Unanticipated Repairs / Improvements	\$	-	\$	4,000
Total	\$	12,903	\$	143,281

Midge Control

Lake spraying for midge control throughout the CDD.

Contingencies

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

Fire Line Maintenance

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

Basin Repair

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

Grounds Maintenance Expenditures:

Salaries

The District currently has a 4 full-time employees and 1 part time employee to handle the grounds maintenance of the District. The proposed amount includes a 5% cost of living increase for qualifying full-time employees.

Bonus Program

Represents annual bonus to be paid to eligible employees.

Administration Fee

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

FICA Expense

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

Health Insurance

Full-time District employees are eligible for the following health benefits.

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

Workers Compensation

The District provides Workers Compensation insurance for each of its employees based upon statutory requirements and rates determined by Applied Business Solutions.

Unemployment

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

Retirement Contribution

Contribution to the retirement account for eligible employees.

Telephone/Internet

Expenses incurred for the telephone, fax machine and internet.

Utilities

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

Vendor	Account	Month	onthly Amount 585		al Amount
FPL	83490-45156	\$	585	\$	7,020
Contingency				\$	1,000
Total				\$	8,020

Property Appraiser

Fees incurred for the Brevard County Property Appraiser performing work in support of processing and distributing non-ad valorem assessment information. The cost for FY2026 is estimated to be \$2,100.

Insurance - Property

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

Description	Admin. Amount	Field Amount	An	Annual Amount			
General Liability	\$ 7,784	\$ -	\$	7,784			
POL/EPLI	\$ 5,020	\$ -	\$	5,020			
Property	\$ -	\$ 3,711	\$	3,711			
Total	\$ 12,804	\$ 3,711	\$	16,515			

Repairs

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

<u>Fue</u>

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

Park Maintenance

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

Sidewalk Repair

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

Chemicals

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

Contingencies

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

Refuse

Estimated costs for refuse services to empty dumpster(s) twice monthly by Berry Disposal is:

Contractor	Services	Monthly	Annual		
Berry Disposal	Empty Dumpster	\$ 1,435	\$ 17,220		
Contingency			\$ 780		
			\$ 18,000		

Office Supplies

Costs for items used in the office.

Uniforms

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

Vendor	Monthly Amount	Annual Amount		
Unifirst	\$ 300	\$	3,600	
Contingency		\$	400	
Total		\$	4,000	

Fire Alam System

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

Rain Bird Pump System

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

Vendor	Month	Annual Amount		
Rain Bird	\$	2,298	\$	27,581
Additional Fees			\$	460
Total			\$	28,041

Park Materials

Costs for items used for the park.

Bay Hill Flow Way Maintenance

Expenses incurred related to the maintenance of Bay Hill flow way.

<u>Maintenance Reserves - Transfer Out</u>

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

Viera East Community Development District Capital Reserve Fund Proposed Budget FY 2026

	Adopted Budget FY 2025	Actuals As Of 5/31/25	Projected Next 4 Months		Total Projected 9/30/25		Proposed Budget FY 2026	
Revenues	112023	3/31/23	4 Months	و	» 7/30/23		11 2020	
Paginning Fund Palance	¢1 660 412	¢1 E02 622	\$0		¢1 E02 622	\$	1 402 150	
Beginning Fund Balance Interest Income	\$1,660,412 \$500	\$1,582,623 \$11.991	\$5.995		\$1,582,623 \$17.986	Ф	1,403,158 \$2.500	
Reserve Funding - Transfer In (General)	\$300	\$31,777	\$3,993 \$0		\$31,777		\$4,651	
Reserve Funding - Transfer In (Golf)	\$84.410	\$84.410	\$0 \$0		\$84.410		\$166,848	
Reserve Funding - Transfer In (General Excess)	\$0	\$0	\$0 \$0		\$0	\$100,040		
Reserve Funding - Transfer In (Golf Excess)	\$0	\$0	\$0		\$0		\$0	
Total Revenues	\$ 1,777,098	\$ 1,710,801	\$ 5,995	\$	1,716,796	\$	1,577,157	
Expenditures								
Capital Outlay	\$80,000	\$278,638	\$0		\$278,638		\$150,000	
Truck Maintenance	\$25,000	\$0	\$0		\$0		\$25,000	
Sign Project	\$20,000	\$0	\$0		\$0		\$20,000	
Vehicle Purchase	\$20,000	\$35,000	\$0		\$35,000		\$0	
Bank Fees	\$0	\$0	\$0		\$0		\$0	
Total Expenditures	\$ 145,000	\$ 313,638	\$ -	\$	313,638	\$	195,000	
Excess Revenues (Expenditures)	\$ 1,632,098	\$ 1,397,163	\$ 5,995	\$	1,403,158	\$	1,382,157	

Potential Capital Reserve Split												
	<u>Ge</u>	eneral Fund	<u>G</u>	olf Course		<u>Total</u>						
Beginning Balance - 9/30/25	\$	580,243	\$	1,002,380	\$	1,582,623						
FY25 Interest Income	\$	6,594	\$	11,392	\$	17,986						
FY25 Contributions	\$	31,777	\$	84,410	\$	116,187						
FY25 Projected Excess	\$	-	\$	-	\$	-						
FY25 Expenses	\$	(42,740)	\$	(270,897)	\$	(313,638)						
FY24 Bank Fees	\$	-	\$	-	\$	-						
Projected Excess Revenue Fund End of FY25	\$	575,874	\$	827,284	\$	1,403,158						

Viera East Community Development District Debt Service Fund Series 2020 Proposed Budget FY 2026

	Adopted Budget FY 2025	Actuals As Of 5/31/25	Projected Next 4 Months		Total Projected @ 9/30/25		Proposed Budget FY 2026
Revenues							
Special Assessments	\$ 655,615	\$ 647,420	\$ 8,195	\$	655,615	\$	655,615
Interest Income	\$ 500	\$ 15,905	\$ 7,952	\$	23,857	\$	5,000
Beginning Fund Balance	\$ 132,287	\$ 357,224	\$ -	\$	357,224	\$	375,381
Total Revenues	\$ 788,402	\$ 1,020,549	\$ 16,147	\$	1,036,696	\$	1,035,996
<u>Expenditures</u>							
Series 2020							
Interest-11/1	\$ 80,658	\$ 80,658	\$ _	\$	80,658	\$	75,658
Principal- 5/1	\$ 500,000	\$ 500,000	\$ -	\$	500,000	\$	795,000
Interest-5/1	\$ 80,658	\$ 80,658	\$ -	\$	80,658	\$	75,658
Total Expenditures	\$ 661,315	\$ 661,315	\$ -	\$	661,315	\$	946,315
Excess Revenues (Expenditures)	\$ 127,087	\$ 359,234	\$ 16,147	\$	375,381	\$	89,681

^{*} Excess Revenues needed to pay the 11/1/26 Interest Payment

		Total				Net	Net		
Land Use	ERU	Units	ERU	Percentage		Per Unit		ssessments	
Residential	1.00	4,204.00	4,204.00	84%	\$	130.57	\$	548,913.70	
Commercial	4.00	204.30	817.20	16%	\$	522.28	\$	106,701.30	
Net Annual Assessment		4,408.30	5,021.20				\$	655,615.00	

\$

67,708

Viera East Community Development District Debt Service - Series 2020 Amortization Schedule

Date	Bond Balance	Interest	Principal		Interest	Fiscal Year Total
11/01/20				\$	52,497.38	\$ 52,497.38
05/01/21	7,685,000			\$	90,307.50	
11/01/21				\$	90,307.50	\$ 180,615.00
05/01/22	7,685,000			\$	90,307.50	
11/01/22				\$	90,307.50	\$ 180,615.00
05/01/23	7,685,000	2.000%	\$475,000 \$ 90,307.50			
11/01/23				\$	85,557.50	\$ 650,865.00
05/01/24	7,210,000	2.000%	\$490,000	\$	85,557.50	
11/01/24				\$	80,657.50	\$ 656,215.00
05/01/25	6,720,000	2.000%	\$500,000	\$	80,657.50	
11/01/25				\$	75,657.50	\$ 656,315.00
05/01/26	6,220,000	2.000%	\$795,000	\$	75,657.50	
11/01/26				\$	67,707.50	\$ 938,365.00
05/01/27	5,425,000	2.000%	\$380,000	\$	67,707.50	
11/01/27				\$	63,907.50	\$ 511,615.00
05/01/28	5,045,000	2.000%	\$385,000			
11/01/28				\$	60,057.50	\$ 508,965.00
05/01/29	4,660,000	2.000%	\$395,000	\$	60,057.50	
11/01/29				\$	56,107.50	\$ 511,165.00
05/01/30	4,265,000	2.125%	\$400,000	\$	56,107.50	
11/01/30				\$	51,857.50	\$ 507,965.00
05/01/31	3,865,000	2.600%	\$410,000	\$	51,857.50	
11/01/31				\$	46,527.50	\$ 508,385.00
05/01/32	3,455,000	2.600%	\$425,000	\$	46,527.50	
11/01/32				\$	41,002.50	\$ 512,530.00
05/01/33	3,030,000	2.600%	\$435,000	\$	41,002.50	
11/01/33				\$	35,347.50	\$ 511,350.00
05/01/34	2,595,000	2.600%	\$445,000	\$	35,347.50	
11/01/34				\$	29,562.50	\$ 509,910.00
05/01/35	2,150,000	2.750%	\$455,000	\$	29,562.50	
11/01/35				\$	23,306.25	\$ 507,868.75
05/01/36	1,695,000	2.750%	\$470,000	\$	23,306.25	
11/01/36			•	\$	16,843.75	\$ 510,150.00
05/01/37	1,225,000	2.750%	\$485,000	\$	16,843.75	
11/01/37			•	\$	10,175.00	\$ 512,018.75
05/01/38	740,000	2.750%	\$740,000	\$	10,175.00	-
-						
			\$ 7,685,000	\$	1,992,585	\$ 8,927,410

Viera East Community Development District Restaurant - Hook and Eagle Proposed Operating Budget Fiscal Year 2026

				Adopted		Actuals		Projected		Total		Proposed
		Actuals FY 2024		Budget FY 2025		As Of 5/31/25		Next 4 Months	P	rojected @ 9/30/25		Budget FY 2026
Revenues												
Food Sales		\$449,273		\$404,923		\$300,800		\$214,857		\$515,657		\$465,661
Snack Sales		\$9,935		\$11,000		\$457		\$326		\$783		\$550
Beverage Sales		\$52,995		\$34,106		\$23,984		\$17,132		\$41,116		\$37,516
Beer Sales		\$176,664		\$197,054		\$158,845		\$113,460		\$272,305		\$236,465
Wine Sales		\$7,228		\$13,642		\$12,879		\$9,199		\$22,079		\$20,463
Liquor Sales		\$147,337		\$101,442		\$139,912		\$99,937		\$239,849		\$202,884
Miscellaneous Income		\$968		\$0		\$2,068		\$1,477		\$3,546		\$0
Total Revenues	\$	844,400	\$	762,167	\$	638,945	\$	456,389	\$	1,095,334	\$	963,539
Restaurant Expenditures												
Restaurant Manager Contract		\$10,833		\$0		\$0		\$0		\$0		\$0
Salaries		\$301,530		\$320,250		\$225,206		\$160,862		\$386,068		\$336,263
Administrative Fee		\$7,639		\$7,956		\$5,401		\$3,858		\$9,259		\$8,354
FICA Expense		\$34,584		\$29,041		\$25,568		\$18,263		\$43,832		\$25,724
Health Insurance		\$17,211		\$14,000		\$9,890		\$7,064		\$16,954		\$14,700
Workers Compensation		\$4,608		\$7,300		\$3,282		\$2,344		\$5,626		\$7,300
Unemployment		\$5,939		\$6,882		\$4,743		\$3,388		\$8,130		\$6,882
Telephone		\$4,808		\$5,250		\$0		\$0		\$0		\$0
Utilities		\$8,245		\$11,000		\$6,484		\$4,631		\$11,115		\$12,100
Pest Control		\$666		\$1,200		\$0		\$0		\$0		\$1,200
Merchant Fees		\$25,084		\$27,500		\$18,277		\$13,055		\$31,332		\$32,208
Equipment Lease		\$1,230		\$1,500		\$1,142		\$816		\$1,958		\$1,750
Kitchen Equipment & Supplies		\$4,480		\$3,000		\$9,806		\$7,004		\$16,810		\$3,000
Paper & Plastic Supplies		\$13,561		\$15,000		\$9,645		\$6,890		\$16,535		\$15,000
Operating Supplies		\$20,301		\$20,000		\$32		\$23		\$55		\$20,000
Entertainment		\$585		\$0		\$713		\$509		\$1,222		\$0
Delivery/Gas		\$6,184		\$7,000		\$3,173		\$2,266		\$5,439		\$6,780
Dues & License		\$11,195		\$11,500		\$8,907		\$6,362		\$15,269		\$11,500
Total Restaurant Expenditures	\$	478,684	\$	488,379	\$	332,268	\$	237,335	\$	569,603	\$	502,760
Cost of Goods Sold												
Food Cost		\$246,026		\$139,388		\$165,941		\$118,529		\$284,470		\$298,694
Snack Cost		\$3,939		\$5,250		\$4,858		\$3,470		\$8,328		\$8,744
Beverage Cost		\$32,849		\$16,800		\$25,058		\$17,898		\$42,956		\$45,104
Beer Cost		\$65,765		\$74,550		\$56,308		\$40,220		\$96,527		\$101,354
Wine Cost		\$6,870		\$5,250		\$6,894		\$4,924		\$11,818		\$12,408
Liquor Cost		\$63,615		\$32,550		\$42,900		\$30,643		\$73,542		\$77,219
Total Cost of Goods Sold	\$	419,062	\$	273,788	\$	301,957	\$	215,684	\$	517,641	\$	543,523
Total Revenues	\$	844,400	\$	762,167	\$	638,945	\$	456,389	\$	1,095,334	\$	963,539
Total Expenditures	\$	897,746	\$	762,167	\$	634,226	\$	453,018	\$	1,087,244	\$	1,046,283
Operating Income (Loss)	\$	(53,346)	\$	-	\$	4,719	\$	3,371	\$	8,090	\$	(82,744)
Non Operating Revenues/(Expenditures)												
Interfund Transfer Out - Golf Course		\$0		\$0		\$0		\$0		\$0		\$0
Interfund Transfer In - Golf Course		\$0		\$0		\$0		\$0		\$0		\$0
Total Non Operating Revenues/(Expenditures)	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Net Non Operating Income / (Loss)	\$	(53,346)	\$	-	\$	4,719	\$	3,371	\$	8,090	\$	(82,744)
operating meanine / (1000)	Ψ	(55,510)	Ψ		Ψ	1,7 17	4	3,071	Ψ	3,070	Ψ	(02), 11)

Viera East Community Development District

Food & Beverage Operating Budget

Revenues:

Food Sales

Represents all food sales for Hook and Eagle Tavern. Also includes all catering and banquet sales.

Snack Sales

Represents all snack sales for Hook and Eagle Tavern. Also includes all catering and banquet sales as well as snack sales from the golf course.

Beverage Sales

Represents all non-alcoholic beverage sales for Hook and Eagle Tavern. Also includes all catering and banquet sales.

Beer Sales

Represents all beer sales for Hook and Eagle Tavern. Also includes all catering and banquet sales.

Wine Sales

Represents all wine sales for Hook and Eagle Tavern. Also includes all catering and banquet sales.

Liquor Sales

Represents all liquor sales for Hook and Eagle Tavern. Also includes all catering and banquet sales.

Expenditures:

Salaries

The District currently has a 1 full-time and 18 part-time employees to handle the restaurant operations of the District. The proposed amount includes a 5% cost of living increase for qualifying full-time employees.

Administration Fee

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

FICA Expense

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

Health Insurance

Full-time District employees are eligible for the following health benefits.

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

Workers Compensation

The District provides Workers Compensation insurance for each of its employees based upon statutory requirements and rates determined by Applied Business Solutions.

Unemployment

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

Utilities

The District has accounts with City of Cocoa and FPL for utilities in Hook & Eagle Tavern.

Vendor	Account	Month	ly Amount	Annı	Annual Amount		
FPL	03449-33189	\$	650	\$	7,800		
City of Cocoa	150351-112664	\$	195	\$	2,340		
Contingency				\$	1,960		
Total				\$	12,100		

Pest Control

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

Merchant Fees

The estimated cost for merchant credit card fees.

Equipment Lease

The estimated cost to Ecolab for the dish machine rental.

Vendor	Monthly Amount		Annual Amount		
Ecolab	\$	143	\$	1,713	
Contingency			\$	37	
Total			\$	1,750	

Kitchen Equipment & Supplies

Represents various operating supplies purchased such as thermometers, silverware, microwave, storage cabinets, etc.

Paper & Plastic Supplies

Represents various operating supplies purchased such as paper towels, plastic utensils, paper plates, etc.

Operating Supplies

Represents various operating supplies purchased

Delivery/Gas

The District has an account with Florida City Gas for natural gas for Hook & Eagle Tavern. Also includes any fuel surcharges for deliveries to the restaurant.

Vendor	Account	Account Monthly Amount			
ARC3 Gases, Inc.	83490-45156	\$	440	\$	5,280
Contingency - Delivery Fees				\$	1,500
Total				\$	6,780

Dues and License

Represents the cost of all restaurant operating licenses through DPBR.

Cost of Goods Sold:

Food Cost

Represents food supplies purchased for the restaurant or catering events.

Snack Cost

Represents snacks purchased for the restaurant.

Beverage Cost

Represents beverages purchased for the restaurant.

Beer Cost

Represents beer purchased for the restaurant.

Wine Cost

Represents wine purchased for the restaurant.

Liquor Cost

Represents liquor purchased for the restaurant.

Other Sources and Uses:

<u>Transfer In - Golf Course</u>

Represents the Golf Course's obligated amount to transfer to Food & Beverage should there be a shortfall in the operating account.

Viera East Community Development District Golf Course Proposed Operating Budget Fiscal Year 2026

		Adopted	Actuals	Projected	Total	Proposed
	Actuals	Budget	As Of	Next	Projected @	Budget
	FY 2024	FY 2025	5/31/25	4 Months	9/30/25	FY 2026
Greens Fees	\$1,999,68	3 \$1,994,243	\$1,612,422	\$806,211	\$2,418,632	\$2,250,00
Gift Cards - Sales & Usage	\$5.95	3 \$26,523	\$4.178	\$2.089	\$6,267	\$
Gift Cards - Usage	\$,	. , -	\$0	\$0	\$
Season Advance/Trail Fees	\$117,31		\$59,732	\$29,866	\$89,597	\$100,00
Loyalty Program	\$26,24		\$18,540	\$9,270	\$27,810	\$25,00
Driving Range	\$93,46		\$70,121	\$35,060	\$105,181	\$87,41
Golf Lessons	\$14,95		\$13,624	\$6,812	\$20,436	\$15,00
Merchandise Sales	\$145,70		\$91,602	\$45,801	\$137,403	\$125,66
Assessments - Recreation Operating	\$18,23		\$11,538	\$5,769	\$17,307	\$18,23
Miscellaneous Income	\$6,27		\$12,159	\$6,080	\$17,307	\$15,20 \$15,00
wiscenaneous income	\$0,27	1 \$13,000	\$12,139	φ0,000	\$10,239	\$13,00
Total Revenues	\$ 2,427,84	1 \$ 2,391,358	\$ 1,893,915	\$ 946,958	\$ 2,840,873	\$ 2,636,32
General Expenditures						
Other Contractual Services	\$13,71	0 \$20,000	\$12,101	\$6,051	\$18,152	\$20,0
Telephone	\$4,06		\$8,065	\$4,032	\$18,132 \$12,097	\$20,0
Jtilities	\$4,00		\$3,003	\$1,501	\$4,503	\$20,3 \$5,3
Repairs & Maintenance	\$6,28		\$3,002 \$11,095	\$1,501 \$5,547	\$16,642	\$5,5 \$15,0
•			\$11,095 \$50,666	\$25,333	\$75,999	\$15,0 \$75,0
Bank Charges	\$66,21 \$2,66					
Office Supplies			\$3,259	\$1,629	\$4,888	\$4,5
Operating Supplies	\$8,33		\$9,101	\$4,551	\$13,652	\$12,0
Dues, Licenses & Subscriptions	\$14,72		\$10,834	\$5,417	\$16,251	\$15,2
Drug Testing - All Departments	\$1		\$0	\$0	\$0	\$50
Fraining, Education & Employee Relations	\$24.	,	\$2,773	\$1,386	\$4,159	\$5,00
Contractual Security	\$3,14		\$5,839	\$2,919	\$8,758	\$8,40
IT Services	\$3,37	7 \$3,000	\$5,468	\$2,734	\$8,202	\$8,40
Total Golf Course Expenditures	\$ 127,01	7 \$ 137,458	\$ 122,203	\$ 61,101	\$ 183,304	\$ 189,83
Golf Course Operations:						
Salaries	\$316,73	6 \$314,250	\$236,357	\$118,178	\$354,535	\$372,20
Administrative Fee	\$14,00		\$9,529	\$4,765	\$14,294	\$16,8
FICA Expense	\$24,89		\$18,081	\$9,041	\$27,122	\$28,2
Health Insurance	\$9,57		\$2,648	\$1,324	\$3,972	\$10,5
Workers Compensation	\$4,69		\$3,920	\$1,960	\$5,880	\$7,0
Jnemployment	\$7,60		\$5,474	\$2,737	\$8,211	\$10,9
Golf Printing	\$1,92		\$2,610	\$1,305	\$3,915	\$4,5
Utilities	\$16,62		\$11,909	\$5,954	\$17,863	\$18,9
Repairs	\$2,94		\$394	\$197	\$17,803 \$591	\$3,4
Pest Control	\$66		\$0	\$0	\$0	\$1,3
Supplies	\$14,18		\$5,344	\$2,672	\$8,015	\$1,5 \$10,0
Supplies Uniforms	\$14,180 \$130		\$5,344 \$1,359	\$2,672 \$679	\$2,038	\$10,0
	\$130 \$920			\$679 \$654	\$2,038 \$1,962	\$1,7 \$2,5
Training, Education & Employee Relations Cart Lease			\$1,308 \$01,990	\$654 \$45,940		
	\$119,22		\$91,880		\$137,820	\$137,6
Cart Maintenance	\$6,24		\$1,836	\$918 \$1.120	\$2,754	\$5,00
Driving Range Supplies	\$6,72	1 \$10,000	\$2,277	\$1,139	\$3,416	\$5,00

Viera East Community Development District Golf Course Proposed Operating Budget Fiscal Year 2026

				Adopted		Actuals	I	Projected		Total		Proposed	
		Actuals		Budget		As Of		Next	F	Projected @		Budget	
Merchandise Sales:		FY 2024		FY 2025		5/31/25	4	4 Months		9/30/25		FY 2026	
Cost of Goods Sold		\$100,277		\$90,000		\$64,888		\$32,444		\$97,333		\$102,199	
Total Merchandise Sales	\$	100,277	\$	90,000	\$	64,888	\$	32,444	\$	97,333	\$	102,199	
Golf Course Maintenance:													
Salaries		\$428,276		\$474,149	\$	321,390		\$160,695		\$482,085		\$497,856	
Administrative Fees		\$5,210		\$6,616	\$	3,587		\$1,794		\$5,381		\$6,616	
FICA Expense		\$33,705		\$43,881	\$	24,586		\$12,293		\$36,879		\$38,086	
Health Insurance		\$36,600		\$38,513	\$	42,344		\$21,172		\$63,516		\$66,692	
Workers Compensation		\$6,918		\$10,462	\$	5,306		\$2,653		\$7,959		\$10,462	
Unemployment		\$4,111		\$6,418	\$	3,551		\$1,775		\$5,326		\$6,418	
Utilities		\$31,363		\$30,000	\$	20,304		\$10,152		\$30,456		\$32,080	
Repairs		\$40,914		\$48,000	\$	33,485		\$16,742		\$50,227		\$48,000	
Restaurant Repairs		\$8,735		\$10,000	\$	3,890		\$1,945		\$5,835		\$5,000	
Fuel & Oil		\$34,353		\$40,000	\$	20,011		\$10,005		\$30,016		\$40,000	
Pest Control		\$2,995		\$2,000	\$	3,013		\$1,506		\$4,519		\$4,600	
Irrigation/Drainage		\$10,782		\$20,000	\$	10,279		\$5,140		\$15,419		\$20,000	
Sand/Topsoil		\$11,504		\$26,500	\$	10,453		\$5,226		\$15,679		\$26,500	
Flowers/Mulch		\$1,592		\$7,000	\$	3,858		\$1,929		\$5,786		\$7,000	
Fertilizer		\$168,566		\$175,000	\$	72,999		\$36,499		\$109,498		\$175,000	
Seed/Sod		\$0		\$10,000	\$	272		\$136		\$408		\$10,000	
Trash Removal		\$2,414		\$3,000	\$	2,100		\$1,050		\$3,149		\$3,462	
Contingencies		\$6,563		\$7,500	\$	1,173		\$587		\$1,760		\$7,500	
First Aid		\$259		\$800	\$	277		\$138		\$415		\$800	
Operating Supplies		\$8,636		\$20,000	\$	9,170		\$4,585		\$13,755		\$15,000	
Training		\$1,432		\$9,000	\$	718		\$359		\$1,076		\$2,500	
Janitorial Supplies		\$207		\$1,000	\$	742		\$371		\$1,113		\$1,200	
Janitorial Services		\$27,188		\$13,956	\$	8,563		\$4,281		\$12,844		\$13,956	
Soil & Water Testing		\$0		\$1,000	\$	-		\$0		\$0		\$1,000	
Uniforms		\$10,421		\$10,000	\$	7,773		\$3,886		\$11,659		\$11,550	
Equipment Rental		\$6,696		\$2,000	\$	5,187		\$2,593		\$7,780		\$4,606	
Equipment Lease		\$220,829		\$216,000	\$	150,609		\$75,304		\$225,913		\$243,144	
Total Golf Course Maintenance	\$	1,110,267	\$	1,232,795	\$	765,637	\$	382,818	\$	1,148,455	\$	1,299,028	
Administrative Expenditures:													
Legal Fees		\$563		\$1,500		\$803		\$402		\$1,205		\$1,500	
O .		\$600		\$1,500 \$0		\$803		\$402 \$0		\$1,205 \$0		\$1,500 \$600	
Engineering Fees												\$600 \$600	
Arbitrage Dissemination		\$1,000 \$500		\$600		\$850 \$700		\$425 \$350		\$1,275			
Trustee Fees		\$4,089		\$1,050 \$4,100		\$2,726		\$1,363		\$1,050 \$4,089		\$1,103 \$4,510	
Annual Audit		\$4,069 \$4,818		\$5,000		\$2,726		\$1,363		\$5,239		\$4,510 \$5,278	
		\$56,280											
Golf Course Administrative Services				\$56,280		\$37,520		\$18,760		\$56,280		\$56,280	
Insurance		\$146,804		\$161,889		\$105,172 \$1,100		\$52,586		\$157,758		\$166,132	
Marketing Property Taxes		\$0 \$9,420		\$0 \$15,000		\$6,212		\$550 \$3,106		\$1,650 \$9,318		\$0 \$12,000	
Total Administrative Expenditures	\$	224,073	\$	245,419	\$	158,576	\$	79,288	\$	237,864	\$	248,003	
Total Auministrative Expenditures	J	224,073	Þ	243,419	Þ	130,370	Þ	79,200	Þ	237,804	Ą	240,003	
Reserves:		¢1.40.604		¢04.440		¢04.410		40		¢04.440		¢1.00.040	
Renewal & Replacement		\$140,691		\$84,410		\$84,410		\$0		\$84,410		\$166,848	
Total Reserves	\$	140,691	\$	84,410	\$	84,410	\$	-	\$	84,410	\$	166,848	
Total Revenues	\$	2,427,841	\$	2,391,358	\$	1,893,915	\$	946,958	\$	2,840,873	\$	2,636,321	
Total Expenditures	\$	2,249,431	\$	2,379,358	\$	1,590,641	\$	753,115	\$	2,343,756	\$	2,641,869	
Operating Income (Loss)	\$	178,409	\$	12,000	\$	303,274	\$	193,842	\$	497,117	\$	(5,548)	
operating income (1035)	J	170,409	Þ	12,000	Þ	303,474	Þ	173,042	J	47/,11/	Þ	(3,340	

Viera East Community Development District Golf Course Proposed Operating Budget Fiscal Year 2026

		Actuals FY 2024		Adopted Budget FY 2025		Actuals As Of 5/31/25		Projected Next 4 Months	F	Total Projected @ 9/30/25		Proposed Budget FY 2026
Non Operating Revenues/(Expenditures):												
Assessments - Recreation Debt Service		\$589,195		\$560,250		\$373,500		\$186,750		\$560,250		\$560,250
Interest Income		\$18,140		\$1,000		\$14,623		\$7,312		\$21,935		\$10,000
Reserve Funding - Transfer Out (PY Excess)		\$0		\$0		\$0		\$0		\$0		\$0
Interfund Transfer Out - Restaurant		\$0		\$0		\$0		\$0		\$0		\$0
Recreation Fees		\$0		\$0		\$0		\$0		\$0		\$0
Interest Expense		(\$77,750)		(\$53,250)		(\$35,500)		(\$17,750)		(\$53,250)		(\$27,250)
Principal Expense		(\$490,000)		(\$520,000)		(\$346,667)		(\$173,333)		(\$520,000)		(\$545,000)
Total Non Operating Revenues/(Expenditures)	\$	39,585	\$	(12,000)	\$	5,957	•	2,978	\$	8,935	¢	(2,000)
Total Non Operating Nevenues/(Expenditures)	J	37,303	Þ	(12,000)	Þ	3,937	Ф	4,970	Þ	0,933	Φ	(2,000)
Net Non Operating Income / (Loss)	\$	217,994	\$	-	\$	309,231	\$	196,820	\$	506,052	\$	(7,548)

Viera East Community Development District

Recreational Operating Budget

Revenues:

Green Fees

Estimated revenue for public paid rounds of golf.

Gift Cards - Sales & Usage

Estimated amount of gift cards sold that can be used for discounted rounds of golf, merchandise or restaurant purchases. The full amount of the sale is recorded as revenue at the time of purchase. Also included is the estimated usage of gift cards once purchased. Once the gift cards have been used at the District, the amount used is recorded against the revenue.

Season Advance/Trail Fees

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

Loyalty Program

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

Driving Range

Estimated revenue from the District's driving range.

Golf Lessons

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

Merchandise Sales

Estimated revenues from clothing, equipment, and supplies sold in the District's Pro Shop.

Assessments - Recreation Operations

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

Miscellaneous Income

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

General Expenditures:

Other Contractual Services

Estimated cost for a full-time restaurant manager at Hook and Eagle Tavern.

Vendor	Monthly Amount	Annual Amount			
Charter (Cable & Internet)	\$	329	\$	3,947	
Waste Management	\$	744	\$	8,924	
Great American Financial	\$	156	\$	1,876	
Contingency			\$	5,253	
Total			\$	20,000	

Telephone

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

Vendor	Monthly Amount	Annual Amount		
Cricket Wireless	\$ 239	\$	2,868	
Fusion	\$ 1,271	\$	15,252	
Hulu Subscription	\$ 106	\$	1,272	
Contingency		\$	1,000	
Total		\$	20,392	

Utilities

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

Vendor	Account	Month	ly Amount	Annual Amount		
FPL	10579-42334	-42334 \$		\$	2,280	
FPL	91273-57086	1273-57086 \$		\$	360	
City of Cocoa	313093-70192	\$	92	\$	1,104	
City of Cocoa	150351-141774	\$	92	\$	1,104	
Contingency				\$	500	
Total				\$	5,348	

Repairs & Maintenance

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

Bank Charges

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

Office Supplies

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

Operating Supplies

Represents various operating supplies purchased.

Dues, Licenses & Subscriptions

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

Vendor	Description	Annı	Annual Amount			
Brevard County	Business Tax License	\$	82			
City of Rockledge	Business License	\$	200			
Club Caddie	Membership	\$	7,788			
DBPR	License	\$	1,820			
Florida State Golf Assoc.	Handicap Fees	\$	5,000			
Florida State Golf Assoc.	Membership	\$	150			
Contingency		\$	250			
Total		\$	15,290			

Drug Testing - All Departments

Costs incurred for drug testing.

Training, Education & Employee Relations

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

Contractual Security

Security system costs for the maintenance of clubhouse alarm systems.

IT Services

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

Golf Course Operations:

Salaries

The District currently has a 1 full-time and 33 part-time employees to handle the golf course operations of the District. The proposed amount includes a 5% cost of living increase for qualifying full-time employees.

Administration Fee

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

FICA Expense

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

Health Insurance

Full-time District employees are eligible for the following health benefits.

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

Workers Compensation

The District provides Workers Compensation insurance for each of its employees based upon statutory requirements and rates determined by Applied Business Solutions.

<u>Unemployment</u>

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

Golf Printing

Printing for materials needed for the course.

<u>Utilities</u>

Estimated cost of basic utilities for golf operations.

Vendor	Account	Month	ly Amount	Annual Amount		
FPL	03449-33189	\$	600	\$	7,200	
FPL	07938-52104	\$	750	\$	9,000	
City of Cocoa	150351-112664	\$	190	\$	2,280	
Contingency				\$	500	
Total				\$	18,980	

Repairs

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

Pest Control

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

Vendor	Monthly Amount		Annual Amount		
Ecolab Pest Elimination	\$	95	\$	1,140	
Contingency			\$	160	
Total			\$	1,300	

Supplies

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

Uniforms

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

Training, Education & Employee Relations

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

Cart Lease

The expense related to leasing of carts for the golf course.

Vendor	Monthly Amount	Annual Amount	
The Huntington National	\$ 493	\$	5,911
Yamaha	\$ 197	\$	2,361
Golf Cart	\$ 10,784	\$	129,412
Total		\$	137,684

Cart Maintenance

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

Driving Range Supplies

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

Merchandise Sales:

Cost of Goods Sold

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

Golf Course Maintenance:

Salaries

The District currently has a 11 full-time and 2 part-time employees to handle the golf course maintenance of the District. The proposed amount includes a 5% cost of living increase for qualifying full-time employees.

Administration Fee

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

FICA Expense

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

Health Insurance

Full-time District employees are eligible for the following health benefits.

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

Workers Compensation

The District provides Workers Compensation insurance for each of its employees based upon statutory requirements and rates determined by Applied Business Solutions.

<u>Unemployment</u>

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

Utilities

Estimated cost of basic utilities for golf operations.

Vendor	Account	Monthly Amount			Annual Amount		
FPL	83490-45156	\$	2,150	\$	25,800		
City of Cocoa	313093-70192	313093-70192 \$ 440		\$	5,280		
Contingency				\$	1,000		
Total				\$	32,080		

Repairs

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

Restaurant Repairs

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

Fuel & Oi

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

Pest Control

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

Vendor	Monthly Amount		Annual Amount		
Ecolab Pest Elimination	\$	375	\$	4,500	
Contingency			\$	100	
Total			\$	4,600	

Irrigation/Drainage

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

Sand/Topsoil

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

Flowers/Mulch

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

<u>Fertilizer</u>

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

Seed/Sod

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

Trash Removal

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

Vendor	Monthly Amount		Annual Amount		
Waste Management, Inc.	\$	226	\$	2,712	
Contingency			\$	750	
Total			\$	3,462	

Contingencies

Funding of unanticipated costs.

First Aid

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

Operating Supplies

Represents various operating supplies purchased.

Training

Training seminars for golf course maintenance staff.

Ianitorial Supplies

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

Ianitorial Services

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

Soil & Water Testing

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

<u>Uniforms</u>

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

Vendor	Monthly Amount	ly Amount Annual A		
Unifirst	\$	900	\$	10,800
Contingency			\$	750
Total			\$	11,550

Equipment Rental

Rental of larger capital items required for course maintenance.

Equipment Lease

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

Vendor		Monthly Amount	Annual Amount		
Dex Imaging	\$	110	\$	1,320	
The Huntington National	\$	19,500	\$	234,000	
Wells Fargo	\$	652	\$	7,824	
Total			\$	243,144	

Administrative Expenditures:

Legal Fees

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

Engineering Fees

The District's engineer, Robb & Taylor Engineering Solutions Inc, may provide engineering services for the golf course.

Arbitrage

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

Dissemination

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

Trustee Fees

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

Annual Audit

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

Golf Course Administrative Services

Cost of administrative services provided for the CDD.

Description	An	nual Amount
Base	\$	75,000.00
10% of Maintenance Supervisor	\$	(7,280.00)
50% of Labor Position	\$	(11,440.00)
Total	\$	56,280.00

Insurance

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

Description	27536
General Liability	\$ 46,967
Property	\$ 119,165
Total	\$ 166,132

Property Taxes

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

Reserves:

Renewal & Replacement

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

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

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

SECTION 2

ATTACHMENT "A" Policies and Procedures Viera East Golf Course

Fiscal Year 2025

I. PUBLIC COURSE

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

II. RATES, FEES AND CHARGES

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

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

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

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

III. MEMBERSHIP REFUNDS, CREDITS, AND TRANSFERS

- A. There will be no **refunds** for any reason except documented health reasons. The refund will be prorated based on the schedule below and the member will not be able to rejoin the club for 12-months following the refund. A copy of the medical certification from a licensed physician must be kept on file.
- B. Upon approval of the **refund**, the following stipulations will apply:
 - a. The amount of the **refund** will be prorated based on the refund schedule found below.
 - b. In the event a **refund** is issued, the remaining term of the Membership year will be cancelled and any play after issuing a credit will be at the applicable daily rate.
 - c. The **refund** issued will only be applied to the next time you register for any prepay plan

- C. If the **refund** request is received by the 10th of the month, a **refund** will be issued for that month based on the **refund** schedule below. Requests received after the 10th of the month, will be prorated based on the month immediately following the month of the request.
- D. There will be no transfers for any reason during the term of the Season Pass increment.

E. Leave of Absence will be considered for medical reasons only. Should a member request a Leave of Absence, the Course will require written documentation from a medical professional stating the nature of the injury and expected duration for the recovery period. All requests for Leave of Absence should be submitted in writing to the attention of the General Manager and include the following: requested date of commencement for leave of absence and anticipated return date. The leave must be for a minimum of 30 days. Leave for non-medical reasons and for medical reasons less than 30 days will not be considered. If granted, the medical leave will freeze the membership until the member is able to return to play (after a minimum of 30 days). Once the member's play has resumed, the membership expiration date will be adjusted to reflect the days missed (number of days during which the membership was frozen). Under no circumstances will there be a refund of money for leave of absence. Misuse of this policy will result in immediate and indefinite suspension from the club. The General Manager is authorized to make decisions regarding requests for leaves of absence and will operate under this authority in the best interest of the Viera East Golf Course and the requesting member.

REFUNDEBULE

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

12 MONTH PLANS

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

6 MONTH PLANS

Receive 80% refund/70% credit in month 1, 60% refund/50% credit in month 2, 40% refund/30% credit in month 3, and 20% refund/10% credit in month 4 of the plan

No refunds/credits after month 4.

IV. RESIDENCY STATUS OF USERS

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

V. COURSE EXPECTATIONS.

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

VI. STARTING TIMES

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

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

- B. Reservations can be made in person, by telephone, or by the internet.
- C. Viera East Golf Course recognizes Wednesday as a "Ladies Day" and Thursday as a "Men's Day". Other events may be scheduled at the discretion of Golf Course Management. The Golf Course will host a shotgun start for these events at the discretion of the Head Golf Professional. Golf Course Management will establish a shotgun time with seasonal and special maintenance in mind. Regular tee times will be available before and after the shotgun. The golf shop may alter the tee sheet as necessary to accommodate these groups, either by blocking tee times before the shotgun or starting the groups before the shotgun from the 10th tee. Tournaments, other outings, or scheduled course maintenance work that will limit this regular activity will be noticed on the sign up sheet. All players interested in playing in the shotgun should sign up on these sheets or make reservations in the shotgun through the Pro Shop staff. The golf staff will check the sign up sheets several days in advance and adjust the number of needed positions on the tee time sheet. Shotgun starts for other than Ladies' Day, Men's days, and other events will only be provided as needed for tournaments per Chapter IV, Section 16 or for operational and maintenance requirements.
- D. Advance tee time booking for any resident or public player is a privilege that cannot be abused. Players are expected to call at least 72 hours in advance to cancel or adjust the size of their group. Golfers who repeatedly fail to show for starting times without notifying Golf Course Management of the cancellation may lose their starting time or playing privileges without refund of any fees or dues or be charged for the reservation. Tee time reservations for the general public may require a credit card number to hold the tee time for all weekend and holiday play at the discretion of the Head Golf Professional or General Manager. Customers may request a cancellation/adjustment number for proof of cancellation/adjustment. Golfers should call if there is concern that the golf course may be closed or tee times may be delayed due to weather. The Golf Course Management will use their best judgment in regards questionable course conditions.

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

VII. USE OF PERSONAL GOLF CARTS

- A. Trail Fees, as established under Section 8, Chapter IV of the District Rules are a fee established by Golf Club Management paid in advance for a specific period for use by owners of a private cart on the Viera East Golf Course. The use of personal golf cars is a privilege granted by the Golf Course after payment of the Trail Fee. Payment of the Trail Fee does not confer an absolute right to such usage and all personal golf car use shall be at the discretion of the Golf Course Management. As a courtesy, a Family advance cardholder with trail fees whose cart is in use by another member of the family is allowed to utilize a club golf cart at no charge provided a cart is available. Proper personal golf cart utilization is required for golf staff to allow club cart usage at no charge. The Golf Course Management reserves the right to charge for course cart usage.
- B. All personal golf carts used by such persons must comply with the following:
 - 1. Each cart shall be maintained by its owner in a satisfactory and safe operating condition.
 - 1. Each cart shall be painted and decorated tastefully in accordance with the décor and standards of the Golf Course.
 - 2. Each cart shall be a four (4) wheel electric type cart with a solid top and appropriate golf specific tires.
 - 3. Adequate insurance, in amounts and terms as determined by the Board of Supervisors of the District, shall be maintained on each cart, and proof of current insurance shall be supplied and kept on file in the District Office at the Golf Course. This proof of insurance must be turned into the District Office before the golf cart is used on the course.
 - 4. Each cart must be equipped with operable headlights and rear view mirrors.
 - 5. Each cart must be equipped with sand to fill divots.
 - 6. Each cart must display a current Trail Fee Decal, as issued by the District Office.
 - 7. In the interests of decorum and fairness, users of personal golf carts are not allowed to equip carts with radios, tape decks or other audio components, televisions, or to blow horns while on Golf Course property. Personal coolers are not allowed on Golf Course property. Users of personal carts may not bring their own beverages of any sort or food onto the golf course. Food and beverages are available from the Golf Course restaurant and beverage cart. Resident and non-resident golf carts must be inspected by the Golf Course Management prior to authorization for use on the Golf Course property. Any personal golf cart determined by the Golf Course Management to not comply with the above mandates shall be barred from use on Golf Course property. Continued usage of such a cart shall constitute a trespass under Section 810.09, Florida Statutes. Prohibition of the use of a particular golf cart does not entitle the owner to return of the Trail Fee.
- C. All golfers using their personal golf cart must at all times check in with the Golf Shop before taking their golf cart onto the course. Appropriate fees must be paid for all guests in private carts before play commences. Golf Course Management will direct such persons to the appropriate starting

point. No more than 2 persons per cart shall be allowed.

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

VIII. USE OF CLUB-PROVIDED GOLF CARTS

- A. Use of Golf Course golf carts shall be in accordance with Section 7, Chapter IV of the District Rules.
 - All golf cart fees are per person. Individuals may pay a fee for an additional rider. Single riders are encouraged to pair up with other single riders in the group to reduce wear and tear on the golf carts and the course whenever possible. The General Manager has the authority to require players to pair up when conditions warrant.
- B. Golf carts are obtained from the Golf Pro Shop. Golf cart rentals may be paid for by cash, local check, or by credit card. Rental fees are payable in advance.
- C. Course golf carts and rental golf clubs must be returned to the golf cart staging area immediately following play.

IX. GENERAL GOLF CART RULES

- A. Only golfers who are licensed drivers aged 16 and over shall be eligible to use a golf cart on golf course property. Such persons shall provide appropriate proof of age in the form of a valid driving license if requested by Golf Course Management.
- B. Golf carts shall be operated at safe speeds and only on appropriate areas of the Golf Course. Golf carts should not be taken onto private property. Golf cart rental customers are responsible for damage to golf carts that may have occurred during play and subsequent operation of the golf cart. Rental customers are required to report such damage to the pro-shop or cart facility staff. Complete contact information must be provided prior to leaving the golf course.
- C. No golf carts shall be allowed on the golf course later than 15 minutes before dusk. All rented carts must be returned prior to or at that time.

D. Golf Cart Rules

- 1. No more than two riders and two sets of golf clubs are permitted per golf cart. Each golfer must have their own bag and set of clubs.
- 2. Golf carts must stay on paths in the vicinity of all tees and greens.
- 3. Please keep golf carts on cart paths where provided or at least 60 feet from greens and a safe distance from slopes, water hazards, bunkers, and tee boxes.
- 4. Golf carts may not be used beyond the number of holes for which first rented.
- 5. Golf carts are not allowed off the golf course property.
- 6. Only beverages and coolers purchased from the Viera East Golf Course restaurant Hook & Eagle will be allowed on golf cart; exceptions to this policy are for documented medical reasons only.
- 7. Golf carts and rental golf clubs must be returned to the golf cart staging area immediately following play.
- 8. Golf Course Management reserves the right to refuse or cancel the use of a golf cart, without refunding any fees to any person(s) not following any golf cart rules or course regulations.
- 9. Riding spectators will be allowed along if appropriate golf cart fees have been paid and the space is available.
- 10. Juniors riding in a golf cart must be of a size that allows their feet to rest flat on the floorboard when seated. If not, approval from the Golf Course Management must be obtained. Golf Course Management reserves the right to refuse golf course use to any junior golfer.

X. HANDICAP GOLF CART FLAG POLICY

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

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

XI. GENERAL RULES AND REGULATIONS

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

be asked to leave the golf course and come back at a time more suitable to such a pace.

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

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

XI. TOURNAMENTS

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

Course staffing requirements.

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

XII. COURSE CLOSING

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

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

Viera East Golf Course uses the following signals:

ONE prolonged horn blast:

DISCONTINUE PLAY IMMEDIATELY

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

THREE consecutive horn blasts:

RESUMPTION OF PLAY

All activity may resume on the course and practice areas.

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

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

departments' personnel will be de-staffed.

XIII. RAIN CHECK POLICY

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

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

XIV. GOLF MAINTENANCE AND LANDSCAPING

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



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



7.00%

INCREASE from last FY

DAILY GOLF RATES

Weekday	PUBLIC	PUBLIC 9	Loyalty 18	Loyalty 9	CDD 18	CDD 9
AM (open-11:59)	\$66.63	\$49.22	\$53.30	\$39.40	\$46.60	\$34.50
Mid-Day (Noon-2pm)	\$53.30	\$39.38	\$42.60	\$31.50	\$37.30	\$27.60
PM (After 2:00pm)	\$39.98	\$29.53	\$32.00	\$23.60	\$28.00	\$20.70
Weekend	PUBLIC	PUBLIC 9	Loyalty 18	Loyalty 9	CDD 18	CDD 9
AM (open-11:59)	\$74.03	\$52.43	\$59.20	\$41.90	\$44.40	\$31.50
Mid-Day (Noon-2pm)	\$59.23	\$41.94	\$47.40	\$33.60	\$35.50	\$25.20
PM (After 2:00pm)	\$44.42	\$31.46	\$35.50	\$25.20	\$26.70	\$25.20 \$18.90
PEAK SEASON (January	1.2025 - April			WEG.20	Ψ20.70	\$10.90
Weekday	PUBLIC	PUBLIC 9	Loyalty 18	Loyalty 9	CDD 18	CDD 9
AM (open-11:59)	\$78.39	\$56.71	\$62.70	\$45.40	\$54.90	\$39.70
Mid-Day (Noon-2pm)	\$62.71	\$45.37	\$50.20	\$36.30	\$43.90	\$39.70 \$31.80
PM (After 2:00pm)	\$47.03	\$34.03	\$37.60	\$27.20	\$32.90	\$31.80 \$23.80
Weekend	PUBLIC	PUBLIC 9	Loyalty 18	Loyalty 9	CDD 18	CDD 9
AM (open-11:59)	\$87.10	\$58.85	\$69.70	\$47.10	\$52.30	\$35.30
Mid-Day (Noon-2pm)	\$69.68	\$47.08	\$55.70	\$37.70	\$41.80	\$28.20
PM (After 2:00pm)	\$52.26	\$35.31	\$41.80	\$28.20	\$31.40	\$20.20
SPRING SEASON (April	16. 2025 - May	1. 2025)			ψ31.40	ΨΖ 1.20
Weekday	PUBLIC	PUBLIC 9	Loyalty 18	Loyalty 9	CDD 18	CDD 9
AM (open-11:59)	\$66.63	\$49.22	\$53.30	\$39.40	\$46.60	\$34.50
Mid-Day (Noon-2pm)	\$53.30	\$39.38	\$42.60	\$31.50	\$37.30	\$27.60
PM (After 2:00pm)	\$39.98	\$29.53	\$32.00	\$23.60	\$28.00	\$27.00
Weekend	PUBLIC	PUBLIC 9	Loyalty 18	Loyalty 9	CDD 18	CDD 9
AM (open-11:59)	\$74.03	\$52.43	\$59.20	\$41.90	\$44.40	\$31.50
Mid-Day (Noon-2pm)	\$59.23	\$41.94	\$47.40	\$33.60	\$35.50	\$25.20
PM (After 2:00pm)	\$44.42	\$31.46	\$35.50	\$25.20	\$26.70	\$18.90
SUMMER SEASON (June	1,2025 - Octo	ber 15, 2025)				ψ10:50
Neekday	PUBLIC	PUBLIC 9	Loyalty 18	Loyalty 9	CDD 18	CDD 9
AM (open-11:59)	\$54.87	\$43.87	\$43.90	\$35.10	\$38.40	\$30.70
Mid-Day (Noon-2pm)	\$43.90	\$26.32	\$35.10	\$21.10	\$30.70	\$18.40
PM (After 2:00pm)	\$32.92	\$26.32	\$26.30	\$21.10	\$23.00	\$18.40
Twilight Rate (After 4pm)	\$25.00	\$25.00	\$20.00	\$20.00	\$17.50	\$10.40 \$17.50
**	PUBLIC	PUBLIC 9	Loyalty 18	Loyalty 9	CDD 18	CDD 9
Weekend						
	\$60.97	\$47.08	\$48.80 I	837 70	\$38.60 T	
Weekend AM (open-11:59) Vid-Day (Noon-2pm)	\$60.97 \$48.77	\$47.08 \$37.66	\$48.80 \$39.00	\$37.70 \$30.10	\$36.60 \$29.30	\$28.20
AM (open-11:59)	A CONTRACTOR		\$48.80 \$39.00 \$29.30	\$37.70 \$30.10 \$22.60	\$36.60 \$29.30 \$21.90	\$28.20 \$22.60 \$16.90

- * Weekend rates effective Friday Sunday
- * Weekday rates effective Monday Thursday
- * All rates above include the cart fee and are per player
- * \$18.00 walking rate available after 2pm Mon-Thurs (blackout period of Jan 1st March 31st)
- * All Rates are subject to change at any time and applicable Florida sales tax
- Active Military or Veterans 10% off Daily Rates
- * Replay Rates Spring/Fall Season \$20, Peak Season \$25, Off Season \$15
- Viera East CDD Residents receive 30-40% off Public Rate.
- *Loyalty Program receives 20% off Public Rate.

Viera East Golf Course Range of Rates FISCAL YEAR 2025



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

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

FY 2024-2025

Season Pass CDD Rate Monday - Thursday

	7%	Increase from last I	FY
CDD Residents			
6 Month	Base Price	FY Increase	New Base Price
Greens Fees w/ Trail Fee	\$2,507.65	\$175.54	\$2,683.19
Greens Fees w/ Cart	\$2,912.11	\$203.85	\$3,115.96
Greens Fees Only (Daily Cart @ Current Rate)	\$1,536.95	\$107.59	\$1,644.54
12 Month			
Greens Fees w/ Trail Fee	\$3,582.36	\$250.77	\$3,833.13
Greens Fees w/ Annual Cart	\$4,160.16	\$291.21	\$4,451.37
Greens Fees Only (Daily Cart @ Current Rate)	\$2,195.64	\$153.69	\$2,349.33
THE STREET STREET, STR			HOLES IN CHILD HOLE
	Season Pass		
Мо	nday - Thursday		
Non CDD Residents			
6 Month	CDD+\$600		
Greens Fees w/ Trail Fee	\$3,107.65	\$217.54	\$3,325.19
Greens Fees w/ Cart	\$3,512.11	\$245.85	\$3,757.96
Greens Fees Only (Daily Cart @ Current Rate)	\$2,136.95	\$149.59	\$2,286.54
12 Month			

2% Discount when paying cash/check All rates are subject to a 7% sales tax.

\$4,182.36

\$4,760.16

\$2,795.64

\$292.77

\$333.21

\$195.69

\$4,475.13

\$5,093.37

\$2,991.33

Greens Fees w/Trail Fee

Greens Fees Only (Daily Cart @ Current Rate)

Greens Fees w/ Cart

	Viera East CDD Resident	Non CDD Resident
Golf Cart Fees		
18 Holes	Pre-Pay \$17.00 all others \$23.00	Pre-Pay \$17.00 all others \$23.00
9 Holes	\$14.00	\$14.00
Rider Fee	\$10.00	\$10.00
Miscellaneous		
Rental Clubs 18 Holes	\$15 - \$50.00	\$15 - \$50.00
Range Balls*		
Bulk 10 Warm Up Baskets	n/a	n/a
Bulk 10 Small Baskets	n/a	n/a
Warm Up Basket 15 Practice Balls	\$2.90 + tax	\$3.20 + tax
Small Basket 30 Practice Balls	\$5.70+tax	\$6.40 + tax
Medium Basket 60 Practice Balls	\$8.60 + tax	\$9.50 + tax
Large Basket 90 Practice Balls	\$10.50 + tax	\$11.60 +tax
Annual Season Pass Range Plan	\$397.50. per person + tax	\$437.25 per person + tax
Loyalty Program	N/A	\$109.00 + tax
20% Discount on daily rack rate round includes free warm up bucke	t	

SECTION B

VIERA EAST
COMMUNITY DEVELOPMENT DISTRICT
BREVARD COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024

VIERA EAST COMMUNITY DEVELOPMENT DISTRICT BREVARD COUNTY, FLORIDA

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INDEPENDENT AUDITOR'S REPORT

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

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, and each major fund of Viera East Community Development District, Brevard County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, and each major fund of the District as of September 30, 2024, and the respective changes in financial position, and, where applicable, cash flows thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

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

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

Required Supplementary Information

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

Other Information Included in the Financial Report

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 3, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 3, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Viera East Community Development District, Brevard County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets plus deferred outflows of resources of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$2,641,612.
- The change in the District's total net position in comparison with the prior fiscal year was \$924,395, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$2,261,337, a decrease of (\$62,638) in comparison with the prior fiscal year. A portion of fund balance is restricted for debt service and capital projects, non-spendable for prepaid items, assigned to capital reserves and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

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

Government-Wide Financial Statements

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

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

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

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

Fund Financial Statements

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

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

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

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

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

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

Proprietary Fund

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

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

Notes to the Financial Statements

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

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

NET POSITION SEPTEMBER 30,

	 Governmental Activities Business-type Activities				Total					
	2024		2023		2024	2023		2024		2023
Current and other assets	\$ 2,506,644	\$	2,495,108	\$	1,336,058	\$ 1,264,280	\$	3,842,702	\$	3,759,388
Capital assets, net of depreciation	5,959,611		6,030,790		1,779,590	1,438,329		7,739,201		7,469,119
Total assets	8,466,255		8,525,898		3,115,648	2,702,609		11,581,903		11,228,507
Deferred outflows of resources	-		-		35,353	59,258		35,353		59,258
Current liabilities	312,522		242,431		894,476	829,711		1,206,998		1,072,142
Long-term liabilities	6,692,025		7,205,764		1,076,621	1,292,642		7,768,646		8,498,406
Total liabilities	7,004,547		7,448,195		1,971,097	2,122,353		8,975,644		9,570,548
Net position										
Net investment in capital assets	(670,752)		(944, 117)		754,237	(50,839)		83,485		(994,956)
Restricted	290,008		261,569		382,259	339,179		672,267		600,748
Unrestricted	 1,842,452		1,760,251		43,408	351,174		1,885,860		2,111,425
Total net position	\$ 1,461,708	\$	1,077,703	\$	1,179,904	\$ 639,514	\$	2,641,612	\$	1,717,217

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR END SEPTEMBER 30,

	 Governmen	tal A	ctivities	Business-type Activities			Total				
	 2024		2023		2024		2023		2024		2023
Revenues:											
Program revenues											
Charges for services	\$ 2,054,621	\$	2,034,588	\$	3,839,838	\$	3,687,891	\$	5,894,459	\$	5,722,479
Operating grants and contributions	23,401		7,702		-		-		23,401		7,702
Capital grants and contributions	11,364		28,006		-		-		11,364		28,006
General revenues											
Unrestricted investment earnings	7,315		6,063		16,432		9,373		23,747		15,436
Miscellaneous	 60,446		80,974		=		-		60,446		80,974
Total revenues	2,157,147		2,157,333		3,856,270		3,697,264		6,013,417		5,854,597
Expenses:											
General government	503,222		444,041		-		-		503,222		444,041
Physical environment	1,239,737		886,820		-		-		1,239,737		886,820
Recreational	-		-		3,079,477		2,734,767		3,079,477		2,734,767
Interest	 170,874		181,962		95,712		109,816		266,586		291,778
Total expenses	 1,913,833		1,512,823		3,175,189		2,844,583		5,089,022		4,357,406
Transfers	140,691		252,806		(140,691)		(252,806)		-		
Change in net position	 384,005		897,316		540,390		599,875		924,395		1,497,191
Net position - beginning	1,077,703		180,387		639,514		39,639		1,717,217		220,026
Net position - ending	\$ 1,461,708	\$	1,077,703	\$	1,179,904	\$	639,514	\$	2,641,612	\$	1,717,217

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

Governmental activities

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024 was \$1,913,833. The costs of the District's activities were primarily funded by program revenues. Program revenues were comprised primarily of assessments for both the current and prior fiscal years. The District also received funds for administrative fees for the golf fund. Revenues decreased slightly in the current fiscal year. In total, expenses, including depreciation, increased from the prior fiscal year. The majority of the increase was the result of an increase in landscape maintenance and repairs.

Business-type activities

Business-type activities reflect the operations of the golf course and other recreational facilities within the District. The cost of operations is covered primarily by charges to customers. The District also receives revenues from assessments of residents of the District. Revenues increased as a result of increased recreational activities. The increase in total expenses is the result of increased activities at the restaurant.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2024 exceeded appropriations by (\$10,265). The over expenditures were not considered material by management and no budget amendment was deemed necessary. The over expenditures were funded by available fund balance.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2024, the District had \$17,132,543 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$11,172,932 has been taken, which resulted in a net book value of \$5,959,611. The District's business-type activities reported net capital assets of \$1,779,590. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2024, the District had \$6,720,000 in Bonds outstanding for its governmental activities. For business-type activities, the District had \$1,065,000 in Bonds outstanding. More detailed information about the District's capital debt is presented in the notes of the financial statements.

At September 30, 2024, the District had \$144,423 in note payable for its governmental activities and \$630,379 for its business-type activities. More detailed information about the District's notes payable is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

Subsequent to year end, it is anticipated that the general operations of the District will remain fairly constant. Golf and recreational activities are expected to increase.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Viera East Community Development District's Finance Department at 219 East Livingston Street, Orlando, Florida 32801.

VIERA EAST COMMUNITY DEVELOPMENT DISTRICT BREVARD COUNTY, FLORIDA STATEMENT OF NET POSITION SEPTEMBER 30, 2024

	Governmental Activities		siness-type Activities	Total
ASSETS				
Cash	\$	1,847,831	\$ 480,478	\$ 2,328,309
Investments		136,041	-	136,041
Internal balances		-	149,156	149,156
Accounts receivable		-	14,948	14,948
Inventories		-	94,165	94,165
Prepaid items		18,163	192,864	211,027
Restricted assets:				
Investments		504,609	404,447	909,056
Capital assets:				
Nondepreciable		5,031,327	872,830	5,904,157
Depreciable, net		928,284	906,760	1,835,044
Total assets		8,466,255	3,115,648	11,581,903
DEFERRED OUTFLOWS OF RESOURCES				
Deferred charge on refunding (debit)		-	35,353	35,353
Total deferred outflows of resources		-	35,353	35,353
LIABILITIES				
Accounts payable and accrued expense		96,151	55,758	151,909
Unearned revenue		-	44,500	44,500
Other liabilities		-	21,119	21,119
Internal balances		149,156	-	149,156
Accrued interest payable		67,215	22,188	89,403
Non-current liabilities:				
Due within one year		507,976	750,911	1,258,887
Due in more than one year		6,184,049	1,076,621	7,260,670
Total liabilities		7,004,547	1,971,097	8,975,644
NET POSITION				
Net investment in capital assets		(670,752)	754,237	83,485
Restricted for debt service		290,008	382,259	672,267
Unrestricted		1,842,452	 43,408	 1,885,860
Total net position	\$	1,461,708	\$ 1,179,904	\$ 2,641,612

VIERA EAST COMMUNITY DEVELOPMENT DISTRICT BREVARD COUNTY, FLORIDA STATEMENT OF ACTIVITIES FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

Net (Expense) Revenue and

	_	P	rogram Revenues	3	Changes in		
		Charges	Operating	Capital			
		for	Grants and	Grants and	Governmental	Business-type	
Functions/Programs	Expenses	Services	Contributions	Contributions	Activities	Activities	Total
Primary government:							
Governmental activities:							
General government	\$ 503,222	\$ 503,222	\$ -	\$ -	\$ -	\$ -	\$ -
Physical environment	1,239,737	889,329	-	11,364	(339,044)	-	(339,044)
Interest on long-term debt	170,874	662,070	23,401	-	514,597	-	514,597
Total governmental activities	1,913,833	2,054,621	23,401	11,364	175,553	-	175,553
Business-type activities:							
Recreational	3,079,477	3,255,653	_	-	_	176,176	176,176
Interest on long-term debt	95,712	584,185	_	-	-	488,473	488,473
Total business-type activities	3,175,189	3,839,838	-	-	-	664,649	664,649
	General revenues	3 :					
	Unrestricted in	vestment earnings			7,315	16,432	23,747
	Miscellaneous	J			60,446	-	60,446
	Total genera	l revenues			67,761	16,432	84,193
	Transfers				140,691	(140,691)	-
	Change in net po	sition			384,005	540,390	924,395
	Net position - beg				1,077,703	639,514	1,717,217
	Net position - end				\$ 1,461,708	\$ 1,179,904	\$ 2,641,612

VIERA EAST COMMUNITY DEVELOPMENT DISTRICT BREVARD COUNTY, FLORIDA BALANCE SHEET GOVERNMENTAL FUNDS SEPTEMBER 30, 2024

		Total				
		Debt	Capital	G	overnmental	
	General	Service	Projects	Funds		
ASSETS						
Cash	\$ 1,847,831	\$ -	\$ -	\$	1,847,831	
Investments	136,041	357,223	147,386		640,650	
Due from other funds	85,724	-	-		85,724	
Prepaid items	18,163	-	-		18,163	
Total assets	\$ 2,087,759	\$ 357,223	\$ 147,386	\$	2,592,368	
					_	
LIABILITIES AND FUND BALANCES						
Liabilities:						
Accounts payable	\$ 96,151	\$ -	\$ -	\$	96,151	
Due to other funds	149,156	-	85,724		234,880	
Total liabilities	245,307	-	85,724		331,031	
Fund balances:						
Nonspendable:						
Prepaid items	18,163	-	-		18,163	
Restricted for:						
Debt service	-	357,223	-		357,223	
Capital projects	-	-	61,662		61,662	
Assigned to:						
Capital reserves	1,635,183	-	-		1,635,183	
Unassigned	189,106	-	-		189,106	
Total fund balances	1,842,452	357,223	61,662		2,261,337	
Total liabilities and fund balances	\$ 2,087,759	\$ 357,223	\$ 147,386	\$	2,592,368	

VIERA EAST COMMUNITY DEVELOPMENT DISTRICT BREVARD COUNTY, FLORIDA RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION SEPTEMBER 30, 2024

Total fund balances - governmental funds

\$ 2,261,337

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets Accumulated depreciation 17,132,543

(11,172,932)

5,959,611

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable Bonds and note payable

(67,215)

(6,692,025)

(6,759,240)

Net position of governmental activities

\$ 1,461,708

VIERA EAST COMMUNITY DEVELOPMENT DISTRICT BREVARD COUNTY, FLORIDA STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES GOVERNMENTAL FUNDS FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

				Total		
			Debt		Capital	Governmental
		General	Service		Projects	Funds
REVENUES						_
Assessments	\$	1,392,551	\$ 662,070	\$	-	\$ 2,054,621
Interest income		7,315	23,401		11,364	42,080
Miscellaneous		60,446	-		-	60,446
Total revenues		1,460,312	685,471		11,364	2,157,147
EXPENDITURES						
Current:						
General government		485,361	-		-	485,361
Physical environment		841,068	-		-	841,068
Debt service:						
Principal		26,298	490,000		-	516,298
Interest		1,283	171,115		-	172,398
Capital outlay		164,792	-		180,559	345,351
Total expenditures		1,518,802	661,115		180,559	2,360,476
Excess (deficiency) of revenues						
over (under) expenditures		(58,490)	24,356		(169,195)	(203,329)
OTHER FINANCING SOURCES (USES)						
Transfers in/(out)		140,691	-		-	140,691
Total other financing sources (uses)		140,691	-		-	140,691
Net change in fund balances		82,201	24,356		(169,195)	(62,638)
Fund balances - beginning		1,760,251	332,867		230,857	2,323,975
Fund balances - ending	\$_	1,842,452	\$ 357,223	\$	61,662	\$ 2,261,337

VIERA EAST COMMUNITY DEVELOPMENT DISTRICT BREVARD COUNTY, FLORIDA

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

Net change in fund balances - total governmental funds	\$ (62,638)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	327,490
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	516,298
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as	
Depreciation of capital assets	(398,669)
Amortization of original issue discount/premium	(2,559)
Change in accrued interest	 4,083
Change in net position of governmental activities	\$ 384,005

VIERA EAST COMMUNITY DEVELOPMENT DISTRICT BREVARD COUNTY, FLORIDA STATEMENT OF NET POSITION - PROPRIETARY FUND SEPTEMBER 30, 2024

ASSETS	
Current assets:	
Cash and equivalents	\$ 480,478
Accounts receivable	14,948
Due from other funds	149,156
Inventories	94,165
Prepaid items and deposits	 192,864
Total current assets	 931,611
Noncurrent assets:	
Restricted assets:	
Investments	404,447
Capital assets:	- ,
Land	872,830
Buildings	773,247
Improvements other than buildings	5,187,208
Machinery and equipment	2,177,780
Financed purchase - equipment	479,734
Less accumulated depreciation	(7,711,209)
Total capital assets (net of depreciation)	1,779,590
Total noncurrent assets	2,184,037
Total assets	 3,115,648
DEFERRED OUTFLOWS OF RESOURCES	
Deferred charge on refunding	35,353
Total deferred outflows of resources	 35,353
·	 ,

(Continued)

VIERA EAST COMMUNITY DEVELOPMENT DISTRICT BREVARD COUNTY, FLORIDA STATEMENT OF NET POSITION - PROPRIETARY FUND SEPTEMBER 30, 2024 (Continued)

LIABILITIES		
Current liabilities:		
Accounts payable	32,0	30
Accrued wages	23,7	28
Unearned revenue	44,5	00
Other liabilites	21,1	19
Payable from restricted assets:		
Accrued bond interest payable	22,1	88
Bonds payable	520,0	00
Financed purchase - note payble	81,3	41
Right-to-use lease payable	149,5	70_
Total current liabilities	894,4	76_
Noncurrent liabilities		
Financed purchase - note payble	55,1	06
Right-to-use lease payable	480,8	09
Bonds payable	540,7	06
Total noncurrent liabilities	1,076,6	21_
Total liabilities	1,971,0	97_
NET POSITION		
Net investment in capital assets	754,2	37
Restricted	382,2	59
Unrestricted	43,4	80
Total net position	\$ 1,179,9	04

VIERA EAST COMMUNITY DEVELOPMENT DISTRICT BREVARD COUNTY, FLORIDA STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION - PROPRIETARY FUND FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

Operating revenues:	
Charges for services:	
Golf course	\$ 2,242,729
Restaurant	833,497
Pro Shop	170,537
Other	 8,890
Total operating revenues	3,255,653
Operating expenses:	
Golf course and pro shop	1,551,912
Restaurant	909,879
Administrative and other	335,954
Depreciation and amortization	281,732
Total operating expenses	3,079,477
Operating income (loss)	 176,176
Nonoperating revenues (expenses):	
Assessment revenue	584,185
Interest income	16,432
Interest expense	(95,712)
Total nonoperating revenues (expenses)	504,905
Transfer in (out)	(140,691)
Change in net position	540,390
Total net position - beginning	 639,514
Total net position - ending	\$ 1,179,904

VIERA EAST COMMUNITY DEVELOPMENT DISTRICT BREVARD COUNTY, FLORIDA STATEMENT OF CASH FLOWS - PROPRIETARY FUND FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

CASH FLOW FROM OPERATING ACTIVITIES		
Receipts from customers and users	\$	3,234,667
Payments for goods and services		(1,837,345)
Payments to employees		(1,057,375)
Net cash provided (used) by operating activities	_	339,947
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Proceeds from assessments		584,185
Transfers in (out)		(140,691)
Principal paid		(679, 194)
Interest paid		(105,920)
Net cash provided (used) by capital and related financing activities		(341,620)
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of investments		(32,872)
Interest income		16,432
Net cash provided (used) by investing activities		(16,440)
Net increase (decrease) in cash and cash equivalents		(18,113)
Cash and cash equivalents - October 1		498,591
Cash and cash equivalents - September 30	_\$_	480,478

(Continued)

VIERA EAST COMMUNITY DEVELOPMENT DISTRICT BREVARD COUNTY, FLORIDA STATEMENT OF CASH FLOWS - PROPRIETARY FUND FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024 (Continued)

RECONCILIATION OF OPERATING INCOME (LOSS) TO	
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	
Operating income (loss)	\$ 176,176
Adjustments to reconcile operating income (loss)	
to net cash provided (used) by operating activities:	
Depreciation and amortization	281,732
(Increase)/Decrease in:	
Accounts receivable	(5,617)
Due from other funds	(15,111)
Prepaid items and deposits	(49,943)
Inventory	13,652
Increase/(Decrease) in:	
Accounts payable	(7,667)
Accrued wages	7,928
Due to other funds	(14,549)
Other liabilities	(31,285)
Unearned revenue	(15,369)
Total adjustments	163,771
Net cash provided (used) by operating activities	\$ 339,947

VIERA EAST COMMUNITY DEVELOPMENT DISTRICT BREVARD COUNTY, FLORIDA NOTES TO FINANCIAL STATEMENTS

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Viera East Community Development District ("District") was created on April 16, 1991 by the Florida Land and Water Adjudicatory Commission by Chapter 42M-1, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by registered voters, as provided by F. S. Chapter 190.006. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

- Assessing and levying assessments.
- 2. Approving budgets.
- 3. Exercising control over facilities and properties.
- 4. Controlling the use of funds generated by the District.
- 5. Approving the hiring and firing of key personnel.
- 6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

The District reports the following major proprietary fund:

Recreation Fund

The recreation fund accounts for the operation of a public golf course, restaurant, and pro shop that are financed and supported primarily by user charges.

Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued)

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the District's enterprise fund are charges to customers for sales and services. Operating expenses of the enterprise fund include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a"2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Assets, Liabilities and Net Position or Equity (Continued)

Inventories and Prepaid Items

Inventories are recorded at cost using the first-in first-out method for restaurant related items and the average cost method for items sold at the Pro Shop. In the governmental funds, inventories are recorded as expenditures at the time of purchase.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the governmental activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Furniture and fixtures	5 - 7
Improvements other than buildings	15
Buildings	20
Infrastructure	30
Machinery and equipment	3 - 7

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Leases

The District is a lessee for several non-cancellable leases of equipment. The District recognizes a lease liability and an intangible right-to-use lease asset (lease asset) in the government-wide financial statements. The District recognizes lease liabilities with an initial, individual value of \$5,000 or more. At the commencement of a lease, the District initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The leased asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the commencement date, plus certain direct costs. Subsequently, the leased asset is amortized on a straight-lie basis over its useful life.

Key estimates and judgments related to leases include how the District determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments.

- The District uses the interest rate charged by the lessor as the discount rate. When the
 interest rate charged by the lessor is not provided, the District generally uses its estimated
 incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the District is reasonably certain to exercise.

Assets, Liabilities and Net Position or Equity (Continued)

Leases (Continued)

The District monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability. Lease assets are reported with other capital assets and lease liabilities are reported with long-term debt on the statement of net position.

Refundings of Debt

For current refundings and advance refundings resulting in the defeasance of debt, the difference between the reacquisition price and the net carrying amount of the old debt is reported as a deferred outflow of resources/deferred inflow of resources and recognized ratably as a component of interest expense over the remaining life of the old debt or the life of the new debt, whichever is shorter. In connection with the refundings, \$23,905 were recognized as a component of interest expense in the current fiscal year.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

<u>Deferred Outflows/Inflows of Resources</u>

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

<u>Committed fund balance</u> – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 - DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2024:

	_	Fa	ir Value	Credit Risk	Maturities
Investment in Local Government Surplus Fu	unds				Weighted average of the fund
Trust Fund (Florida PRIME)		\$	136,041	S&P AAAm	portfolio: 39 days
US Bank Money Markets			909,056	N/A	Not available
Total Investments		\$	1,045,097		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk - The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- Level 1: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- Level 2: Investments whose inputs other than quoted market prices are observable either directly or indirectly; and,
- Level 3: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

External Investment Pool – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that "The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days."

With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2024, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant's daily access to 100% of their account value.

NOTE 5 - INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

Interfund receivables and payables at September 30, 2024 were as follows:

Fund	Receivable			Payable		
General	\$	85,724	149,156			
Capital projects		-		85,724		
Enterprise fund		149,156				
Total	\$	234,880	\$	234,880		

The outstanding balances between funds result primarily from the time lag between the dates that transactions are recorded in the accounting system and payments between funds are made. In the case of the District, the balances between the general fund and the capital project funds relate to renovation costs of the capital projects fund that were paid from the general fund, but not yet reimbursed as of year end. Likewise, the balances between the general fund and the enterprise fund relate to payroll and other expenses of the general fund which were not yet reimbursed as of current year end.

Interfund transfers for the fiscal year ended September 30, 2024 were as follows:

Fund	Т	ransfer in	Transfer out			
General	\$	140,691	\$	-		
Enterprise Fund		-		140,691		
Total	\$	140,691	\$	140,691		

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the enterprise fund to the general fund was to fund operations.

NOTE 6 - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

,		Beginning Balance	,	Additions	Reductions	Ending Balance
Governmental activities		Balarioc		7 taditions	reductions	Dalarioc
Capital assets, not being depreciated						
Construction in progress	\$	4,979,327	\$	52,000	\$ -	\$ 5,031,327
Total capital assets, not being depreciated		4,979,327		52,000	-	 5,031,327
Capital assets, being depreciated						
Infrastructure		11,465,587		-	-	11,465,587
Improvements other than buildings		12,742		140,753	-	153,495
Machinery and equipment		347,397		134,737	-	482,134
Total capital assets, being depreciated		11,825,726		275,490	-	12,101,216
Less accumulated depreciation for:						
Infrastructure		10,528,893		352,060	_	10,880,953
Improvements other than buildings		12,742		4,692	_	17,434
Machinery and equipment		232,628		41,917	_	274,545
Total accumulated depreciation		10,774,263		398,669		11,172,932
Total accumulated depreciation		10,774,200		330,003	-	11,172,332
Total capital assets, being depreciated, net		1,051,463		(123,179)	-	928,284
Governmental activities capital assets, net	\$	6,030,790	\$	(71,179)	\$ -	\$ 5,959,611
		Beginning				Ending
		Balance		Additions	Reductions	Balance
Business type activities						
Capital assets, not being depreciated						
Land	\$	872,830	\$	-	\$ -	\$ 872,830
Total capital assets, not being depreciated		872,830		-	-	872,830
Capital assets, being depreciated						
Buildings		773,247		_	_	773,247
Improvements other than buildings		5,187,208		-	-	5,187,208
Machinery and equipment		1,434,704		-	-	1,434,704
Financed purchase - equipment		479,734		-	-	479,734
Right-to-use leased equipment		146,268		596,808	-	743,076
Total capital assets, being depreciated		8,021,161		596,808	-	8,617,969
Less accumulated depreciation for:						
Buildings						
		773 247		_	_	773 247
-		773,247 5 027 819		- 34 218	-	773,247 5.062.037
Improvements other than buildings		5,027,819		- 34,218 4 452	- - -	5,062,037
Improvements other than buildings Machinery and equipment		5,027,819 1,425,914		4,452	- - -	5,062,037 1,430,366
Improvements other than buildings Machinery and equipment Financed purchase - equipment		5,027,819 1,425,914 199,428		4,452 117,434	- - - -	5,062,037 1,430,366 316,862
Improvements other than buildings Machinery and equipment Financed purchase - equipment Right-to-use leased equipment		5,027,819 1,425,914 199,428 29,254		4,452 117,434 99,443	- - - - -	5,062,037 1,430,366 316,862 128,697
Improvements other than buildings Machinery and equipment Financed purchase - equipment	_	5,027,819 1,425,914 199,428		4,452 117,434	- - - - -	5,062,037 1,430,366 316,862
Improvements other than buildings Machinery and equipment Financed purchase - equipment Right-to-use leased equipment		5,027,819 1,425,914 199,428 29,254		4,452 117,434 99,443	- - - - -	5,062,037 1,430,366 316,862 128,697

In a prior year, the District issued the Series 2020 bonds primarily to fund capital improvements, which include, but are not limited to clubhouse renovations and other recreation facilities including restroom, dog park and playground improvements (collectively, the "Series 2020 Project"). The cost of these improvements is estimated at approximately \$6,022,585, however, the District is not obligated to fund all potential improvements.

Depreciation expense was charged to physical environment function for governmental activities and the recreation function for business-type activities.

NOTE 7 - LONG-TERM LIABILITIES

Series 2012

On March 13, 2012, the District issued \$5,805,000 of Special Assessment Revenue Refunding Bonds Series 2012 due May 1, 2026, with interest rates ranging from 2.5% to 5.0%. The Bonds were issued for the current refunding of the Series 1996 Bonds. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2013 through May 1, 2026. The Series 2012 Bonds are secured by the pledged revenue as defined in the Master Trust Indenture.

The Series 2012 Bonds maturing prior to May 1, 2022 are not subject to optional redemption. The Bonds maturing on or after May 1, 2023 are subject to redemption prior to maturity at the option of the District at any time after May 1, 2022. The Bonds are subject to mandatory redemption requirements in the manner outlined in the Bond Indenture.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirement as defined in the Indenture. In addition, the Bond Indenture has certain restrictions and requirements relating principally to the procedures to be followed in the collection of pledged revenues and the application of the revenues to the various restricted accounts. The District was in compliance with the requirements of the Bond Indenture as if September 30, 2024.

Series 2020

On July 8, 2020, the District issued \$7,685,000 of Special Revenue Assessment Bonds Series 2020 consisting of \$3,820,000 Serial Bonds due on May 1, 2030 with a interests ranging from 2% to 2.125%; \$1,715,000 Term Bonds due on May 1, 2034 with a fixed interest rate of 2.60%; and \$2,150,000 Term Bonds due on May 1, 2038 with a fixed interest rate of 2.75%. The Bonds were issued to acquire and construct certain assessable improvements and pay certain costs associated with the issuance of the Bonds. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2023 through May 1, 2038.

The Series 2020 Bonds maturing on or prior to May 1, 2030 are not subject to redemption at the option of the District prior to their stated dates of maturity. The Series 2020 Bonds maturing on or after May 1, 2031 are subject to redemption prior to maturity at the option of the District in whole or in part at any time on or after May 1, 2030. The Series 2020 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture provides for a surety bond to be obtained in place of funding for the a portion of the Debt Service Reserve Fund (the "Reserve Fund"). The Debt Service Reserve Fund Surety Bond constitutes a Debt Service Reserve Fund Insurance Policy under the Bond Indenture. The District has obtained the required bonding and is in compliance with the reserve requirement. The remaining funding for the reserve requirement has been met.

The Bond Indenture established certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service. The District was in compliance with the requirements at September 30, 2024.

NOTE 7 – LONG-TERM LIABILITIES (Continued)

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2024 were as follows:

	١	Beginning Balance	Additions	R	eductions		Ending Balance	 ue Within One Year
Governmental activities								
Bonds payable:								
Series 2020	\$	7,210,000	\$ -	\$	(490,000)	\$	6,720,000	\$ 500,000
Less: original issue discount		(38,510)	-		2,559		(35,951)	-
Financed purchase - Note Payable		34,274	-		(26,298)		7,976	7,976
Total	\$	7,205,764	\$ -	\$	(513,739)	\$	6,692,025	\$ 507,976
Business-type Activities								
Bonds payable:				_		_		
Series 2012	\$	1,555,000	\$ -	\$	(490,000)	\$	1,065,000	\$ 520,000
Less: original issue discount		(6,574)	-		2,280		(4,294)	-
Financed purchases - Note Payable		226,854	-		(90,407)		136,447	81,341
Right-to-use lease payable		132,358	596,808		(98,787)		630,379	149,570
Total	\$	1,907,638	\$ 596,808	\$	(676,914)	\$	1,827,532	\$ 750,911

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

	Governmental Activities						
Year ending							
September 30:	Principal		Interest		Total		
2025	\$ 500,000	\$	160,815	\$	660,815		
2026	795,000		150,815		945,815		
2027	380,000		134,915		514,915		
2028	385,000		127,315		512,315		
2029	395,000		119,615		514,615		
2030-2034	2,115,000		461,685		2,576,685		
2035-2038	2,150,000		159,775		2,309,775		
Total	\$ 6,720,000	\$	1,314,935	\$	8,034,935		
	 		_				

	Business-type Activities						
Year ending							
September 30:	Principal Interest Tota			Total			
2025	\$ 520,000	\$	53,250	\$	573,250		
2026	 545,000		27,250		572,250		
Total	\$ 1,065,000	\$	80,500	\$	1,145,500		

NOTE 8 – NOTES PAYABLE

Financed Purchase Agreements

At September 30, 2024, the District had the following financed purchase agreements for both its governmental and business-type activities:

	Monthly	Expiration	
Equipment	Payment	Date	
Pump Station	2,298	2/12025	
Golf Course Mowers & Equipment	6,541	4/1/2026	
Tractors	652	1/7/2027	

NOTE 8 – NOTES PAYABLE (Continued)

The scheduled payments for years ending after September 30, 2024 are as follows:

		Governmental Activities						
Year ending								
September 30:	F	Principal		Interest		Total		
2025	\$	7,976	\$	88	\$	8,064		
Total	\$	7,976	\$	88	\$	8,064		
		Business-type Activities						
Year ending								
September 30:	F	Principal	Interest		Total			
2025	\$	81,341	\$	4,975	\$	86,316		
2026		52,525		1,087		53,612		
2027		2,581		27		2,608		
Total	\$	136.447	\$	6.089	\$	142,536		

Right-to-use leased assets payable

At September 30, 2024, the District was a lessee in the following equipment leases:

	Monthly	Expiration	
Equipment	Payment	Date	
Toro equipment	3,368	4/30/2027	
2024 Hauler 800X Gas	254	1/31/2028	
2024 EZ-GO Golf Carts	10,784	2/28/2029	

The total value of the lease liabilities was \$630,379. The total value of the right-to-use assets as of September 30, 2024 was \$743,076 with an accumulated amortization of \$128,697. The District has the option to purchase the assets any time before the expiration of the leases.

The scheduled payments for years ending after September 30, 2024 are as follows:

	Business-type Activities							
Year ending								
September 30:	Principal		Interest		Total			
2025	\$ 149,570	\$	23,307	\$	172,877			
2026	156,042		16,834		172,876			
2027	145,815		10,219		156,034			
2028	125,567		4,859		130,426			
2029	53,385		536		53,921			
Total	\$ 630,379	\$	55,755	\$	686,134			

NOTE 9 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 10 - COMMITMENTS AND CONTINGENCIES

As of September 30, 2024, the District had an open contract for a restoration project. The contract totaled approximately \$262,800 of which approximately \$210,240 was uncompleted at September 30, 2024.

NOTE 11 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations.

VIERA EAST COMMUNITY DEVELOPMENT DISTRICT BREVARD COUNTY, FLORIDA SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

	 Budgeted Amounts ginal & Final	Actual Amounts		Variance with Final Budget - Positive (Negative)	
REVENUES					
Assessments	\$ 1,378,973	\$	1,392,551	\$	13,578
Interest income	600		7,315		6,715
Miscellaneous	81,280		60,446		(20,834)
Total revenues	 1,460,853		1,460,312		(541)
EXPENDITURES Current:					
General government	212,675		485,361		(272,686)
Physical environment	1,150,862		841,068		309,794
Debt Service:	1,130,662		041,000		309,794
Principal			26,298		(26.209)
Interest	-		,		(26,298)
	- 145 000		1,283		(1,283)
Capital outlay	 145,000 1,508,537		164,792		(19,792)
Total expenditures	 1,506,537		1,518,802		(10,265)
Excess (deficiency) of revenues					
over (under) expenditures	(47,684)		(58,490)		(10,806)
OTHER FINANCING SOURCES (USES)					
Transfer in (out)	 140,691		140,691		
Total other financing sources (uses)	 140,691		140,691		
Net change in fund balance	\$ 93,007		82,201	\$	(10,806)
Fund balance - beginning			1,760,251		
Fund balance - ending		\$	1,842,452		

VIERA EAST COMMUNITY DEVELOPMENT DISTRICT BREVARD COUNTY, FLORIDA NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2024 exceeded appropriations by (\$10,265). The over expenditures were not considered material by management and no budget amendment was deemed necessary. The over expenditures were funded by available fund balance.

VIERA EAST COMMUNITY DEVELOPMENT DISTRICT BREVARD COUNTY, FLORIDA OTHER INFORMATION – DATA ELEMENTS REQUIRED BY FL STATUTE 218.39(3)(C) FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024 UNAUDITED

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	83
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	171
Employee compensation	\$1,660,913.87
Independent contractor compensation	\$2,238,189.69
Construction projects to begin on or after October 1; (\$65K)	
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$222 Recreation - \$121 Debt service - \$131 - \$522
Special assessments collected	\$2,054,621
Outstanding Bonds:	see Note 7 for details



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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities and each major fund of Viera East Community Development District, Brevard County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 3, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 3, 2025



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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

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

We have examined Viera East Community Development District, Brevard County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance,35hetherr due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Viera East Community Development District, Brevard County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 3, 2025



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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

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

Report on the Financial Statements

We have audited the accompanying basic financial statements of Viera East Community Development District, Brevard County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated June 3, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards; and Independent Auditor's Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 3, 2025, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- Current year findings and recommendations.
- II. Status of prior year findings and recommendations.
- III. Compliance with the Provisions of the Auditor General of the State of Florida.

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Viera East Community Development District, Brevard County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Viera East Community Development District, Brevard County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 3, 2025

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2023.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

- 4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
- 5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
- 6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
- 7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 32.

SECTION C

Viera East Community Development District

Inspected: September 12, 2024 • Revised on: June 06, 2025 Rockledge, FL







Reserve Advisors, LLC 735 N. Water Street, Suite 175 Milwaukee, WI 53202

Viera East Community Development District Rockledge, Florida

Dear Board of Supervisors of Viera East Community Development District:

At the direction of the Board and Management that recognizes the need for proper reserve planning, we have conducted a Reserve Study of Viera East Community Development District in Rockledge, Florida and submit our findings in this report. The effective date of this study is the date of our visual, noninvasive inspection, September 12, 2024.

This Reserve Study exceeds the Association of Professional Reserve Analysts (APRA) standards fulfilling the requirements of a "Level II Reserve Study Update."

An ongoing review by the Board and Management and an Update of this Reserve Study are necessary to ensure an equitable funding plan since a Reserve Study is a snapshot in time. We recommend the District budget for an Update to this Reserve Study in twoto three-years. We look forward to continuing to help Viera East Community Development District plan for a successful future.

As part of our long-term thinking and everyday commitment to our clients, we are available to answer any questions you may have regarding this study.

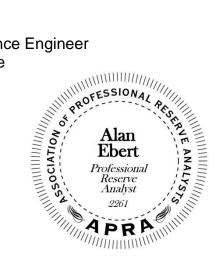
Respectfully submitted on June 6, 2025 by

Reserve Advisors, LLC

Visual Inspection and Report by: Jared W. Kelley

Review by: Tamara S. Samhouri, RS¹, Quality Assurance Engineer

Alan M. Ebert, RS, PRA², Director of Quality Assurance



¹ RS (Reserve Specialist) is the reserve provider professional designation of the Community Associations Institute (CAI) representing America's more than 300,000 condominium, cooperative and homeowners associations.

² PRA (Professional Reserve Analyst) is the professional designation of the Association of Professional Reserve Analysts. Learn more about APRA at http://www.apra-usa.com.







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7.

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1.RESERVE STUDY EXECUTIVE SUMMARY

Client: Viera East Community Development District (Viera East)

Location: Rockledge, Florida

Reference: 081121

Property Basics: Viera East Community Development District is a local governmental entity which is responsible for the common elements shared by 6,073 single family homes, multifamily developments, and commercial units in Brevard County, Florida. Development of the district was approved in 1991 as authorized by Chapter 190 of the Florida Statutes. Construction of the common elements began in approximately 1994 and was completed by approximately 2005. The Community Development District maintains a public golf course with related infrastructure and amenities, several parks, a system of nature trails and walking paths, and the storm water management system including more than 80 ponds and lakes.

Reserve Components Identified: Viera East uses multiple cost centers. We identify the following number of Reserve Components per cost center

• Golf Course Expenditures: 113 Reserve Components

• General Fund Expenditures: 63 Reserve Components

Inspection Date: September 12, 2024. We conducted a previous inspection on January 22, 2009.

Funding Goal: The Funding Goal of this Reserve Study is to maintain reserves above an adequate, not excessive threshold during one or more years of significant expenditures.

- Golf Course: Our recommended Cash Flow Funding Plan recognizes this threshold funding year in 2052 due to the replacement of the golf course irrigation system pipes, heads, valves and controllers. In addition, the Reserve Funding Plan recommends 2055 year end accumulated reserves of approximately \$3,344,651. We judge this amount of accumulated reserves in 2055 necessary to fund the likely subsequent rebuilding of the greens and tee areas after 2055. These future needs, although beyond the limit of the Cash Flow Analysis of this Reserve Study, are reflected in the amount of accumulated 2055 year end reserves.
- General Fund: Our recommended Cash Flow Funding Plan recognizes these threshold funding years in 2044 due to the implementation of erosion control measures at the ponds and in 2051 due to the replacement of the light truck maintenance vehicles. In addition, the Reserve Funding Plan recommends 2055 year end accumulated reserves of approximately \$308,858. We judge this amount of accumulated reserves in 2055 necessary to fund the replacement of the pedestrian bridges at the recreation lake and repaving of the clubhouse parking area after 2055. These future needs, although beyond the limit of the Cash Flow Analysis of this Reserve Study, are reflected in the amount of accumulated 2055 year end reserves.

Methodology:

We use the Cash Flow Method to compute the Reserve Funding Plan. This method offsets future variable Reserve Expenditures with existing and future stable levels of reserve funding. Our application of this method also considers:

- · Current and future local costs of replacement
- 3.0% anticipated annual rate of return on invested reserves
- 3.3% future Inflation Rate for estimating Future Replacement Costs



Project Prioritization: We note anticipated Reserve Expenditures for the next 30 years in the **Reserve Expenditures** tables and include a **Five-Year Outlook** table following the **Reserve Funding Plan** in section 3. We recommend the District prioritize the following projects in the next five years based on the conditions identified:

• Golf Course Priority Projects:

- Partial replacement of concrete cart paths to address undermining, cracks and settlement
- Replacement of the various Golf Course vehicles and maintenance equipment as necessary
- Interior renovations at the maintenance building with coordinated paint finish applications to the exposed structural frame, metal siding and roof
- Replacement of yardage and hole markers to maintain the desired appearance of the course
- Renovation of the rest room buildings to ensure player comfort while on the course

General Fund Priority Projects:

- Replacement of the various District vehicles and maintenance equipment as necessary
- Inspections and capital repairs to the drainage control structures and stormwater outflow pipes to ensure continued functionality
- Partial replacement of concrete sidewalks and nature trails to address trip hazards, cracks and settlement



Golf Course Cost Center

Unaudited Cash Status of Reserve Fund:

- Fiscal Year 2024 begins October 1, 2023 and ends September 30, 2024¹
- \$982,675 as of September 30, 2024 which EXCLUDES any Interest allocated to the Golf Course Reserve Fund
- 2024 budgeted Reserve Contributions of \$140,691
- 2025 budgeted Reserve Contributions of \$84,000
- The Association informs us that approximately \$200,000 will be added annually to the Golf Course Reserve as a result of excess revenue
- A potential deficit in reserves was not identified during the first five years of the analysis based upon the most recent annual reserve contribution of \$284,000 and the identified Reserve Expenditures.

Recommended Reserve Funding: We recommend the following in order to achieve a stable and equitable Cash Flow Methodology Funding Plan:

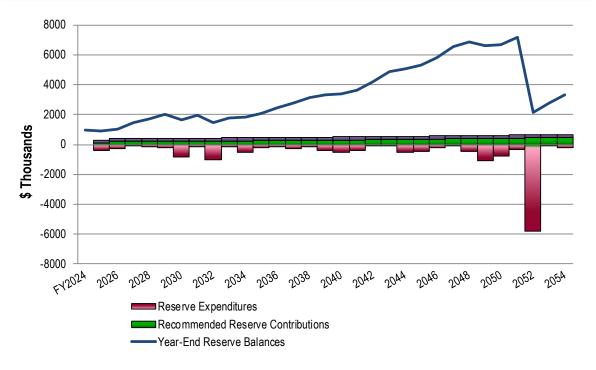
- Increase Golf Course Reserve Contributions to \$192,000 in 2026, and contribute the anticipated \$200,000 in excess revenue annually
- Inflationary increases in the recommended Reserve Contribution thereafter through 2054, the limit of this study's Cash Flow Analysis
- The District may ascribe the actual contributions and assessments per owner based upon percent ownership, as defined by the District's governing documents

¹ The Fiscal Year (FY 2024) for Viera East CDD begins October 1, 2023, and ends September 30, 2024. For brevity, we refer to the Fiscal Year by its ending year, i.e. Fiscal Year 2023-24 is FY 2024 or simply 2024.



Recommended Reserve Funding Table and Graph

Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)
2025	84,000 (Budgeted)	904,294	2035	257,200	2,092,158	2045	356,100	5,343,334
2026	192,000	1,055,383	2036	265,700	2,480,357	2046	367,900	5,835,527
2027	198,300	1,446,706	2037	274,500	2,750,006	2047	380,000	6,569,737
2028	204,800	1,741,246	2038	283,600	3,154,331	2048	392,500	6,893,413
2029	211,600	2,017,289	2039	293,000	3,334,823	2049	405,500	6,608,977
2030	218,600	1,634,329	2040	302,700	3,409,082	2050	418,900	6,672,718
2031	225,800	1,983,683	2041	312,700	3,650,870	2051	432,700	7,178,468
2032	233,300	1,453,969	2042	323,000	4,224,598	2052	447,000	2,154,171
2033	241,000	1,806,538	2043	333,700	4,871,870	2053	461,800	2,789,550
2034	249,000	1,806,962	2044	344,700	5,066,290	2054	477,000	3,344,651





General Fund Cost Center

Unaudited Cash Status of Reserve Fund:

- Fiscal Year 2024 begins October 1, 2023 and ends September 30, 2024.
- \$592,672 as of September 30, 2024 which EXCLUDES any interest allocated to the General Reserve Fund
- FY2024 budgeted Reserve Contributions of \$96,816
- FY2025 budgeted Reserve Contributions of \$31,777
- The Association informs us that approximately \$50,000 will be added annually to the Golf Course Reserve as a result of excess revenue
- A potential deficit in reserves was not identified during the first five years of the analysis based upon the most recent annual Reserve contribution of \$81,777 and the identified Reserve Expenditures.

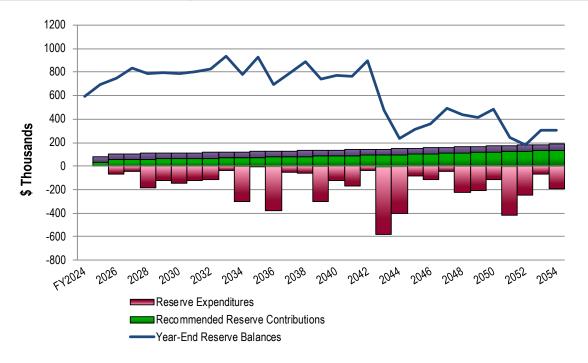
Recommended Reserve Funding: We recommend the following in order to achieve a stable and equitable Cash Flow Methodology Funding Plan:

- Increase General Reserve Contributions to \$55,000 in 2026, and contribute the anticipated \$50,000 in excess revenue annually
- Inflationary increases in the recommended Reserve Contribution thereafter through 2054, the limit of this study's Cash Flow Analysis
- The District may ascribe the actual contributions and assessments per owner based upon percent ownership, as defined by the District's governing documents



Recommended Reserve Funding Table and Graph

	Reserve	Reserve		Reserve	Reserve		Reserve	Reserve
Year	Contributions (\$)	Balances (\$)	Year	Contributions (\$)	Balances (\$)	Year	Contributions (\$)	Balances (\$)
2025	31,777 (Budgeted)	693,456	2035	73,700	924,400	2045	102,200	312,284
2026	55,000	748,121	2036	76,100	693,031	2046	105,600	363,608
2027	56,800	834,437	2037	78,600	787,384	2047	109,100	490,812
2028	58,700	784,020	2038	81,200	886,613	2048	112,700	441,202
2029	60,600	797,803	2039	83,900	741,299	2049	116,400	412,500
2030	62,600	788,751	2040	86,700	774,420	2050	120,200	481,122
2031	64,700	804,018	2041	89,600	766,655	2051	124,200	244,491
2032	66,800	828,905	2042	92,600	896,521	2052	128,300	184,399
2033	69,000	938,124	2043	95,700	480,288	2053	132,500	305,425
2034	71,300	779,853	2044	98,900	238,626	2054	136,900	308,858





2.RESERVE STUDY REPORT

At the direction of the Board that recognizes the need for proper reserve planning, we have conducted a *Reserve Study* of

Viera East Community Development District

Rockledge, Florida

and submit our findings in this report. The effective date of this study is the date of our visual, noninvasive inspection, September 12, 2024. We conducted the original inspection on January 22, 2009.

We present our findings and recommendations in the following report sections and spreadsheets:

- Identification of Property Segregates all property into several areas of responsibility for repair or replacement
- Reserve Expenditures Identifies reserve components and related quantities, useful lives, remaining useful lives and future reserve expenditures during the next 30 years
- Reserve Funding Plan Presents the recommended Reserve Contributions and year-end Reserve Balances for the next 30 years
- **Five-Year Outlook** Identifies reserve components and anticipated reserve expenditures during the first five years
- Reserve Component Detail Describes the reserve components, includes photographic documentation of the condition of various property elements, describes our recommendations for repairs or replacement, and includes detailed solutions and procedures for replacements for the benefit of current and future Board of Supervisors members and Management professionals
- Methodology Lists the national standards, methods and procedures used to develop the Reserve Study
- Definitions Contains definitions of terms used in the Reserve Study, consistent with national standards
- Professional Service Conditions Describes Assumptions and Professional Service Conditions
- Credentials and Resources



IDENTIFICATION OF PROPERTY



Our investigation includes Reserve Components or property elements as set forth in your Declaration or which were identified as part of your request for proposed services. The Expenditure tables in Section 3 list the elements contained in this study. Our analysis begins by segregating the property elements into several areas of responsibility for repair and replacement.

Our process of identification helps assure that future boards and the management team understand whether reserves, the operating budget or Owners fund certain replacements and assists in preparation of the annual budget. We derive these segregated classes of property from our review of the information provided by the District and through conversations with Management and the Board. These classes of property include:

- Reserve Components
- Long-Lived Property Elements
- Operating Budget Funded Repairs and Replacements
- Property Maintained by Owners
- Property Maintained by Others

We advise the Board conduct an annual review of these classes of property to confirm its policy concerning the manner of funding, i.e., from reserves or the operating budget. Reserve Components are defined by CAI as property elements with:

- Viera East responsibility
- Limited useful life expectancies
- Predictable remaining useful life expectancies
- Replacement cost above a minimum threshold

The following tables depict the items excluded from the Reserve Expenditure plan:

for Viera East Community Development District

Rockledge, Florida

Operating Budget Components

Repairs normally funded through the Operating Budget and Expenditures less than \$3,800 (These relatively minor expenditures have a limited effect on the recommended Reserve Contributions.)

The operating budget provides money for the repair and replacement of certain Reserve Components. The Association may develop independent criteria for use of operating and reserve funds.

- Appliances, Cart Barn¹
- · Beverage Cooler, Pro Shop
- · Bunkers, Interim Maintenance
- Carports, Maintenance Facility, Paint Finishes and Interim Repairs
- · Carts and Utility Vehciles, Repairs
- Ceiling Coverings, Maintenance Building
- Computer Equipment, Peripherals¹
- · Concrete Curbs, Maintenance Facility
- Detail Lighting, Pro Shop¹
- · Dog Park Features, Interim Replacement
- · Doors, Interior
- Drainage Control Structures, Metal Grates
- Electrical Systems, Common¹
- · Exhaust System and Ductwork, Cart Barn
- Eye Wash Stations, Maintenance Facility and Cart Barn
- · Fairways, Maintenance
- Fences and Gates, Wood (Excl. Woodside Park)
- · Fertilizer Building and Storage Room, Interior
- Fish Screens1
- Flagpoles
- Folding Furniture¹
- · Furnishings, Clubhouse Offices, Interim Replacements
- · Gravel and Dirt Hiking Trails
- Kitchen Equipment, Blender, Coffee Brewer, Espresso Machine, Hot Dog Steamer, Microwave and Warming Light
- · Kitchen Equipment, Griddle, Outdoor
- · Landscape, Mowing, Gravelling, and Maintenance
- Laundry Equipment
- Light Fixtures and Ceiling Fans, Clubhouse Exterior and Starter's Station¹
- Light Fixtures, Clubhouse Parking Area and Maintenance Facility, Interim Replacement
- Light Poles, Clubhouse Parking Area, Paint Finishes
- Lights, Interior, Cart Barn and Maintenance Building¹

for

Viera East

Community Development District

Rockledge, Florida

Operating Budget Components (Continued)

- · Mirrors, Nature Trails
- · Motors, Interim Replacement
- Overhead Dors
- · Paint Finishes, Touch Up
- · Playground Equipment, Crawling Tunnel, Detail Paint Finish Applications
- Ponds, Aerators
- Ponds, Chemical Treatments
- Ponds, Erosion Control²
- Recessed Lighting, Clubhouse¹
- · Rest Room Buildings, Golf Course, Louvers
- Rest Room, Cart Barn, Paint Finish Applications
- Restaurant, Decorative Signage and Wood Accent Wall
- Restaurant, Linens, Tableware, Flatware, Menus, Napkin Dispensers and Cooking Utensils1
- · Roof Assemblies, Clubhouse and Starter's Station, Periodic Inspections
- · Security Gate, Rest Room Building, Woodside Park
- Security Light Fixtures¹
- · Shade Structures, Woodside Park, Paint Finishes
- Shelving, Maintenance Building
- Signage
- · Skylights, Maintenance Building, Interim Repairs
- Storage Shed, Maintenance Facility, Interim Repairs
- Storage Shed, Maintenance Facility, Interior
- · Striping and Wheel Stops, Woodside Park and Clubhouse Parking Areas
- Tanks, Fuel Storage and Oil Separation, Pump Systems
- Telephone Systems
- · Televisions, Restaurant and Patio
- · Tools and Equipment, Handheld
- Trailers and Maintenance Vehicles, Repairs
- · Valves, Backflow Prevention, Common Buildings
- Vehicle Barriers, Nature Trails
- · Wall Display Systems, Pro Shop
- · Wetlands and Conservation Areas
- · Yardage and Hole Markers, Detail Paint Finish Applications, Repairs and Resetting
- 1 Replacement as-needed in lieu of an aggregate replacement
- Annual expenditure

for Viera East Community Development District

Rockledge, Florida

Long-Lived Components		
These elements may not have predictable Remaining Useful Lives or their replacement may occur beyond the scope of this study. The operating budget should fund infrequent repairs. Funding untimely or unexpected replacements from reserves will necessitate increases to Reserve Contributions. Periodic updates of this Reserve Study will help determine the merits of adjusting the Reserve Funding Plan.	Useful Life	Estimated Cost
Cart Barn, Concrete Floor	Indeterminate	N/A
Foundations, Common Buildings	Indeterminate	N/A
Kitchen Equipment, Freezers and Refrigerators, Outdoor¹	Indeterminate	N/A
Pipes, Interior Building, Domestic Water and Sanitary Waste	to 80+	N/A
Pipes, Subsurface, Storm Water Drainage	to 85+	N/A
Ponds, Sediment Removal	Indeterminate	N/A
Structural Frames, Common Buildings	Indeterminate	N/A

Owners Responsibility Components

Certain items have been designated as the responsibility of the Owners to repair or replace at their cost, including items billed back.

- Commercial, Religious and Institutional Developments
- Homes and Lots, Single-Family Developments

for Viera East Community Development District

Rockledge, Florida

Others Responsibility Components

Certain items have been designated as the responsibility of Others to repair or replace.

- Clubhouse Park Elements¹
- Clubhouses and Pools²
- Crane Creek and Six Mile Creek Elements (Incl. Ponds & Twin Creeks Park)²
- Cross Creek Elements (Incl. Ponds)²
- Entrance Monuments, Subdivisions²
- · Gates, Operators and Entry Systems2
- Golf Carts, Rental and Beverage (Incl. Charging Systems)³
- Indian River Colony Club Elements (Incl. Ponds, Golf Course and Clubhouse)
- Irrigation Systems, Subdivision Entrance Monuments²
- Maintenance Equipment, Golf Course, Greensmaster, Reelmaster and Groundsmaster Mowers and Equipment, Sand Pro Bunker Maintenance Equipment, Cushman and Yamaha Utility Vehicles and Golf Carts³
- Mission Bay Circle Apartments⁵
- Ponds, Miscellaneous (As Depicted in Report)⁶
- School Elements, Ralph M. Williams Jr. Elementary⁷
- Sport Courts, Tennis and Shuffleboard, Near Hole 5²
- Street Systems, Gated Communities (Incl. Sidewalks, Curbs and Gutters, and Catch Basins)2
- Street Systems, Public (Incl. Sidewalks, Curbs and Gutters, and Catch Basins)⁸
- Suseda Park¹
- The Greens Condominiums⁹
- The Lakes Condominiums⁹
- ¹ Viera East Community Association, Inc.
- ² Individual Subdivision Associations
- 3 Leased
- Indian River Colony Club, Inc.
- ⁵ 1703 Mission Bay Circle (FL) Owner LLC
- 6 Various
- School Board of Brevard County
- 8 Brevard County
- 9 Individual Condominium Associations



3. RESERVE EXPENDITURES and FUNDING PLAN

The tables following this introduction present:

Reserve Expenditures

- Line item numbers
- Total quantities
- Quantities replaced per phase (in a single year)
- Reserve component inventory
- Estimated first year of event (i.e., replacement, application, etc.)
- Life analysis showing
 - useful life
 - remaining useful life
- FY2025 local cost of replacement
 - Per unit
 - Per phase
 - Replacement of total quantity
- Percentage of future expenditures anticipated during the next 30 years
- Schedule of estimated future costs for each reserve component including inflation

Reserve Funding Plan

- Reserves at the beginning of each year
- Total recommended reserve contributions
- Estimated interest earned from invested reserves.
- Anticipated expenditures by year
- Anticipated reserves at year end

Five-Year Outlook

- Line item numbers
- Reserve component inventory of only the expenditures anticipated to occur within the first five years
- Schedule of estimated future costs for each reserve component anticipated to occur within the first five years

The purpose of a Reserve Study is to provide an opinion of reasonable annual Reserve Contributions. Prediction of exact timing and costs of minor Reserve Expenditures typically will not significantly affect the 30-year cash flow analysis. Adjustments to the times and/or costs of expenditures may not always result in an adjustment in the recommended Reserve Contributions.

Financial statements prepared by the District, by you or others might rely in part on information contained in this section. For your convenience, we have provided an electronic data file containing the tables of **Reserve Expenditures** and **Reserve Funding Plan**.

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.

			Rockledge, Florida																							
Line	Total	er Phase		Estimated 1st Year of		ife Analysis, Years	Unit	Costs, \$ Per Phase	Total	Percentage of Future	RIII = 0	1	2	3	4	5	6	7	8	a	10	11	12	13	14	15
	Quantity		Reserve Component Inventory	Event		Remaining	(2024)	(2024)		Expenditures		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
			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		Patio, Gemstone Coating, Interim Sealant Application (Incl. Restaurant and Rest Room Floors)	2026	4 to 6	2	4.00		29,800				31,799			,			38,638						46,948	
1.102	7,450		Patio, Gemstone Coating (Incl. Restaurant and Rest Room Floors)	2044	20 to 25	20	22.00		163,900				, , , ,						,							
1.103	310		Railings, Aluminium, Patio	2034	to 35	10	140.00	43,400	43,400												60,047					
1.104	205	205 Squares	Roof Assemblies, Asphalt Shingles (Incl. Starter's Station)	2040	12 to 18		480.00		98,400												20,0					
1.105	9,600	•	Walls, Stucco, Paint Finishes and Capital Repairs (Incl. Starter's Station)	2027	5 to 7	3	2.00		19,200					21,164							26,565					
1.106	1,150	•	Windows and Doors, Pro Shop and Restaurant	2034	to 40	10	110.00		126,500					, -							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 Yard	s 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							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																	
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	0.8%											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					
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									

Years 2024 to 2039

Years 2040 to 2054

Golf Course **RESERVE EXPENDITURES**

Viera East Community Development District

				Rockledge, Florida																						
Line	Total F	er Phase			Estimated 1st Year o		ife Analysis, _ ′ears	Unit	Costs, \$ Per Phase	Total	Percentage of Future	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
		Quantity	Units	Reserve Component Inventory	Event	Useful		(2024)	(2024)	(2024)	Expenditures		2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
				Clubhouse Exterior Building Elements																						
1.100	7	7 Ea	ach	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 Sc	quare 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 Sc	quare Feet	Patio, Gemstone Coating (Incl. Restaurant and Rest Room Floors)	2044	20 to 25	20	22.00	163,900	163,900	2.0%					313,751										
1.103	310	310 Lir	near Feet	Railings, Aluminium, Patio	2034	to 35	10	140.00	43,400	43,400	0.4%															
1.104	205	205 Sc	quares	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 Sc	quare 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 Sc	quare 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 Al	lowance	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			Ceilings, Acoustical Tiles and Grid (Incl. Light Fixtures)	2028	to 30	4	8.50	17,000	17,000																
1.202	780			Floor and Wall Coverings, Ceramic Tile, Kitchen	2032	to 30	8	12.00	9,360	9,360																
1.203	170			Floor Coverings, Carpet, Pro Shop and Offices	2030	8 to 10	6	56.00	9,520	9,520												22,143				
1.204	10	10 Ea		Furnishings, Pro Shop, Display Fixtures	2035	to 15	11	750.00	7,500	7,500		,										17,445				
1.205	78	39 Ea		Furnishings, Restaurant, Chairs and Booths, Phased	2027	to 15	3 to 10	325.00	12,675	25,350			22,012							27,628		·				
1.206	22	22 Ea	ach	Furnishings, Restaurant, Tables	2034	to 15	10	550.00	12,100	12,100										26,375						
1.207	7	7 Ea	ach	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 Ea	ach	Rest Room, Cart Barn	2029	20 to 25	5	4,500.00	4,500	4,500																11,919
1.209	2	2 Ea	ach	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 Al	lowance	Sales Counter and Cabinetry, Pro Shop	2050	to 30	26	45,000.00	45,000	45,000	0.7%											104,670				
1.211	5	5 Ea	ach	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 Ea	ach	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 Ea		Dishwasher, Semi-Automatic, Ecolab	2040	to 20	16	7,500.00	7,500	7,500			10,701					12,000					11,007			
1.302	1	1 Ea		Exhaust Hood with Integrated Fire Suppression	2034	to 20	10	30,000.00	30,000	30,000																79,457
1.303	1	1 Ea		Freezer, Freestanding with 2 Doors, True	2032	to 15	8	6,700.00	6,700	6,700									14,138							. 0, .0.
1.304	1			Freezer, Undercounter with 2 Drawers, Dukers	2032	to 15	8	2,600.00	2,600	2,600									5,486							
1.305	1	1 Ea		Fryer, Double, Avantco	2030	to 12	6	9,200.00	9,200	9,200				16,504					•							24,367
1.306	1	1 Ea		Fryer, Double, Royal	2030	to 12	6	9,200.00	9,200	9,200				16,504												24,367
1.307	1	1 Ea	ach	Ice Machine, Freestanding, Manitowoc	2032	to 15	8	4,500.00	4,500	4,500									9,496							
1.308	1	1 Ea	ach	Ice Machine, Undercounter	2031	to 15	7	3,200.00	3,200	3,200								6,537								
1.309	1	1 Ea	ach	Kegerator, 4 Taps, Avantco, Patio Bar	2030	10 to 15	6	3,100.00	3,100	3,100		5,212										7,211				
1.310	1	1 Ea	ach	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 Ea	ach	Range, 6 Burners with Griddle and 2 Underlying Ovens, Propane, Vulcan 60SS	2040	to 20	16	9,000.00	9,000	9,000		15,130														
1.312	2	2 Ea		Refrigerated Prep Tables, Avantco	2035	to 15	11	2,800.00	5,600	5,600												13,026				
1.313	1	1 Ea		Refrigerator, Freestanding with 2 Doors, Procool	2034	to 15	10	1,800.00	1,800	1,800											4,053					
1.314	1	1 Ea		Refrigerator, Undercounter with 2 Doors, Avantco (Large)	2030	10 to 15	6	4,500.00	4,500	4,500				8,073												11,919
1.315	1	1 Ea	ach	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 Ea	ach	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 Ea	ach	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 Ea	ach	Refrigerator, Undercounter with Top Access, Avantco	2030	10 to 15	6	2,800.00	2,800	2,800	0.1%			5,023												7,416

Years 2024 to 2039

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.

				Rockledge, Florida																							
Line Item	Total Quantity	Per Pha		Reserve Component Inventory	Estimated 1st Year of Event	f Y	e Analysis, ears Remaining	Unit (2024)	Costs, \$ Per Phase (2024)	Total (2024)	Percentag of Future Expenditur		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
1.319	-		2 Each	Walk In Coolers, Capital Repairs	2040	to 15	16	8,000.00	16,000	16,000																	
1.320		1	1 Each	Walk In Cooler, Existing, Replacement (2025 is Planned)	2025	to 45	1	60,000.00	60,000	60,000			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			56,815														
			. 200	Train a cool, i opcod metallater (2020 o riamos)	2020	.0 .0	·	00,000.00	00,000	00,000	•		00,010														
				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	4	16	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 Each	Ball Machine, Driving Range, Range Servant Ultima 8	2040	to 20	16	9,700.00	9,700	9,700																	
1.601		1	1 Each	Ball Washer, Easy Picker	2035	10 to 15	11	4,500.00	4,500	4,500													6,432				
1.602	1,05	,	50 Linear Feet	Bulkheads, Timber, Capital Repairs	2034	15 to 20	10	60.00	63,000	63,000												87,165					
1.603	1,05		50 Linear Feet	Bulkheads, Timber, Replacement	2049	to 30	25	375.00	393,750	393,750																	
1.604	72,00		·	Bunkers, Greenside, Rebuild, Near-Term (2025 is Planned)	2025	N/A	1	3.65	262,800	262,800			271,472														
1.605	36,00			Bunkers, Greenside, Rebuild, Subsequent	2045	to 20	21	3.65		131,400																	
1.606				Bunkers, Fairway, Rebuild, Phased	2030	to 20	6 to 21	3.65	73,000	292,000								88,700					104,334				
1.607	114,00	,	•	Concrete Cart Paths, Partial	2026		2 to 30+	12.00	68,400	1,368,000				72,989					85,854					100,986			
1.608	87,60		•	Greens, Rebuild (Incl. Practice Green)	2032	to 30	8	7.50	657,000	657,000										851,859							
1.609		6	6 Each	Irrigation System, Controllers	2037	to 15	13	10,000.00	60,000	60,000															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															190,640		
1.611	1,96	50 1,9	60 Heads	Irrigation System, Pipes, Heads and Valves, Replacement	2052	to 30	28		2,254,000	2,254,000											100.010						
1.612		1	1 Allowance	Irrigation System, Pump Station, Rebuild (Incl. Central Computer)	2033	to 15	9	102,000.00	102,000	102,000				00.004							136,616						
1.613			1 Each	Range Cart, Toro Workman HDC (Incl. ProSweep)	2026	to 15	2	34,600.00	34,600	34,600				36,921													
1.614			4 Each	Rest Room Buildings, Doors	2026	to 30	2	2,000.00	8,000	8,000				8,537						14 440						12.004	
1.615	1,60		00 Square Feet	Rest Room Buildings, Paint Finishes, Exterior	2026	4 to 6	2	5.50	8,800	8,800				9,390						11,410						13,864	
1.616			4 Each	Rest Room Buildings, Rest Rooms, Renovations	2026	to 25	2	4,500.00	18,000	18,000				19,208													
1.617			8 Squares	Rest Room Buildings, Roofs, Asphalt Shingles	2026	12 to 18		680.00	5,440	5,440				5,805				EEO 050									
1.618			00 Square Feet		2030	to 30	6	3.25		455,000							20 444	552,858									
1.619	1	18	18 Each	Yardage and Hole Markers, Stone	2029	25 to 35	5	1,800.00	32,400	32,400	0.2	70					38,111										

Years 2040 to 2054

Golf Course **RESERVE EXPENDITURES**

Viera East Community Development District

Part					Rockledge, Florida																				
Part								-																	
	₋ine tem (Reserve Component Inventory				_																30 205
					Treative desirable inventory										 				 						
Part	.319		2	2 Each	Walk In Coolers, Capital Repairs	2040	to 15	16	8,000.00	16,000	16,000	0.2%	26,898												
1	.320		1	1 Each	Walk In Cooler, Existing, Replacement (2025 is Planned)	2025	to 45	1	60,000.00	60,000	60,000	0.4%													
	.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																				
	.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			
	.401		1	1 Each	Air Handling Unit, Restaurant	2053	to 30	29	20,800.00	20,800	20,800	0.3%												53,330	
	.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				
	.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			
	.405		1	1 Each	Condensing Unit, Restaurant	2038	15 to 20	14	18,000.00	18,000	18,000	0.5%												46,151	
1 1 1 1 1 1 1 1 1 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									
Part	.408		1	1 Allowance	Life Safety System	2035	to 15	11	14,000.00	14,000	14,000	0.3%									32,564				
Part	.409		1	1 Allowance	Security System	2035	10 to 15	5 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					
1																									
1					Property Site Elements																				
Control Cont	.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									
1																									
1					Golf Course Elements																				
2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 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	5 11	4,500.00	4,500	4,500	0.1%									10,467				
1	.602	1	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	1,050	1,050 Linear Feet	Bulkheads, Timber, Replacement	2049	to 30	25	375.00	393,750	393,750	5.6%								886,602					
1 1 1 1 1 1 1 1 1 1	.604	72	2,000	72,000 Square Fee	t Bunkers, Greenside, Rebuild, Near-Term (2025 is Planned)	2025	N/A	1	3.65	262,800	262,800	1.7%													
14 14 15 15 15 15 15 15	.605	36	6,000	36,000 Square Fee	t Bunkers, Greenside, Rebuild, Subsequent	2045	to 20	21	3.65	131,400	131,400	1.6%					259,838								
8 8 8/80 8/80 8/80 8 8/80 8 8/80 8 8/80 8 8/80 8 8/80 8 8/80 8 8/80 8 8/80 8 8/	.606	80	0,000	20,000 Square Fee	t Bunkers, Fairway, Rebuild, Phased	2030	to 20	6 to 21	3.65	73,000	292,000	4.0%	122,724				144,354				169,797				
9 6 6 Each Irrigation System, Controllers 2037 to 15 13 1,000 0 60,000 1.5% 148,922 10 1 1 Allowance Irrigation System, Pipes, Heads and Valves, Inferim Repairs and Leak Remediation 2037 to 15 13 125,000 1	.607	114	4,000	5,700 Square Fee	t Concrete Cart Paths, Partial	2026	to 65	2 to 30+	12.00	68,400	1,368,000	4.3%		118,785				139,721				164,348			
10 1 1 Allowance Irrigation System, Pipes, Heads and Valves, Interim Repairs and Leak Remediation 2037 to 15 13 125,000.0 125,000 125,	.608	87	7,600	87,600 Square Fee	t Greens, Rebuild (Incl. Practice Green)	2032	to 30	8	7.50	657,000	657,000	5.4%													
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	.609		6	6 Each	Irrigation System, Controllers	2037	to 15	13	10,000.00	60,000	60,000	1.5%											148,922		
12 1 1 Allowance Irrigation System, Pump Station, Rebuild (Incl. Central Computer) 2033 to 15 9 102,000.00 102,000 102,000 102,000 102,000 2.3% 222,335 13 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 14 4 4 Each Rest Room Buildings, Doors 2026 to 20 20 4 to 6 2 5.50 8.800 8.800 0.5% 16,846 20,469 15 1,600 Square Feet Rest Room Buildings, Rest Rooms, Renovations 2026 to 25 2 4,500.00 18,000 18,000 0.4% 20,469 16 4 4 Each Rest Room Buildings, Rest Rooms, Renovations 2026 to 25 2 4,500.00 18,000 18,000 0.4% 18,000 0.4% 18,000 0.4% 18,000 0.4% 18,000 0.4% 18,000 0.4% 18,000 0.4% 18,000 0.4% 18,000 0.4% 18,000 0.4% 18,000 0.4% 18,000 0.4% 18,000 0.4% 18,000 0.4% 18,000 0.4% 18,000 0.4% 18,000 0.4% 10,000 Square Feet Tees, Rebuild (Incl. Driving Range) 2026 to 20 12 to 18 2 680.00 5,440 5,440 0.1% 10,414	.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	1.2%													
13 1 1 Each Range Cart, Toro Workman HDC (Incl. ProSweep) 2026 to 15 2 34,600.00 34,600 0.6% 60,087 14 4 Each Rest Room Buildings, Doors 2026 to 30 2 2,000.00 8,000 0.1% 15 1,600 Square Feet Rest Room Buildings, Paint Finishes, Exterior 2026 4 to 6 2 5.50 8,800 8,800 0.5% 16,846 20,469 16 4 Each Rest Room Buildings, Rest Rooms, Renovations 2026 to 25 2 4,500.00 18,000 18,000 0.4% 32,500 17 8 8 Squares Rest Room Buildings, Roofs, Asphalt Shingles 2026 12 to 18 2 680.00 5,440 5,440 0.1% 10,414	.611	1	1,960	1,960 Heads	Irrigation System, Pipes, Heads and Valves, Replacement	2052	to 30	28	1,150.00	2,254,000	2,254,000	35.2%											5,594,521		
4 4 Each Rest Room Buildings, Doors 2026 to 30 2 2,000.00 8,000 8,000 0.1% 15 1,600 1,600 Square Feet Rest Room Buildings, Paint Finishes, Exterior 2026 to 25 2 4,500.00 18,000 0.5% 16,846 20,469 16 4 Each Rest Room Buildings, Rest Rooms, Renovations 2026 to 25 2 4,500.00 18,000 18,000 0.4% 17 8 8 Squares Rest Room Buildings, Roofs, Asphalt Shingles 2026 12 to 18 2 680.00 5,440 5,440 0.1% 18 140,000 140,000 Square Feet Tees, Rebuild (Incl. Driving Range) 2030 to 30 6 3.25 455,000 455,000 3.5%	.612		1	1 Allowance	Irrigation System, Pump Station, Rebuild (Incl. Central Computer)	2033	to 15	9	102,000.00	102,000	102,000	2.3%							222,335						
15 1,600 1,600 Square Feet Rest Room Buildings, Paint Finishes, Exterior 2026 4 to 6 2 5.50 8,800 8,800 0.5% 16,846 20,469 16 4 4 Each Rest Room Buildings, Rest Rooms, Renovations 2026 to 25 2 4,500.00 18,000 18,000 0.4% 17 8 8 8 Squares Rest Room Buildings, Roofs, Asphalt Shingles 2026 12 to 18 2 680.00 5,440 5,440 0.1% 10,414 18 140,000 140,000 Square Feet Tees, Rebuild (Incl. Driving Range) 2030 to 30 6 3.25 455,000 455,000 3.5%	.613		1	1 Each	Range Cart, Toro Workman HDC (Incl. ProSweep)		to 15	2	34,600.00	34,600	34,600	0.6%		60,087											
43,250 4 4 Each Rest Room Buildings, Rest Rooms, Renovations 2026 to 25 2 4,500.00 18,000 18,000 0.4% 17 8 8 S Quares Rest Room Buildings, Roofs, Asphalt Shingles 2026 12 to 18 2 680.00 5,440 5,440 0.1% 18 140,000 140,000 Square Feet Tees, Rebuild (Incl. Driving Range) 2030 to 30 6 3.25 455,000 455,000 3.5%	.614		4	4 Each	Rest Room Buildings, Doors	2026	to 30	2	2,000.00	8,000	8,000	0.1%													
17 8 8 Squares Rest Room Buildings, Roofs, Asphalt Shingles 2026 12 to 18 2 680.00 5,440 5,440 0.1% 10,414 18 140,000 140,000 Square Feet Tees, Rebuild (Incl. Driving Range) 2030 to 30 6 3.25 455,000 455,000 3.5%	.615	1	1,600	1,600 Square Fee	Rest Room Buildings, Paint Finishes, Exterior	2026	4 to 6	2	5.50	8,800	8,800	0.5%				16,846					20,469				
17 8 8 Squares Rest Room Buildings, Roofs, Asphalt Shingles 2026 12 to 18 2 680.00 5,440 5,440 0.1% 10,414 18 140,000 140,000 Square Feet Tees, Rebuild (Incl. Driving Range) 2030 to 30 6 3.25 455,000 455,000 3.5%	.616		4	4 Each	Rest Room Buildings, Rest Rooms, Renovations	2026	to 25	2	4,500.00	18,000	18,000											43,250			
18 140,000 140,000 Square Feet Tees, Rebuild (Incl. Driving Range) 2030 to 30 6 3.25 455,000 455,000 3.5%	.617		8	8 Squares	Rest Room Buildings, Roofs, Asphalt Shingles	2026	12 to 18	2	680.00	5,440						10,414									
	.618	140	0,000	140,000 Square Fee	t Tees, Rebuild (Incl. Driving Range)	2030	to 30	6	3.25	455,000	455,000	3.5%													
	.619					2029		5	1,800.00	32,400	32,400														

Years 2024 to 2039

Golf Course RESERVE EXPENDITURES

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.

Viera East Community Development District Rockledge, Florida

			Rockledge, Florida																							
ne Total	l Per	Phase		Estimated 1st Year o		Life Analysis, Years	Unit	Costs, \$ Per Phase	Total	Percentage of Future	RUL = 0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
m Quantity		antity Units	Reserve Component Inventory	Event		Remaining	(2024)	(2024)	(2024)	Expenditures		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
			Maintenance Facility Elements																							
00 4,6	600	4,600 Each	Asphalt Pavement, Patch and Seal Coat	2026	3 to 5	2	2.00	6,164	6,164	4 0.2%			6,578									8,810				
01 4,6	600	4,600 Square Yards	Asphalt Pavement, Mill and Overlay	2030	15 to 20	6	19.00	58,558	58,558	3 1.3%							71,152									
02 4	450	450 Square Feet	Carport, Irrigation Pump Station	2035	to 25	11	28.00	12,600	12,600	0.1%												18,008				
03 6	600	600 Square Feet	Carport, Vehicle and Equipment Storage	2043	to 25	19	28.00	11,256	11,256	6 0.1%																
04 7,1	100	475 Square Feet	Concrete Flatwork, Partial (Incl. Wash Station)	2026	to 65+	2 to 30+	13.00	4,137	61,841	1 0.3%			4,415					5,193					6,108			
05 1,0	050	1,050 Square Feet	Fences, Chain Link (Incl. Gates)	2030	to 25	6	32.00	22,512	22,512	2 0.2 %							27,354									
06	1	1 Each	Fertilizer Building, Door, Overhead	2030	to 25	6	3,200.00	3,200	3,200	0.0%							3,888									
07	1	1 Each	Fertilizer Building, Door, Utility	2039	to 30	15	2,000.00	2,000	2,000	0.0%																3,255
)8	1	1 Each	Fertilizer Building, Exhaust Fan	2030	to 20	6	6,500.00	6,500	6,500	0.1%							7,898									
9 2,3	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									
0 1,8	850	1,850 Square Feet	Fertilizer Building, Roof and Siding, Metal	2039	to 45	15	14.00	25,900	25,900	0.3%																42,15
1	10	10 Each	Light Poles and Fixtures	2030	to 25	6	1,600.00	10,720	10,720	0.1%							13,026									
2	3	3 Each	Material Storage Bins	2035	to 40	11	4,500.00	13,500	13,500	0.1%												19,295				
4	2	2 Each	Tanks, Fuel Storage, 1,000-Gallon	2030	to 20	6	6,200.00	8,308	8,308	3 0.2%							10,095									
5	1	1 Each	Tanks, Oil Separation	2030	to 20	6	5,800.00	3,886	3,886	6 0.1%							4,722									
			Maintenance Building Elements																							
	1	1 Each	Air Handling and Condensing Units, Split System	2036	10 to 15	i 12	7,500.00	5,025	5,025	5 0.1%													7,419			
	8	8 Each	Doors, Overhead	2029	to 25	5	3,200.00	17,152	17,152	2 0.4%						20,175										
	1	1 Each	Ice Machine, Manitowoc	2029	to 15	5	4,500.00	3,015	3,015	5 0.1%						3,546										
1,4	400	1,400 Square Feet	Interior Renovation, Complete	2028	to 30	4	60.00	56,280	56,280	0.4%					64,085											
1,4	400	1,400 Square Feet	Interior Renovation, Partial, Subsequent	2038	8 to 12	14	8.00	7,504	7,504	4 0.2%															11,822	
23,9	900 2	23,900 Square Feet	Metal Frame, Roof and Siding, Paint Finishes and Repairs	2028	8 to 10	4	2.00	32,026	32,026	6 0.7%					36,467											
18,6	600 ′	18,600 Square Feet	Roof and Siding, Metal	2039	to 45	15	14.00	174,468	174,468	3 1.8%																283,9
2:	225	225 Square Feet	Windows and Doors	2039	to 40	15	110.00	16,583	16,583	3 0.2%																26,98
			Maintenance Equipment (Golf Course and Shared)																							
	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													
	1	1 Each	Loaders, Wheeled, Caterpillar (Shared)	2034	to 25	10	80,800.00	54,136	54,136	0.5%											74,901					
	1	1 Each	Implements, Aerators, Multi Silt MS-4	2027	to 15	3	4,200.00	4,200	4,200	0.1%				4,630												
	1	1 Each	Implements, Aerators, Toro Turf Aerator 686	2027	to 15	3	3,800.00	3,800	3,800	0.1%				4,189												
	1	1 Each	Implements, Aerators, Toro ProCore 648	2032	to 20	8	22,700.00	22,700	22,700	0.5%									29,433							
	1	1 Each	Implements, Chippers, Vermeer	2031	25 to 30	7	4,500.00	4,500	4,500									5,648								
	1	1 Allowance	Implements, Miscellaneous	2029	to 10	5	25,000.00		25,000	0.8%						29,406										40,68
	1	1 Each	Implements, Mowers and Rollers, Greens Roller (Incl. Trailer)	2032	8 to 12	8	14,000.00	14,000	14,000										18,152							
	1	1 Each	Implements, Mowers and Rollers, Toro Thatching Reel (Incl. Trailer)	2028	8 to 12		3,800.00	6,500	3,800						4,327								5,610			
	1	1 Each	Mowers, Self-Propelled, Billy Goat		8 to 10		4,100.00	4,100	4,100						4,669										6,459	
	1	1 Each	Mowers, Self-Propelled, Kubota Zero Turn (Shared, Incl. Miscellaneous Attachments)	2031	8 to 10		19,800.00	13,266	13,266									16,651								
	2	1 Allowance	Parts and Components, Miscellaneous, Phased			4 to 14	25,000.00	25,000	50,000						28,467										39,386	
	1	1 Each	Tractors, Kubota M6060D		20 to 25		17,300.00	17,300	17,300																	
	1	1 Each	Tractors, Kubota M660HD	2046	20 to 25		36,000.00	36,000	36,000																	
ô	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										

Golf Course **RESERVE EXPENDITURES**

Viera East Community Development District

nckladna	Florida	

				Rockledge, Florida																						
Line	Total F	Per Phase			Estimated 1st Year o		ife Analysis, _. 'ears	Unit	Costs, \$ Per Phase	Total	Percentage of Future	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Item	Quantity			Reserve Component Inventory	Event		Remaining		(2024)		Expenditures	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
				Maintenance Facility Elements																						
3.100	4,600	4,600 E	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 8	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 8	Square Feet	Carport, Irrigation Pump Station	2035	to 25	11	28.00	12,600	12,600	0.1%															
3.103	600	600 8	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 9	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 8	Square Feet	Fences, Chain Link (Incl. Gates)	2030	to 25	6	32.00	22,512	22,512	0.2%															
3.106	1	1 E	Each	Fertilizer Building, Door, Overhead	2030	to 25	6	3,200.00	3,200	3,200	0.0%															
3.107	1	1 E	Each	Fertilizer Building, Door, Utility	2039	to 30	15	2,000.00	2,000	2,000	0.0%															
3.108	1	1 E	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 5	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 9	Square Feet	Fertilizer Building, Roof and Siding, Metal	2039	to 45	15	14.00	25,900	25,900	0.3%															
3.111	10	10 E	Each	Light Poles and Fixtures	2030	to 25	6	1,600.00	10,720	10,720	0.1%															
3.112	3	3 E	Each	Material Storage Bins	2035	to 40	11	4,500.00	13,500	13,500	0.1%															
3.114	2	2 E	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 E	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 E	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		Each	Doors, Overhead	2029	to 25	5	3,200.00	17,152	17,152	0.4%															45,428
3.202	1		Each	Ice Machine, Manitowoc	2029	to 15	5	4,500.00	3,015	3,015						5,772										
3.203	1,400			Interior Renovation, Complete	2028	to 30	4	60.00	56,280	56,280																
3.204	1,400		•	Interior Renovation, Partial, Subsequent	2038	8 to 12	14	8.00	7,504	7,504										16,357						
3.205	23,900		•	Metal Frame, Roof and Siding, Paint Finishes and Repairs	2028	8 to 10	4	2.00	32,026	32,026										69,809						
3.206	18,600			Roof and Siding, Metal	2039	to 45	15	14.00	174,468	174,468																
3.207	225	225 8	Square Feet	Windows and Doors	2039	to 40	15	110.00	16,583	16,583	0.2%															
				Maintanana Farinanat (Oalf Oarna and Chand)																						
4.112	2	2 E	Each	Maintenance Equipment (Golf Course and Shared) Carts and Utility Vehicles, Toro Workman HDX	2026	to 15	2	28,800.00	E7 600	57,600	1.0%		100,029													
4.112	1		Each	Loaders, Wheeled, Caterpillar (Shared)	2020	to 25	10	80,800.00	54,136	54,136			100,029													
4.119	1		Each	Implements, Aerators, Multi Silt MS-4	2027	to 15	3	4,200.00	4,200	4,200				7,535												
4.120	1		Each	Implements, Aerators, Toro Turf Aerator 686	2027	to 15	3	3,800.00	3,800	3,800				6,817												
4.121	1		Each	Implements, Aerators, Toro ProCore 648	2032	to 20	8	22,700.00	22,700	22,700				0,017										56,342		
4.122	1		Each	Implements, Chippers, Vermeer		25 to 30		4,500.00	4,500	4,500														00,0 .2		
4.123	1		Allowance	Implements, Miscellaneous	2029	to 10	5	25,000.00	25,000	25,000											56,292					
4.124	1		Each	Implements, Mowers and Rollers, Greens Roller (Incl. Trailer)	2032	8 to 12		14,000.00	14,000	14,000						26,800					,					
4.125	1		Each	Implements, Mowers and Rollers, Toro Thatching Reel (Incl. Trailer)	2028	8 to 12	4	3,800.00	6,500	3,800						7,274								9,432		
4.127	1		Each	Mowers, Self-Propelled, Billy Goat	2028	8 to 10		4,100.00	4,100	4,100										8,937						
4.132	1		Each	Mowers, Self-Propelled, Kubota Zero Turn (Shared, Incl. Miscellaneous Attachments)	2031	8 to 10	7	19,800.00	13,266	13,266			23,038										31,875			
4.138	2			Parts and Components, Miscellaneous, Phased	2028	to 20	4 to 14	25,000.00	25,000	50,000										54,494						
4.142	1	1 E	Each	Tractors, Kubota M6060D	2040	20 to 25	16	17,300.00	17,300	17,300		29,084														
4.144	1	1 E	Each	Tractors, Kubota M660HD	2046	20 to 25		36,000.00	36,000	36,000								73,538								
4.146	1		Each	Vehicle and Implement Maintenance Equipment, Reel Grinder, Bernhard Express Dual 4100	2029	to 20	5	52,000.00	52,000	52,000											117,088					
				•																	•					

Years 2024 to 2039

Golf Course RESERVE EXPENDITURES

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.

Viera East Community Development District

Rockledge, Florida																							
Line Total Per Phase Item Quantity Quantity Units Reserve Component Inventory	Estimated 1st Year of Event	Ye	e Analysis, ears Remaining	Unit (2024)	Costs, \$ Per Phase (2024)	Total (2024)	Percentage of Future Expenditure	RUL = 0	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
4.147 1 1 Allowance Vehicle and Implement Maintenance Equipment, Remaining	2029	to 20	5	4,300.00	4,300	4,300	0 0.1 %	b					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 (\$15,873,748 over 30 years)						8,308,760	0	0	390,267	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

Years 2040 to 2054

Golf Course **RESERVE EXPENDITURES**

Viera East

Community Development Distriction Rockledge, Florida	ict																						
Line Total Per Phase Item Quantity Quantity Units Reserve Component Inventory	Estim 1st Ye Eve	ar of	Life A Years seful Rer		Unit (2024)	Costs, \$ Per Phase (2024)	Total (2024)	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
4.147 1 1 Allowance Vehicle and Implement Maintenance Equipment, Remaining	202	9 to	20	5	4,300.00	4,300	4,30	0 0.1 %										9,682					
1 Allowance Reserve Study Update with Site Visit	202	6 t	02	2	8,200.00	6,150	6,15	0.0%															
Anticipated Expenditures, By Year (\$15,873,748 over 30 years)							8,308,76	0	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	5,809,218	99,481	212,552

Reserve Advisors, LLC

RESERVE FUNDING PLAN

Golf Course

CASH FLOW ANALYSIS

Viera East

Community Development District		<u>l</u>	ndividual Re	serve Budget	s & Cash Flo	ws for the Nex	kt 30 Years										
Rockledge, Florida		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	904,294	1,055,383	1,446,706	1,741,246	2,017,289	1,634,329	1,983,683	1,453,969	1,806,538	1,806,962	2,092,158	2,480,357	2,750,006	3,154,331
Recommended Reserve Contributions		N/A	84,000	192,000	198,300	204,800	211,600	218,600	225,800	233,300	241,000	249,000	257,200	265,700	274,500	283,600	293,000
Additional Reserve Contributions		N/A	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
Total Recommended Reserve Contributions	(Note 2)	N/A	284,000	392,000	398,300	404,800	411,600	418,600	425,800	433,300	441,000	449,000	457,200	465,700	474,500	483,600	493,000
Estimated Interest Earned, During Year	(Note 3)	N/A	27,886	28,961	36,977	47,113	55,545	53,965	53,468	50,803	48,185	53,401	57,622	67,574	77,296	87,256	95,899
Anticipated Expenditures, By Year		N/A	(390,267)	(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>	\$904,294	\$1,055,383	<u>\$1,446,706</u>	<u>\$1,741,246</u>	\$2,017,289	\$1,634,329	\$1,983,683	\$1,453,969	<u>\$1,806,538</u>	\$1,806,962	\$2,092,158	\$2,480,357	\$2,750,006	\$3,154,331	\$3,334,823
Predicted Reserves based on 2025 funding level of:	\$284,000	982,675	904,294	945,763	1,217,783	1,382,843	1,518,620	984,081	1,170,001								

(continued)	Individual Re	serve Budgets	s & Cash Flov	vs for the Nex	t 30 Years, C	ontinued									
	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Reserves at Beginning of Year	3,334,823	3,409,082	3,650,870	4,224,598	4,871,870	5,066,290	5,343,334	5,835,527	6,569,737	6,893,413	6,608,977	6,672,718	7,178,468	2,154,171	2,789,550
Recommended Reserve Contributions	302,700	312,700	323,000	333,700	344,700	356,100	367,900	380,000	392,500	405,500	418,900	432,700	447,000	461,800	477,000
Additional Reserve Contributions	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
Total Recommended Reserve Contributions	502,700	512,700	523,000	533,700	544,700	556,100	567,900	580,000	592,500	605,500	618,900	632,700	647,000	661,800	677,000
Estimated Interest Earned, During Year	99,664	104,334	116,386	134,431	146,869	153,837	165,205	183,329	198,963	199,543	196,281	204,697	137,921	73,060	90,653
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)	(5,809,218)	(99,481)	(212,552)
Anticipated Reserves at Year End	<u>\$3,409,082</u>	<u>\$3,650,870</u>	\$4,224,598	<u>\$4,871,870</u>	<u>\$5,066,290</u>	<u>\$5,343,334</u>	<u>\$5,835,527</u>	\$6,569,737	<u>\$6,893,413</u>	\$6,608,977	<u>\$6,672,718</u>	<u>\$7,178,468</u>	<u>\$2,154,171</u>	<u>\$2,789,550</u>	<u>\$3,344,651</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).

Printed on 6/6/2025
Golf Course Funding Plan - Section 3

Golf Course FIVE-YEAR OUTLOOK

Viera East Community Development District Rockledge, Florida

Percentage 2 RUL = 03 Line 1 2028 2029 Item Reserve Component Inventory Ownership FY2024 2025 2026 2027 **Clubhouse Exterior Building Elements** 100% 14.821 1.100 Doors, Metal, Rest Rooms and Utility 1.101 Patio, Gemstone Coating, Interim Sealant Application (Incl. Restaurant and Rest Room Floors) 100% 31,799 1.105 Walls, Stucco, Paint Finishes and Capital Repairs (Incl. Starter's Station) 100% 21,164 Clubhouse Interior Building Elements 1.201 Ceilings, Acoustical Tiles and Grid (Incl. Light Fixtures) 100% 19,358 1.205 Furnishings, Restaurant, Chairs and Booths, Phased 100% 13,972 5,293 1.208 Rest Room, Cart Barn 100% Clubhouse Kitchen Equipment 1.300 Beverage Dispenser, Soda/Juice, 10 Valves 100% 6,616 3 294 1.315 Refrigerator, Undercounter with 2 Doors, Avantco (Small) 100% 1.320 Walk In Cooler, Existing, Replacement (2025 is Planned) 100% 61,980 1.321 Walk In Cooler, Proposed Installation (2025 is Planned) 100% 56,815 Clubhouse Building Services Elements 5,293 1.407 Ice Machine, Cart Barn, Manitowoc 100% 1.410 Water Heater, 75-MBH, Tankless 100% 4 940 Golf Course Flements 271,472 1.604 Bunkers, Greenside, Rebuild, Near-Term (2025 is Planned) 100% 1.607 Concrete Cart Paths, Partial 100% 72,989 1.613 Range Cart, Toro Workman HDC (Incl. ProSweep) 100% 36.921 1.614 Rest Room Buildings, Doors 100% 8,537 1.615 Rest Room Buildings, Paint Finishes, Exterior 100% 9,390 1.616 Rest Room Buildings, Rest Rooms, Renovations 100% 19,208 1.617 Rest Room Buildings, Roofs, Asphalt Shingles 100% 5,805 1.619 Yardage and Hole Markers, Stone 100% 38.111 **Maintenance Facility Elements** 3.100 Asphalt Pavement, Patch and Seal Coat 67% 6.578 3.104 Concrete Flatwork, Partial (Incl. Wash Station) 67% 4,415 **Maintenance Building Elements** 3.201 Doors, Overhead 67% 20,175 3,546 3.202 Ice Machine, Manitowoc 67% 67% 3.203 Interior Renovation, Complete 64,085 3.205 Metal Frame, Roof and Siding, Paint Finishes and Repairs 67% 36,467 Maintenance Equipment (Golf Course and Shared) 4.112 Carts and Utility Vehicles, Toro Workman HDX 61,464 100% 4.119 Implements, Aerators, Multi Silt MS-4 100% 4.630

Golf Course FIVE-YEAR OUTLOOK

Viera East Community Development District Rockledge, Florida

Line Item	Reserve Component Inventory	Percentage Ownership	RUL = 0 FY2024	1 2025	2 2026	3 2027	4 2028	5 2029
4.120	Implements, Aerators, Toro Turf Aerator 686	100%				4,189		
4.123	Implements, Miscellaneous	100%						29,406
4.125	Implements, Mowers and Rollers, Toro Thatching Reel (Incl. Trailer)	100%					4,327	
4.127	Mowers, Self-Propelled, Billy Goat	100%					4,669	
4.138	Parts and Components, Miscellaneous, Phased	100%					28,467	
4.146	Vehicle and Implement Maintenance Equipment, Reel Grinder, Bernhard Express Dual 4100	100%						61,165
4.147	Vehicle and Implement Maintenance Equipment, Remaining	100%						5,058
	Reserve Study Update with Site Visit	75%			6,150			
	Anticipated Expenditures, By Year (\$15,873,748 over 30 years)		0	390,267	269,872	43,954	157,372	191,103

General Fund

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.

				Rockledge, Florida																						
Line	Total	Per Pha	200		Estimate 1st Year		ife Analysis, 'ears	Unit	Costs, \$ Per Phase	Total	Percentage of Future RUL = 0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
		/ Quanti		Reserve Component Inventory	Event		Remaining		(2024)	(2024)	Expenditures FY2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
0.400		•		Clubhouse Elements	222			0.400.00	4 000	4.000				- 004					0.004					- 004		
2.100		2	2 Each	Computer Equipment, Workstations, Accounting	2027	to 5	3	2,400.00	4,800	4,800				5,291					6,224					7,321		
2.101		1	1 Allowance	Furnishings, Offices	2027	to 20	3	9,500.00	9,500	9,500	0.6%			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	2.6%													48,804		
2.201	4	10	40 Each	Drainage Control Structures, Inspections and Capital Repairs	2029	to 5	5	850.00	34,000	34,000	7.5%					39,993					47,042					55,333
2.203	11	10 1	110 Each	Outflow Pipes, Mitered End Sections, Capital Repairs	2029	to 5	5	275.00	30,250	30,250	6.7%					35,582					41,853					49,230
				Property Site Elements																						
2.300	13,40	00 13,4	100 Square Yard	s Asphalt Pavement, Patch and Seal Coat (Adjusted Scope When in Coordination with Paving)	2028	3 to 5	4	2.00	26,800	26,800	5.6%				26,076					35,895					42,222	
2.301	11,45	50 11,4	150 Square Yard	s Asphalt Pavement, Mill and Overlay, Clubhouse Parking Area (Incl. Access Drive)	2043	15 to 20	19	19.00	217,550	217,550	8.1%															
2.302	1,95	50 1,9	950 Square Yard	s Asphalt Pavement, Mill and Overlay, Woodside Park	2028	15 to 20	4	19.00	37,050	37,050	2.5%				42,188											
2.303	1,25	50 1.2	250 Square Feet	Bridges, Pedestrian, Recreation Lake, Paint Finishes and Capital Repairs	2028	6 to 8	4	18.00	22,500	22,500	3.2%				25,620								33,219			
2.304	1,25		•	Bridges, Pedestrian, Recreation Lake, Replacement	2036		12	78.00	97,500	97,500					.,.								143,949			
2.305		5	5 Each	Catch Basins, Landscape, Clubhouse Parking Area, Inspections and Capital Repairs	2028	15 to 20		1,200.00	6,000	6,000					6,832								1 10,0 10			
2.306	6,70		340 Linear Feet		2043	to 65	19 to 30+	48.00	64,320	321,600					0,002											
2.307	75			Concrete Curbs and Gutters, Woodside Park, Partial	2028		4 to 30+	48.00	14,400	36,000					16,397											
				·									17 671		10,551			20.700					24.440			
2.308	27,60			Concrete Sidewalks, Clubhouse and Woodside Park, Partial	2026	to 65	2 to 30+	12.00	16,560	331,200			17,671					20,786					24,449			
2.309	69,60			Concrete Sidewalks, Nature Trails, Partial	2026	to 65	2 to 30+	12.00	27,840	835,200			29,708					34,944	07.040				41,103			
2.310	1	12	12 Each	Light Poles and Fixtures, Clubhouse Parking Area	2032	to 25	8	2,400.00	28,800	28,800	0.7%								37,342							
				Woodside Park Elements																						
2.400	20			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	20	00 2	200 Square Feet	Bridges, Pedestrian, Playground and Dog Park, Replacement	2044	20 to 25	20	74.00	14,800	14,800	0.6%															
2.402		1	1 Allowance	Dog Park Features	2030	to 10	6	9,000.00	9,000	9,000	0.9%						10,936									
2.403	70	00 7	700 Linear Feet	Fences, Chain Link	2045	to 25	21	24.00	16,800	16,800	0.7%															
2.404	60	00 6	600 Linear Feet	Fences, Wood, Split Rail	2040	to 20	16	26.00	15,600	15,600	0.5%															
2.405		1	1 Each	Irrigation System, Pump	2042	to 20	18	16,000.00	16,000	16,000	0.6%															
2.406		1	1 Allowance	Irrigation System, Replacement	2052	to 30	28	24,900.00	24,900	24,900	1.2%															
2.407		1	1 Allowance	Playground Equipment	2040	15 to 20	16	30,000.00	30,000	30,000	1.0%															
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	1,00	0,0	000 Square Feet	Rest Room Building, Paint Finishes, Exterior	2026	4 to 6	2	5.50	5,500	5,500	0.9%		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	0.6%															
2.411		8	8 Squares	Rest Room Building, Roof, Asphalt Shingles	2026	12 to 18	2	780.00	6,240	6,240			6,659													
2.412	1,20	00 1.2	·	Shade Structures, Canvas, Interim Replacement	2028		4	12.00	14,400	14,400					16,397								21,260			
2.413	1,20		·	Shade Structures, Canvas and Frames, Total Replacement	2044	to 25	20	32.00	38,400	38,400					,								,			
2.414			1 Allowance		2032			27,000.00	27,000	27,000									35,008							
4.717		•	, , mowance	One i difficult	2002	10 10 13	J	21,000.00	21,000	21,000	, 1.1.70								55,000							
				Maintenance Facility Elements																						
3.100	4,60	00 46	SOO Square Vard	s Asphalt Pavement, Patch and Seal Coat	2026	3 to 5	2	2.00	3,036	3,036	0.4%		3,240									4,339				
3.101	4,60		·	s Asphalt Pavement, Haidi and Overlay		15 to 20		19.00	28,842	28,842			0,210				35,045					1,000				
3.103	4,60			Carport, Vehicle and Equipment Storage	2030	to 25	19	28.00	5,544	5,544							00,040									
													0 474					0.550					2 000			
3.104	7,10	JU 4	+ro Square Feet	Concrete Flatwork, Partial (Incl. Wash Station)	2026	10 65+	2 to 30+	13.00	2,038	30,459	0.4%		2,174					2,558					3,009			

General Fund

RESERVE EXPENDITURES

Viera East Community Development District Rockledge Florida

			Rockledge, Florida																						
Line	Total F	er Phase		Estimated 1st Year o		ife Analysis,_ 'ears	Unit F	Costs, \$ Per Phase		Percentage of Future	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
	uantity		Reserve Component Inventory	Event		Remaining	(2024)	(2024)		Expenditures	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
			Clubhouse Elements																						
2.100	2	2 Each	Computer Equipment, Workstations, Accounting	2027	to 5	3	2,400.00	4,800	4,800	1.0%			8,611					10,129					11,914		
2.101	1	1 Allowance	Furnishings, Offices	2027	to 20	3	9,500.00	9,500	9,500	0.6%			0,011					20,046					11,514		
2.101		1 Allowance	i urnsinigs, Onces	2021	10 20	3	3,300.00	3,300	3,300	0.070								20,040							
			Pond Elements																						
2.200	1	1 Each	Pond, Aerator, Woodside Park	2037	10 to 15	13	32,000.00	32,000	32,000	2.6%													79,425		
2.201	40	40 Each	Drainage Control Structures, Inspections and Capital Repairs	2029	to 5	5	850.00	34,000	34,000	7.5%					65,086					76,557			70,120		90,051
2.203	110	110 Each	Outflow Pipes, Mitered End Sections, Capital Repairs	2029	to 5	5	275.00	30,250	30,250	6.7%					57,907					68,114					80,119
2.200		246	Called Tripos, Interest End Costanty, Capital Topalio	2020		·	2.0.00	00,200	00,200	5.1. 7.0					0.,00.					00,					00,0
			Property Site Elements																						
2.300	13,400	13.400 Square Yar	ds Asphalt Pavement, Patch and Seal Coat (Adjusted Scope When in Coordination with Paving)	2028	3 to 5	4	2.00	26,800	26,800	5.6%				49,664					58,417					68,714	
2.301	11,450		ds Asphalt Pavement, Mill and Overlay, Clubhouse Parking Area (Incl. Access Drive)		15 to 20		19.00	217,550	217,550	8.1%				403,149											
2.302	1,950	·	ds Asphalt Pavement, Mill and Overlay, Woodside Park	2028	15 to 20		19.00	37,050	37,050	2.5%				,					80,760						
2.303	1,250		t Bridges, Pedestrian, Recreation Lake, Paint Finishes and Capital Repairs	2028	6 to 8	4	18.00	22,500	22,500	3.2%					43,071				·				55,846		
2.304	1,250		t Bridges, Pedestrian, Recreation Lake, Replacement	2036	20 to 25		78.00	97,500	97,500	2.9%					- /-										
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	0.4%									13,079						
2.306	6,700	1,340 Linear Feet		2043	to 65	19 to 30+	48.00	64,320	321,600	2.4%				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	1.0%									31,388						
2.308	27,600	1,380 Square Fee	t Concrete Sidewalks, Clubhouse and Woodside Park, Partial	2026		2 to 30+	12.00	16,560	331,200	3.3%		28,758					33,827					39,790			
2.309	69,600	2,320 Square Fee	t Concrete Sidewalks, Nature Trails, Partial	2026	to 65	2 to 30+	12.00	27,840	835,200	5.6%		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	0.7%															
			Woodside Park Elements																						
2.400	200	200 Square Fee	et 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 Fee	t Bridges, Pedestrian, Playground and Dog Park, Replacement	2044	20 to 25	20	74.00	14,800	14,800	0.6%					28,331										
2.402	1	1 Allowance	Dog Park Features	2030	to 10	6	9,000.00	9,000	9,000	0.9%	15,130										20,934				
2.403	700	700 Linear Feet	Fences, Chain Link	2045	to 25	21	24.00	16,800	16,800	0.7%						33,221									
2.404	600	600 Linear Feet	Fences, Wood, Split Rail	2040	to 20	16	26.00	15,600	15,600	0.5%	26,226														
2.405	1	1 Each	Irrigation System, Pump	2042	to 20	18	16,000.00	16,000	16,000	0.6%			28,703												
2.406	1	1 Allowance	Irrigation System, Replacement	2052	to 30	28	24,900.00	24,900	24,900	1.2%													61,803		
2.407	1	1 Allowance	Playground Equipment	2040	15 to 20	16	30,000.00	30,000	30,000	1.0%	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 Fee	t Rest Room Building, Paint Finishes, Exterior	2026	4 to 6	2	5.50	5,500	5,500	0.9%					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	0.6%					28,714										
2.411	8	8 Squares	Rest Room Building, Roof, Asphalt Shingles	2026	12 to 18	2	780.00	6,240	6,240	0.4%					11,945										
2.412	1,200	1,200 Square Fee	t Shade Structures, Canvas, Interim Replacement	2028	6 to 8	4	12.00	14,400	14,400	2.0%					27,566								35,741		
2.413	1,200	1,200 Square Fee	t Shade Structures, Canvas and Frames, Total Replacement	2044	to 25	20	32.00	38,400	38,400	1.5%					73,509										
2.414	1	1 Allowance	Site Furniture	2032	10 to 15	8	27,000.00	27,000	27,000	1.7%					51,686										
			Maintenance Facility Elements																						
3.100	4,600	4,600 Square Yar	ds Asphalt Pavement, Patch and Seal Coat	2026	3 to 5	2	2.00	3,036	3,036	0.4%	5,104					6,004									
3.101	4,600	4,600 Square Yar	ds Asphalt Pavement, Mill and Overlay	2030	15 to 20	6	19.00	28,842	28,842	2.0%											67,086				
3.103	600	600 Square Fee	t Carport, Vehicle and Equipment Storage	2043	to 25	19	28.00	5,544	5,544	0.2%				10,274											
3.104	7,100	475 Square Fee	t Concrete Flatwork, Partial (Incl. Wash Station)	2026	to 65+	2 to 30+	13.00	2,038	30,459	0.4%		3,539					4,163					4,896			

Years 2024 to 2039

General Fund 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.

				Rockiedge, Florida	Estimated	d Li	fe Analysis,		Costs, \$		Percentage															
Line		er Phase			1st Year o	of Y	ears	Unit	Per Phase	Total	of Future RUL = 0		2	3	4	5	6	7	8	9	10	11	12	13	14	15
Item	Quantity	Quantity 	Units	Reserve Component Inventory	Event	Useful	Remaining	(2024)	(2024)	(2024)	Expenditures FY2024	2025 	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
3.105	1,050	1,050 Squa	are Feet	Fences, Chain Link (Incl. Gate)	2030	to 25	6	32.00	11,088	11,088	0.3%						13,473									
3.111	10	10 Each	h	Light Poles and Fixtures	2030	to 25	6	1,600.00	5,280	5,280	0.1%						6,416									
3.113	200	200 Squa	are Feet	Storage Shed	2032	to 30	8	55.00	11,000	11,000	0.3%								14,262							
3.114	2	2 Each	h	Tanks, Fuel Storage, 1,000-Gallon	2030	to 20	6	6,200.00	4,092	4,092	2 0.3%						4,972									
3.115	1	1 Each	h	Tanks, Oil Separation	2030	to 20	6	5,800.00	1,914	1,914	0.1%						2,326									
				Maintenance Building Elements																						
3.200	1	1 Each	h	Air Handling and Condensing Units, Split System	2036	10 to 15	12	7,500.00	2,475	2,475	0.2%												3,654			
3.201	8	8 Each	h	Doors, Overhead	2029	to 25	5	3,200.00	8,448	8,448	0.6%					9,937										
3.202	1	1 Each	h	Ice Machine, Manitowoc	2029	to 15	5	4,500.00	1,485	1,485	0.1%					1,747										
3.203	1,400	1,400 Squa	are Feet	Interior Renovation, Complete	2028	to 30	4	60.00	27,720	27,720	0.6%				31,564											
3.204	1,400	1,400 Squa	are Feet	Interior Renovation, Partial, Subsequent	2038	8 to 12	14	8.00	3,696	3,696	0.3%														5,823	
3.205	23,900	23,900 Squa	are Feet	Metal Frame, Paint Finishes and Repairs	2028	8 to 10	4	2.00	15,774	15,774	1.1%				17,962											
3.206	18,600	18,600 Squa	are Feet	Roof and Siding, Metal	2039	to 45	15	14.00	85,932	85,932	2.8%															139,849
3.207	225	225 Squa	are Feet	Windows and Doors	2039	to 40	15	110.00	8,168	8,168	0.3%															13,292
				Maintenance Equipment (CDD and Shared)																						
4.101	1	1 Each	h	Carts and Utility Vehicles, Cub Cadet	2032	to 15	8	6,800.00	6,800	6,800	0.5%								8,817							
4.103	1	1 Each	h	Carts and Utility Vehicles, Cushman Hauler 800X EFI	2034	10 to 15	10	9,500.00	9,500	9,500	0.7%										13,144					
4.109	1	1 Each	h	Carts and Utility Vehicles, Kawasaki	2030	to 15	6	11,500.00	11,500	11,500	0.7%						13,973									
4.110	1	1 Each	h	Carts and Utility Vehicles, Kubota RTV 520	2030	to 15	6	12,500.00	12,500	12,500	0.8%						15,188									
4.114	1	1 Each	h	Excavator, Volvo EC 25	2030	20 to 25	6	18,700.00	18,700	18,700	0.5%						22,722									
4.115	1	1 Each	h	Light Trucks, Ford F-150	2031	10 to 15	7	45,000.00	45,000	45,000	4.9%							56,483								
4.116	1	1 Each	h	Light Trucks, Ford F-250	2036	10 to 15	12	75,000.00	75,000	75,000	5.8%												110,730			
4.117	2	2 Each	h	Loaders, Tracked, Caterpillar	2034	20 to 25	10	60,000.00	120,000	120,000	3.3%										166,029					
4.118	1	1 Each	h	Loaders, Wheeled, Caterpillar (Shared)	2034	to 25	10	80,800.00	26,664	26,664	0.7%										36,892					
4.126	1	1 Each	h	Implements, Mulcher	2029	to 10	5	28,000.00	6,500	28,000	2.8%					32,935										45,568
4.132	1	1 Each	h	Mowers, Self-Propelled, Kubota Zero Turn (Shared, Incl. Miscellaneous Attachments)	2031	8 to 10	7	19,800.00	6,534	6,534	0.7%							8,201								
4.140	1	1 Each	h	Tractors, Case 580 Super K	2027	to 35	3	19,500.00	19,500	19,500	0.4%			21,495												
4.141	1	1 Each	h	Tractors, Ford 5030	2027	to 35	3	6,000.00	6,000	6,000	0.1%			6,614												
4.143	1	1 Each	h	Tractors, Kubota M6060D	2040	20 to 25	16	17,300.00	17,300	17,300	0.6%															
4.145	3	3 Each	h	Trailers, Miscellaneous	2030	20 to 25	6	5,500.00	16,500	16,500	0.4%						20,049									
		1 Allov	wance	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 (\$4,984,026 over 30 years)						2,990,491	0	0	71,639	43 872	183 036	120,193	145 099	122 971	116 045	35,895	304,960	4,339	381,373	56 124	56 710	303,273
										≥,000, 7 01	V	v	1 1,000	10,012	100,000	120,100	1 10,000	122,011	110,040	55,050	001,000	1,000	001,010	00,127	00,710	000,210

General Fund

RESERVE EXPENDITURES

Viera East Community Development District Rockledge Florida

			Rockledge, Florida																						
Lina	T-4-1	Day Dhaaa		Estimated		fe Analysis,_	Ilmi4 I	Costs, \$		Percentage	46	47	40	40	20	24	22	22	24	25	26	27	20	20	20
Line Item		Per Phase Quantity Un	Reserve Component Inventory	1st Year o Event		ears Remaining	Unit I (2024)	Per Phase (2024)	Total (2024) I	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
0.405	4.050	4.050.0	5 . 5 . 0					44.000	44.000																
3.105	1,050		Feet Fences, Chain Link (Incl. Gate)	2030	to 25	6	32.00	11,088	11,088	0.3%															
3.111	10		Light Poles and Fixtures	2030	to 25	6	1,600.00	5,280	5,280	0.1%															
3.113	200		Feet Storage Shed	2032	to 30	8	55.00	11,000	11,000	0.3%											0.540				
3.114	4	2 Each	Tanks, Fuel Storage, 1,000-Gallon Tanks, Oil Separation	2030	to 20	6	6,200.00	4,092 1,914	4,092 1,914	0.3% 0.1%											9,518 4,452				
3.115	,	1 Each	тапкъ, Оп Зерагацоп	2030	to 20	6	5,800.00	1,914	1,914	0.176											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	0.2%												5,947			
3.201	8	8 Each	Doors, Overhead	2029	to 25	5	3,200.00	8,448	8,448	0.6%															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	0.6%															
3.204	1,400	1,400 Square	Feet Interior Renovation, Partial, Subsequent	2038	8 to 12	14	8.00	3,696	3,696	0.3%									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	1.1%									34,383						
3.206	18,600	18,600 Square	Feet Roof and Siding, Metal	2039	to 45	15	14.00	85,932	85,932	2.8%															
3.207	225	225 Square	Feet Windows and Doors	2039	to 40	15	110.00	8,168	8,168	0.3%															
			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	0.5%								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	0.7%							19,406								
4.109	1	1 Each	Carts and Utility Vehicles, Kawasaki	2030	to 15	6	11,500.00	11,500	11,500							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	0.8%						24,718									
4.114	1	1 Each	Excavator, Volvo EC 25		20 to 25	6	18,700.00	18,700	18,700	0.5%															
4.115	1	1 Each	Light Trucks, Ford F-150	2031	10 to 15		45,000.00	45,000	45,000	4.9%		78,148										108,124			
4.116	1	1 Each	Light Trucks, Ford F-250	2036	10 to 15		75,000.00	75,000	75,000	5.8%												180,206			
4.117	2	2 Each	Loaders, Tracked, Caterpillar	2034	20 to 25	10	60,000.00	120,000	120,000	3.3%															
4.118	1	1 Each	Loaders, Wheeled, Caterpillar (Shared)	2034	to 25	10	80,800.00	26,664	26,664	0.7%										00.04=					
4.126	1	1 Each	Implements, Mulcher	2029	to 10	5	28,000.00	6,500	28,000	2.8%		44.047								63,047		45 700			
4.132	1	1 Each	Mowers, Self-Propelled, Kubota Zero Turn (Shared, Incl. Miscellaneous Attachments)	2031	8 to 10	2	19,800.00	6,534	6,534	0.7%		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	0.4%															
4.141	1	1 Each	Tractors, Ford 5030	2027	to 35	3	6,000.00	6,000	6,000	0.1%	20.004														
4.143 4.145	3	1 Each 3 Each	Tractors, Kubota M6060D Trailers, Miscellaneous		20 to 25		17,300.00 5,500.00	17,300 16,500	17,300 16,500		29,084														
4.145	3	3 Each	rraniers, ivilscendrieuus	2030	20 to 25	Ü	5,500.00	10,500	10,500	U.47 ₀															
		1 Allowan	ce Reserve Study Update with Site Visit	2026	to 2	2	8,200.00	2,050	2,050	0.0%															
			Anticipated Expenditures, By Year (\$4,984,026 over 30 years)						2,990,491		125 978	170 140	37 314	582 280	401,186	86 684	114,265	44,524	226,084	207 718	114 783	421 555	244,729	68 714	192,545
			Antiopassu Expenditures, by real (44,304,020 0451 30 years)						∠,JJU, 4 J I		120,010	170,140	37,314	502,200	701,100	00,004	117,203	77,324	220,004	201,110	117,700	721,000	477,143	00,7 14	132,040

Reserve Advisors, LLC

RESERVE FUNDING PLAN

General Fund

CASH FLOW ANALYSIS

Viera East

Community Development District		<u> </u>	ndividual Res	serve Budgets	& Cash Flow	s for the Next	<u>t 30 Years</u>										
Rockledge, Florida		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	693,456	748,121	834,437	784,020	797,803	788,751	804,018	828,905	938,124	779,853	924,400	693,031	787,384	886,613
Recommended Reserve Contributions		N/A	31,777	55,000	56,800	58,700	60,600	62,600	64,700	66,800	69,000	71,300	73,700	76,100	78,600	81,200	83,900
Additional Reserve Contributions		N/A	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Total Recommended Reserve Contributions	(Note 2)	N/A	81,777	105,000	106,800	108,700	110,600	112,600	114,700	116,800	119,000	121,300	123,700	126,100	128,600	131,200	133,900
Estimated Interest Earned, During Year	(Note 3)	N/A	19,007	21,304	23,388	23,918	23,377	23,447	23,538	24,132	26,114	25,389	25,186	23,903	21,878	24,739	24,058
Anticipated Expenditures, By Year	_	N/A	0	(71,639)	(43,872)	(183,036)	(120,193)	(145,099)	(122,971)	(116,045)	(35,895)	(304,960)	(4,339)	(381,373)	(56,124)	(56,710)	(303,273)
Anticipated Reserves at Year End		<u>\$592,672</u>	<u>\$693,456</u>	<u>\$748,121</u>	<u>\$834,437</u>	<u>\$784,020</u>	<u>\$797,803</u>	<u>\$788,751</u>	<u>\$804,018</u>	<u>\$828,905</u>	<u>\$938,124</u>	<u>\$779,853</u>	<u>\$924,400</u>	<u>\$693,031</u>	<u>\$787,384</u>	<u>\$886,613</u>	<u>\$741,299</u>
Predicted Reserves based on 2025 funding level of:	\$81,777	592,672	693,456	724,550	784,760	705,526	687,699	644,058	621,568								

(continued)	Individual Re	serve Budgets	& Cash Flow	s for the Nex	t 30 Years, C	<u>ontinued</u>									
	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Reserves at Beginning of Year	741,299	774,420	766,655	896,521	480,288	238,626	312,284	363,608	490,812	441,202	412,500	481,122	244,491	184,399	305,425
Recommended Reserve Contributions	86,700	89,600	92,600	95,700	98,900	102,200	105,600	109,100	112,700	116,400	120,200	124,200	128,300	132,500	136,900
Additional Reserve Contributions	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Total Recommended Reserve Contributions	136,700	139,600	142,600	145,700	148,900	152,200	155,600	159,100	162,700	166,400	170,200	174,200	178,300	182,500	186,900
Estimated Interest Earned, During Year	22,400	22,775	24,579	20,347	10,624	8,142	9,989	12,627	13,774	12,616	13,206	10,723	6,338	7,239	9,078
Anticipated Expenditures, By Year	(125,978)	(170,140)	(37,314)	(582,280)	(401,186)	(86,684)	(114,265)	(44,524)	(226,084)	(207,718)	(114,783)	(421,555)	(244,729)	(68,714)	(192,545)
Anticipated Reserves at Year End	<u>\$774,420</u>	<u>\$766,655</u>	<u>\$896,521</u>	<u>\$480,288</u>	<u>\$238,626</u>	<u>\$312,284</u>	<u>\$363,608</u>	<u>\$490,812</u>	<u>\$441,202</u>	<u>\$412,500</u>	<u>\$481,122</u>	<u>\$244,491</u>	<u>\$184,399</u>	<u>\$305,425</u>	<u>\$308,858</u>
					(NOTE 5)							(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 Years (reserve balance at critical point).

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General Fund Funding Plan - Section 3

General Fund FIVE-YEAR OUTLOOK

Viera East Community Development District Rockledge, Florida

Line Item	Reserve Component Inventory	Percentage Ownership	RUL = 0 FY2024	1 2025	2 2026	3 2027	4 2028	5 2029
	Pond Elements							
2.201	Drainage Control Structures, Inspections and Capital Repairs	100%						39,993
2.203	Outflow Pipes, Mitered End Sections, Capital Repairs	100%						35,582
	Property Site Elements							
2.300	Asphalt Pavement, Patch and Seal Coat (Adjusted Scope When in Coordination with Paving)	100%					26,076	
2.302	Asphalt Pavement, Mill and Overlay, Woodside Park	100%					42,188	
2.303	Bridges, Pedestrian, Recreation Lake, Paint Finishes and Capital Repairs	100%					25,620	
2.305	Catch Basins, Landscape, Clubhouse Parking Area, Inspections and Capital Repairs	100%					6,832	
2.307	Concrete Curbs and Gutters, Woodside Park, Partial	100%					16,397	
2.308	Concrete Sidewalks, Clubhouse and Woodside Park, Partial	100%			17,671			
2.309	Concrete Sidewalks, Nature Trails, Partial	100%			29,708			
	Woodside Park Elements							
2.408	Rest Room Building, Doors	100%			4,268			
2.409	Rest Room Building, Paint Finishes, Exterior	100%			5,869			
2.411	Rest Room Building, Roof, Asphalt Shingles	100%			6,659			
2.412	Shade Structures, Canvas, Interim Replacement	100%					16,397	
	Maintenance Facility Elements							
3.100	Asphalt Pavement, Patch and Seal Coat	33%			3,240			
3.104	Concrete Flatwork, Partial (Incl. Wash Station)	33%			2,174			
	Maintenance Building Elements							
3.201	Doors, Overhead	33%						9,937
3.202	Ice Machine, Manitowoc	33%						1,747
3.203	Interior Renovation, Complete	33%					31,564	
3.205	Metal Frame, Paint Finishes and Repairs	33%					17,962	
	Maintenance Equipment (CDD and Shared)							
4.126	Implements, Mulcher	100%						32,935
4.140	Tractors, Case 580 Super K	100%				21,495		
4.141	Tractors, Ford 5030	100%				6,614		
	Reserve Study Update with Site Visit	25%			2,050			
	Anticipated Expenditures, By Year (\$4,984,026 over 30 years)		0	0	71,639	43,872	183,036	120,193



4.RESERVE COMPONENT DETAIL

Reserve Component Detail of this Reserve Study includes The enhanced solutions and procedures for select significant components. This section describes the Reserve Components, documents specific problems and condition assessments, and may include detailed solutions and procedures for necessary capital repairs and replacements for the benefit of current and future board members. We advise Management and the Board use this information to help define the scope and procedures for repair or replacement when soliciting bids or proposals from contractors. However, the Report in whole or part is not and should not be used as a design specification or design engineering service.

GOLF - Clubhouse Exterior Building Elements





Clubhouse exterior overview

Starter's Station overview

Doors, Metal

Line Item: 1.100

Quantity: Seven metal doors at the clubhouse rest rooms, cart barn, kitchen exit and

office

History: Likely original to construction with the benefit of paint finish applications and

repairs performed on an as-needed basis

Condition: Good to fair overall with no significant visible deterioration







Metal door at rest room

Metal doors at cart barn

Useful Life: Up to 35 years

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair any damage, base corrosion or alignment issues
 - Replace deteriorated hardware and loose weather stripping
 - o Periodic touch-up paint finish applications as needed

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Patio, Gemstone Coating

Line Items: 1.101 and 1.102

Quantity: Approximately 7,450 square feet of horizontal surface area at the patio, rest rooms and restaurant. These surfaces comprise concrete with a gemstone waterproof coating

History: Repaired and coated in 2020

Condition: Good overall with no visible deterioration

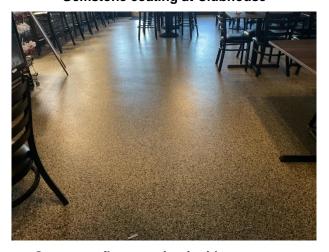




Gemstone coating at Clubhouse



Gemstone coating at portico



Gemstone floor coating inside restaurant



Gemstone floor coating inside restaurant

Useful Life: Replacement of the gemstone waterproof coating every 20- to 25-years with the benefit of interim sealant applications performed every four- to six-years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Railings, Aluminum

Line Item: 1.103

Quantity: Approximately 310 linear feet of aluminum railings at the Clubhouse patio

History: Original with the benefit of repairs and paint finish applications performed in

2020

Condition: Good overall with no significant visible deterioration evident







Aluminum railings at outdoor seating area

Aluminum railings



Aluminum railings

Useful Life: Up to 35 years

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect for damage, and excessive finish deterioration or corrosion
 - Test security of railings and inspect connection fasteners

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.



Roof Assemblies, Asphalt Shingles

Line Item: 1.104

Quantity: Approximately 205 squares¹ of asphalt shingles at the Clubhouse building and Starter's Station, approximately 7,300 square feet of aluminum soffit, approximately 780 linear feet of fascia boards and approximately 180 linear feet of aluminum gutters and downspouts.

History: Replaced in 2022. The District should conduct inspections of the roofs semiannually and fund these inspections through the operating budget.

Condition: Good overall with no visible deterioration evident from our visual inspection from the ground. Management does not report a history of leaks.



Aluminum gutters and downspouts



Roof at Starter's Station



Roof overview at portico



Roof overview

¹ We quantify the roof area in squares where one square is equal to 100 square feet of surface area.

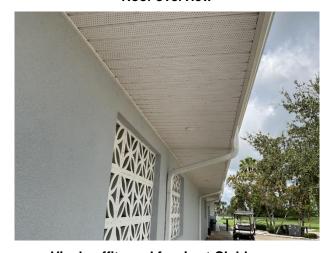






Roof overview





Vinyl soffits and fascia at Clubhouse



Vinyl soffits and fascia at the Starter's Station

Useful Life: 12- to 18-years

Component Detail Notes: The existing roof assembly comprises the following:

- Architectural shingles
- Boston style ridge caps
- Rubber seal with metal base boot flashing at waste pipes
- Soffit, gable and square hood box vents
- Metal drip edge
- Enclosed half weaved valleys

Insulation and ventilation are two major components of a sloped roof system. Together, proper insulation and ventilation help to control attic moisture and maintain an energy efficient building. Both insulation and ventilation prevent moisture buildup which can cause wood rot, mold and mildew growth, warp sheathing, deteriorate shingles, and eventually damage building interiors. Sufficient insulation helps to minimize the quantity of moisture that enters the attic spaces and adequate ventilation helps to remove any moisture that enters the attic spaces. These two roof system components also help to reduce the amount of energy that is required to heat and cool a building. Proper attic



insulation minimizes heat gain and heat loss between the residential living spaces and attic spaces. This reduces energy consumption year-round. Proper attic ventilation removes excessive heat from attic spaces that can radiate into residential living spaces and cause air conditioners to work harder. Properly installed attic insulation and ventilation work together to maximize the useful life of sloped roof systems.

The vents should be clear of debris and not blocked from above by attic insulation. If the soffit vents are blocked from above, installation of polystyrene vent spaces or baffles between the roof joists at these locations can ensure proper ventilation.

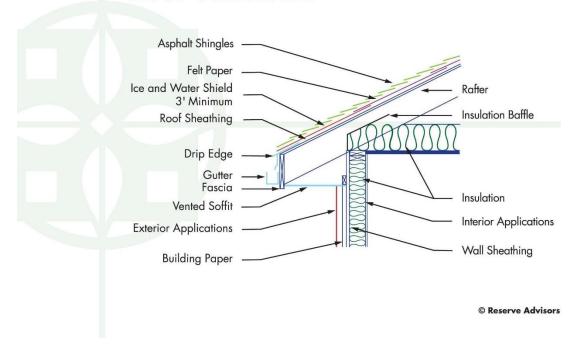
Certain characteristics of condition govern the times of replacement. Replacement of an asphalt shingle roof becomes necessary when there are multiple or recurring leaks and when the shingles begin to cup, curl and lift. These conditions are indications that the asphalt shingle roof is near the end of its useful life. Even if the shingles are largely watertight, the infiltration of water in one area can lead to permanent damage to the underlying roof sheathing. This type of deterioration requires replacement of saturated sections of sheathing and greatly increases the cost of roof replacement. Roof leaks may occur from interrelated roof system components, i.e., flashings. Therefore, the warranty period, if any, on the asphalt shingles, may exceed the useful life of the roof system.

Warranties are an indication of product quality and are not a product guarantee. Asphalt shingle product warranties vary from 20- to 50-years and beyond. However, the scope is usually limited to only the material cost of the shingles as caused by manufacturing defects. Warranties may cover defects such as thermal splitting, granule loss, cupping, and curling. Labor cost is rarely included in the remedy so if roof materials fail, the labor to tear off and install new shingles is extra. Other limitations of warranties are exclusions for "incidental and consequential" damages resulting from age, hurricanes, hail storms, ice dams, severe winds, tornadoes, earthquakes, etc. There are some warranties which offer no dollar limit for replacement at an additional cost (effectively an insurance policy) but again these warranties also have limits and may not cover all damages other than a product defect. We recommend a review of the manufacturers' warranties as part of the evaluation of competing proposals to replace a roof system. This evaluation should identify the current costs of remedy if the roof were to fail in the near future. A comparison of the costs of remedy to the total replacement cost will assist in judging the merits of the warranties.

The following cross-sectional schematic illustrates a typical asphalt shingle roof system although it may not reflect the actual configuration at Viera East:



ROOF SCHEMATIC



Contractors use one of two methods for replacement of sloped roofs, either an overlayment or a tear-off. Overlayment is the application of new shingles over an existing roof. However, there are many disadvantages to overlayment including hidden defects of the underlying roof system, absorption of more heat resulting in accelerated deterioration of the new and old shingles, and an uneven visual appearance. Therefore, we recommend only the tear-off method of replacement. The tear-off method of replacement includes removal of the existing shingles, flashings if required and underlayments.

The District should plan to coordinate the replacement of gutters and downspouts and soffit and fascia components with the adjacent roofs. This will result in the most economical unit price and minimize the possibility of damage to other roof components as compared to separate replacements.

Preventative Maintenance Notes: We recommend the District maintain a service and inspection contract with a qualified professional and record all documentation of repairs conducted. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Record any areas of water infiltration, flashing deterioration, damage or loose shingles
 - Implement repairs as needed if issues are reoccurring
 - Trim tree branches that are near or in contact with roof.
- As-needed:



 Ensure proper ventilation and verify vents are clear of debris and not blocked from attic insulation

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost includes replacement of the aluminum gutters and downspouts and partial replacement of up to fifty percent (50%) of the soffit and fascia components per event.

Walls, Stucco

Line Item: 1.105

Quantity: Approximately 9,600 square feet of the Clubhouse exterior and Starter's

Station

History: Painted and repaired in 2020

Condition: Good to fair overall with no visible deterioration evident.







Stucco wall finishes







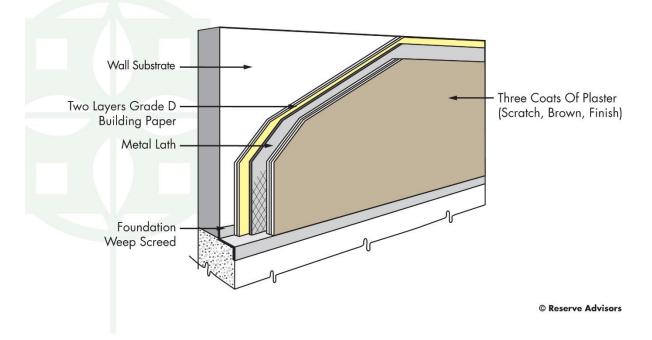
Stucco terminates above lower roof section

Stucco wall finishes at cart barn

Useful Life: We recommend inspections, repairs and paint finish applications every five-to seven-years.

Component Detail Notes: The following graphic details the typical components of a stucco wall system on frame construction although it may not reflect the actual configuration at Viera East:

STUCCO DETAIL



Correct and complete preparation of the surface before application of the paint finish maximizes the useful life of the paint finish and surface. The contractor should remove all loose, peeled or blistered paint before application of the new paint finish. The contractor should then power wash the surface to remove all dirt and biological growth.



Water-soluble cleaners that will not attack Portland cement are acceptable for removing stains.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost anticipates the following in coordination with each paint finish application:

- Complete inspection of the stucco
- Crack repairs as needed (Each paint product has the limited ability to cover and seal cracks but we recommend repair of all cracks which exceed the ability of the paint product to bridge.)
- Replacement of up to one percent (1%), of the stucco walls (The exact amount of area in need of replacement will be discretionary based on the actual future conditions and the desired appearance.)
- Replacement of up to thirty-three percent (33%) of the sealants in coordination with each paint finish application.

Windows and Doors

Line Item: 1.106

Quantity: Approximately 1,150 square feet at the Pro Shop and restaurant

History: Likely original to construction

Condition: Good to fair overall with no significant visible deterioration







Windows and doors at restaurant

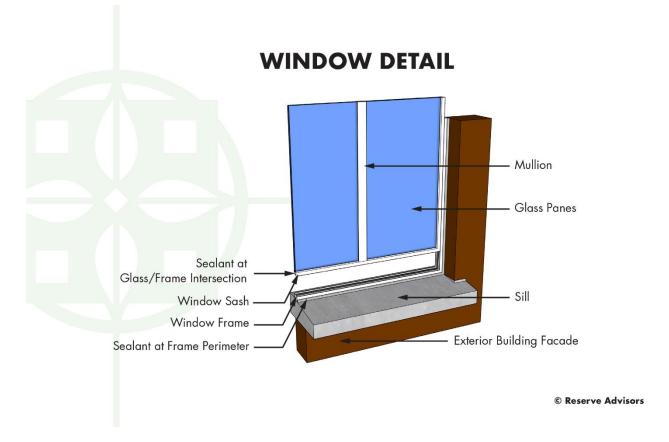
Useful Life: Up to 40 years

Component Detail Notes: Construction includes the following:



- Aluminum frames
- Dual pane glass
- Fixed windows
- Hinged doors

The following schematic depicts the typical components of a window system although it may not reflect the actual configuration at Viera East:



Properly designed window assemblies anticipate the penetration of some storm water beyond the gaskets. This infiltrated storm water collects in an internal drainage system and drains, or exits, the frames through weep holes. These weep holes can become clogged with dirt or if a sealant is applied, resulting in trapped storm water. However, as window frames, gaskets and sealants deteriorate, leaks into the interior can result. The windows will eventually need replacement or major capital repairs to prevent water infiltration and damage from wind driven rain.

The thermal efficiencies of the window assemblies are affected by their design and construction components. These components include glazings, thickness of air space between glazings, low-conductivity gas, tinted coatings, low-e coatings and thermal barriers. The District should thoroughly investigate these component options at the time of replacement. Some manufacturers may include these components as part of the standard product and other manufacturers may consider these components as options for an additional cost. Viera East should review the specifications provided by the



manufacturers to understand the thermal design and construction components of the proposed assemblies.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair loose weather stripping and/or lock damage
 - o Inspect for broken glass and damaged screens
 - o Record instances of water infiltration, trapped moisture or leaks
- As-needed:
 - Verify weep holes are unobstructed and not blocked with dirt or sealant, if applicable
 - Replace damaged or deteriorated sliding glass rollers, if applicable

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.



GOLF - Clubhouse Interior Building Elements





Pro Shop overview

Restaurant overview

Bar and Countertop

Line Item: 1.200

Quantity: Approximately 100 linear feet at the restaurant, outdoor patio and Starter's

Station

History: Replaced in 2020

Condition: Good overall







Bar surface







Counter top at food warmer

Countertops at starter station



Plastic covering at bar

Useful Life: 15- to 20-years

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the Reserve

Expenditures table in Section 3.

Ceilings, Acoustical Tiles and Grid

Line Item: 1.201

Quantity: Approximately 2,000 square feet at the kitchen, Pro Shop and offices

History: Likely original to construction

Condition: Good to fair overall with no significant deterioration evident. We did not

identify significant stains, damaged tiles or rust at the vents.







Acoustical ceiling at kitchen

Acoustical ceiling at pro shop



Acoustical ceiling tiles with grid and lighting

Useful Life: Up to 30 years

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the Reserve

Expenditures table in Section 3.

Floor and Wall Coverings, Ceramic Tile, Kitchen

Line Item: 1.202

Quantity: Approximately 780 square feet of tile at the kitchen and storage room

History: Likely original to construction

Condition: Fair overall with cracks and damaged tiles evident







Tile cracks

Tile damage



Tile floor coverings at dishwashing area

Useful Life: Up to 30 years although replacement of tile is often based on discretionary redecorating prior to the tile reaching the end of its useful life.

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. The District should fund regrouting of the tiles through the operating budget if necessary.

Floor Coverings, Carpet, Pro Shop and Offices

Line Item: 1.203

Quantity: Approximately 170 square yards at the Pro Shop and offices. (Contractor measurements will vary from the actual floor area due to standard roll lengths, patterns and installation waste.)

History: Replaced in 2020



Condition: Good overall with no significant deterioration evident.





Carpet floor coverings at office area

Carpet floor coverings at pro shop

Useful Life: 8- to 10-years

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the Reserve

Expenditures table in Section 3.

Furnishings, Pro Shop

Line Item: 1.204

Quantity: Approximately 10 display fixtures including freestanding clothing racks and

tables

History: Replaced in 2020

Condition: Good overall with no significant deterioration evident.





Display fixtures

Display fixtures





Display table

Useful Life: Up to 15 years

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the Reserve

Expenditures table in Section 3.

Furnishings, Restaurant

Line Items: 1.205 and 1.206

Quantity: Furnishings and components in the restaurant include but are not limited to the following elements:

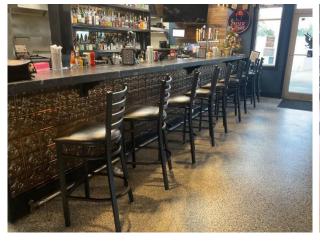
Chairs and booth seating (78)

• Tables (22)

History: Replaced in 2020

Condition: Good overall with no significant deterioration evident.







Barstools

Booth seating





Chairs

Chairs at high top tables





High top tables

Table at booth seating area





Tables

Useful Life: Up to 15 years

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the Reserve

Expenditures table in Section 3.

Light Fixtures, Pendants and Chandeliers

Line Item: 1.207

Quantity: Approximately seven chandeliers and pendant light fixtures at the restaurant

History: Replaced in 2020

Condition: Reported satisfactory overall with no significant deterioration evident.



Useful Life: 20- to 25-years

Chandelier at dining area Pendant lights at restaurant

Priority/Criticality: Per Management discretion



Expenditure Detail Notes: Expenditure timing and costs are depicted in the Reserve Expenditures table in Section 3.

Rest Room, Cart Barn

Line Item: 1.208

Quantity: The rest room components include:

- Tile floor and wall coverings
- · Paint finishes at the ceiling
- Light fixtures
- Plumbing fixtures

History: Likely original to construction with the benefit of paint finish applications and repairs performed on an as-needed basis.

Condition: Good to fair overall



Rest room at cart barn

Useful Life: Renovation every 20- to 25-years

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the Reserve

Expenditures table in Section 3.

Rest Rooms, Main

Line Item: 1.209

Quantity: The rest room components include:



- Gemstone floor coating (Depicted on Clubhouse Exterior Building Elements Line Items 1.102 and 1.103 and excluded from this project cost)
- Tile wall coverings
- Paint finishes at the walls and ceilings
- Louvered stall doors
- Light fixtures
- Plumbing fixtures
- Decorations and Paintings

History: Renovated in 2020

Condition: Good overall with no significant deterioration evident.



Countertop with sinks



Rest room fixtures



Paint finishes

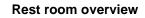


Rest room fixtures and finishes





Rest room overview







Stall doors

Tile wall coverings

Useful Life: To maintain the desired appearance of the Clubhouse, we depict renovation up to every 20 years

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Sales Counter and Cabinetry, Pro Shop

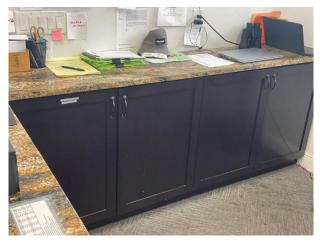
Line Item: 1.210

Quantity: Approximately 20 linear feet of cabinetry and countertop at the pro shop

History: Replaced in 2020

Condition: Good overall with no significant deterioration evident







Cabinetry at pro shop

Sales counter and cabinetry at pro shop

Useful Life: Up to 30 years although replacement of the countertop and cabinetry is often based on discretionary redecorating prior to the end of the useful life.

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

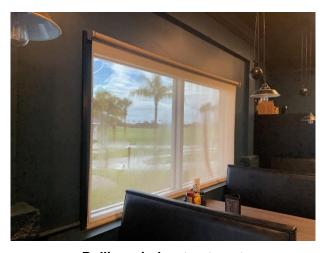
Window Treatments, Restaurant

Line Item: 1.211

Quantity: Five rolling window shades at the restaurant seating area

History: Replaced in 2020

Condition: Good overall condition with no significant deterioration evident



Rolling window treatment

Useful Life: 8- to 10-years



Priority/Criticality: Per Management discretion

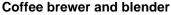
Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.



GOLF – Clubhouse Kitchen Equipment

The District maintains the kitchen equipment at the Hook and Eagle Tavern. Kitchen equipment includes but is not limited to refrigerators, freezers, griddles and ovens, fryers and dishwashing equipment. The kitchen also features an exhaust hood with integrated fire suppression equipment. A walk-in cooler is located in the loading dock area to provide bulk cold storage. The District has performed component replacement on an as-needed basis, will replace the existing cooler in FY2025 and plans to install an additional walk-in cooler in FY2025. The District also plans to remove the various outdoor refrigerators and freezers upon installation of the new walk-in cooler. Replacement of this equipment to be removed is excluded from our analysis. The age of the equipment varies depending on the replacement date, and history information was unavailable for some pieces of equipment. Specific discussion of the age, condition, useful life and estimated cost of each piece of equipment is beyond the scope of this study. For budgetary purposes, we have estimated the age and effective useful life of each piece of equipment to determine the likely date of replacement. Such estimations are depicted on Line Items 1.300 through 1.321 of the Reserve Expenditures table in Section 3. We recommend the District plan for as-needed replacement of inexpensive elements including the coffee brewer, blender, espresso machine, hot dog steamer and food warming light through the operating budget.







Dishwasher





Dishwashing equipment



Espresso machine and hot dog steamer



Existing walk-in freezer



Food warming light



Freezer



Freezer mechanical equipment





Fryers



Range and griddle with underlying ovens



Ice machine



Keg cooler at outdoor seating area



Microwave



Outdoor griddle

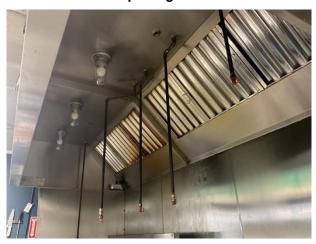




Prep refrigerator



Range hood control system



Range hood with integrated fire suppression system



Refrigerator at dining area



Tap system



Under-counter ice machine





Under-counter refrigerator



Under-counter refrigerator



Under-counter refrigerator



Under-counter refrigerator with glass doors



Under-counter refrigerator with glass doors



Under-counter refrigerator with top entry



GOLF - Clubhouse Building Services Elements

Air Handling Units

Line Items: 1.400 and 1.401

Quantity: One air handling unit which serves the Pro Shop and offices and one air handling unit which serves the restaurant and kitchen

History: The air handling unit at the Pro Shop and offices was replaced in 2021. The air handling unit at the restaurant was replaced in 2023. Both air handling units were replaced in coordination with the respective condensing unit.

Conditions: Reported satisfactory without operational deficiencies



Air handling unit at restaurant

Useful Life: Up to 30 years

Component Detail Notes: The District may choose to rebuild an air handling unit prior to complete replacement. However, this activity becomes less desirable as air handing units age due to the scarcity of parts. We regard interim replacement of belts, motors and filters as normal maintenance and base our estimates on complete replacements.

Preventative Maintenance Notes: The status of preventative maintenance was unavailable to us during our inspection. We recommend the District obtain and adhere to the manufacturer's recommended maintenance plan. We also recommend the District maintain a maintenance contract with a qualified professional. The required preventative maintenance may vary in frequency and scope based on the unit's age, operational condition, or changes in technology. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Semi-annually:
 - Lubricate motors and bearings
 - Change or clean air filters as needed
 - Inspect base pan, cabinet and clear obstructions as necessary



- Annually:
 - Clean drain pans, clean fan assembly, inspect fan drive system and controls
 - Inspect and clean accessible ductwork as needed
 - Check fan belt alignment and tension

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Computer Equipment, Point of Sale and Workstations

Line Items: 1.402 and 1.403

Quantity: The Golf Course Reserve fund maintains the computer equipment at the Pro Shop. This equipment includes but is not limited to Point of Sale systems and workstations. The exact model or utilization of each piece of equipment was not ascertained as part of this investigation. We note that accounting workstations are maintained through the General Reserve Fund and are excluded from these replacement costs.

History: Replaced in 2020

Condition: Reported in satisfactory condition







Computer equipment at pro shop





Workstation at office

Useful Life: Up to 10 years

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the Reserve

Expenditures table in Section 3.

Condensing Units

Line Items: 1.404 and 1.405

Quantity: One 7.5-Ton *Carrier* air-cooled condensing unit serves the Pro Shop and offices and one 15-Ton *International Comfort Products* air-cooled condensing unit serves the restaurant and kitchen.

History: The condensing unit at the Pro Shop and offices was replaced in 2021. The condensing unit at the restaurant and kitchen was replaced in 2023.

Condition: Reported satisfactory without operational deficiencies







Condensing unit at pro shop and offices

Condensing unit



Condensing unit at restaurant

Useful Life: 15- to 20-years

Preventative Maintenance Notes: The status of preventative maintenance was unavailable to us during our inspection. We recommend the District obtain and adhere to the manufacturer's recommended maintenance plan. We also recommend the District maintain a maintenance contract with a qualified professional. The required preventative maintenance may vary in frequency and scope based on the unit's age, operational condition, or changes in technology. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Semi-annually:
 - Inspect condenser base and piping insulation
 - Inspect for excessive vibrations or unusual noises
- Annually:
 - Clean coils and drain pans, clean fan assembly, check refrigerant charge, inspect fan drive system and controls
 - Clean debris from inside cabinet, inspect condenser compressor and associated tubing for damage

Priority/Criticality: Defer only upon opinion of independent professional or engineer



Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Defibrillator

Line Item: 1.406

Quantity: One defibrillator located in the office area

History: Likely replaced in 2020

Condition: Reported satisfactory

Useful Life: 10- to 15-years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the Reserve

Expenditures table in Section 3.

Ice Machine, Cart Barn

Line Item: 1.407

Quantity: One *Manitowoc* ice machine located in the cart barn

History: The age of the ice machine was unavailable at the time of our inspection

Condition: Reported in satisfactory condition



Ice machine at cart barn

Useful Life: Up to 15 years

Priority/Criticality: Per Management discretion



Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Life Safety System

Line Item: 1.408

Quantity: The life safety system at the Viera East Clubhouse includes the following components:

- Annunciator panels
- Control Panel (FireLite by Honeywell)
- Audio/visual fixtures
- Pull stations
- Detectors
- Exit signage
- Emergency lighting
- Wiring

History: The age of the components varies. The District has reportedly performed interim component replacements on an as-needed basis

Conditions: Reported satisfactory without operational deficiencies.







Audio/visual fixture







Exit signage

Control panel

Useful Life: Up to 15 years for the devices

Preventative Maintenance Notes: We recommend the District obtain and adhere to the manufacturer's recommended maintenance plan. In accordance with NFPA 72 (National Fire Alarm and Signaling Code) we also recommend the District maintain a maintenance contract with a qualified professional. The required preventative maintenance may vary in frequency and scope based on the age of the components, operational condition, or changes in technology. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Semi-annually:
 - Inspect and test all components and devices, including, but not limited to, annunciators, detectors, audio/visual fixtures, signal transmitters and magnetic door holders
 - Test backup batteries
- As-needed:
 - Ensure clear line of access to components such as pull stations
 - Ensure detectors are properly positioned and clean of debris

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Changes in technology or building codes may make a replacement desirable prior to the end of the functional life. Our estimate of future cost considers only that amount necessary to duplicate the same functionality. Local codes or ordinances at the actual time of replacement may require a betterment as compared to the existing system. A betterment could result in a higher, but at this time unknown, cost of replacement.

Security System

Line Item: 1.409



Quantity: Viera East utilizes the following security system components at the Clubhouse and maintenance facility:

- Cameras (Approximately 36)
- Recording devices (2)
- Monitors (2)

History: Upgraded in 2020

Condition: Reported satisfactory without operational deficiencies





Security system camera

Security system cameras at maintenance facility

Useful Life: 10- to 15-years

Preventative Maintenance Notes: We recommend the District obtain and adhere to the manufacturer's recommended maintenance plan. The required preventative maintenance may vary in frequency and scope based on the unit's age, operational condition, or changes in technology. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Monthly:
 - Check cameras for proper focus, fields of view are unobstructed and camera and lenses are clean and dust-free
 - Check recording equipment for proper operation
 - Verify monitors are free from distortion with correct brightness and contrast
- Annually:
 - Check exposed wiring and cables for wear, proper connections and signal transmission
 - Check power connections, and if applicable, functionality of battery power supply systems

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.



Water Heater

Line Item: 1.410

Quantity: One Rinnai gas-fired tankless water heater at the kitchen

History: The age of the heater was unavailable at the time of our inspection

Condition: Reported satisfactory without operational deficiencies



Water heater

Useful Life: Up to 10 years

Component Detail Notes: The tankless gas heater has an input capacity of 75-MBH (thousand British Thermal Units per hour) to generate hot water.

Preventative Maintenance Notes: The status of preventative maintenance was unavailable to us during our inspection. We recommend the District obtain and adhere to the manufacturer's recommended maintenance plan. We also recommend the District maintain a maintenance contract with a qualified professional. The required preventative maintenance may vary in frequency and scope based on the unit's age, operational condition, or changes in technology. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Weekly:
 - Inspect for leaking water around heater
 - Check temperature readings
 - o Verify vent is unobstructed
 - Conduct heater blowdown to minimize corrosion and remove suspended solids in system
 - Clean pilot and burner assemblies
- Monthly:
 - Check water and pressure levels
 - Check controls and switches for proper operating
 - Check and inspect condensate drain
 - Check all gaskets for tight sealing



- Annually:
 - o Conduct full inspection of heater and flues
 - o Clean and inspect tubes to reduce scaling
 - o Inspect any pressure relief valves
 - Inspect electrical terminals and controls

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.



GOLF - Property Site Elements

Furnishings, Outdoor Patio

Line Items: 1.500 and 1.501

Quantity: The District maintains the following outdoor furnishings at the Clubhouse patio

Composite chairs and barstools (46)

• Composite tables (9)

History: Replaced in 2020

Condition: Good overall





Barstools at outdoor seating area

Composite high-top table and chairs



Composite patio furniture at the Clubhouse

Useful Life: 10- to 15-years

Priority/Criticality: Per Management discretion

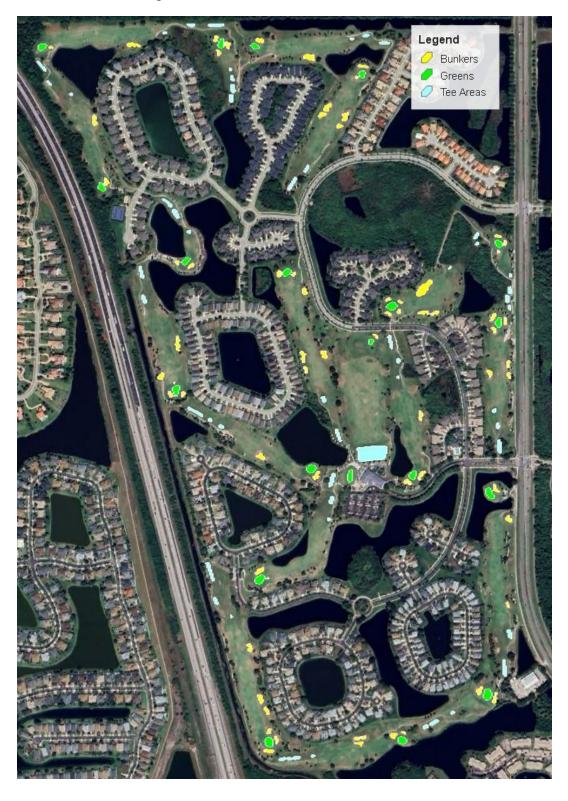


Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.



GOLF - Golf Course Elements

The following graphic depicts the approximate location of each bunker, green and tee area at the Viera East golf course:



Page 4.44 - Reserve Component Detail



Ball Machine, Driving Range

Line Item: 1.600

Quantity: One Range Servant Ultima 8 golf ball dispenser

History: Replaced in 2020

Condition: Reported in satisfactory condition

Useful Life: Up to 20 years

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost is based on information provided by the District.

Ball Washer

Line Item: 1.601

Quantity: One Easy Picker ball washing station

History: Reportedly replaced in 2020

Condition: Reported in satisfactory condition. We note finish deterioration



Ball washing station

Useful Life: 10- to 15-years

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the Reserve

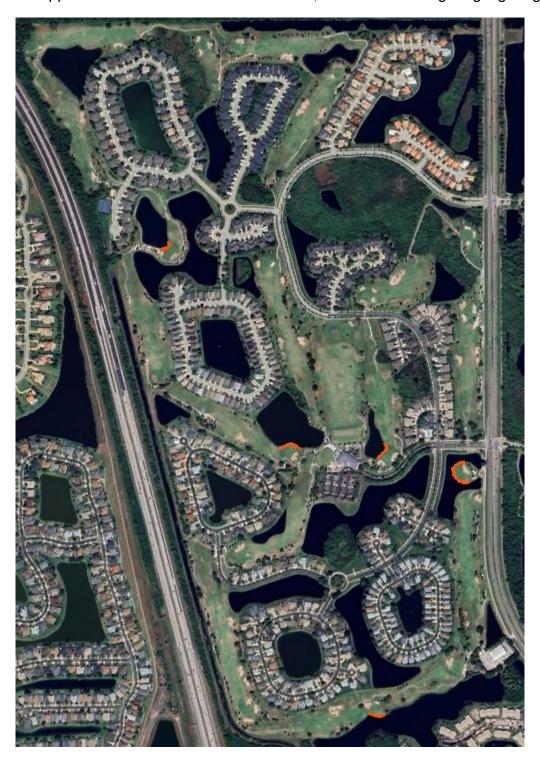
Expenditures table in Section 3.



Bulkheads, Timber

Line Items: 1.602 and 1.603

Quantity: Approximately 1,050 linear feet at the golf course ponds. The following graphic depicts the approximate location of each bulkhead, shown with orange highlighting:



Page 4.46 - Reserve Component Detail



History: Replaced between 2019 and 2020

Condition: Good to fair overall with minor erosion evident at the ends and backsides



Erosion at backside of Hole 7 bulkhead



Erosion at end of Hole 7 bulkhead



Erosion at end of Hole 7 bulkhead



Timber bulkhead near Clubhouse



Timber bulkhead near Clubhouse



Timber bulkhead overview

Useful Life: Inspections and capital repairs every 15- to 20-years and complete replacement up to every 30 years



Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost for capital repairs includes allowances for a complete inspection and partial replacement of up to ten percent (10%), or approximately 105 linear feet, of the timber bulkheads.

Bunkers

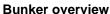
Line Items: 1.604, 1.605 and 1.606

Quantity: The course currently features approximately 68 bunkers with a total area of approximately 152,000 square feet. This quantity includes approximately 72,000 square feet at the greenside bunkers and approximately 80,000 square feet at the fairway bunkers. Upon completion of the upcoming rebuild project, the total greenside bunker area will be reduced to approximately 36,000 square feet and at least one greenside bunker will be eliminated.

History: The District is currently planning a greenside bunker rebuild project which will be completed through Reserves in Fiscal Year 2025. This project will involve a re-shaping of the greenside bunkers, a reduction in the total bunker area and replacement of the drainage systems. The District has historically handled rebuilding of the fairway bunkers on an as-needed basis.

Condition: Reported in satisfactory condition. We note standing water after heavy rainfall throughout the course.







Bunker with standing water after rain at Hole 1





Bunker overview

Useful Life: Rebuild up to every 20 years to maintain playability and the desired appearance of the course

Component Detail Notes: The most common issues with bunkers are contaminated sands due to runoff, erosion and inadequate drainage. Renovation typically includes:

- Proper sand selection
- Internal drainage or liners
- Proper edge material to ensure stable soil
- Relocation, size and shape modifications as needed

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost and scope for near-term and subsequent greenside bunker rebuild projects is based on information provided by the District. Due to the varied ages of the fairway bunkers and the historical practice of performing maintenance on an as-needed basis, we depict phased rebuilding of up to twenty-five percent (25%), or approximately 20,000 square feet, of the total fairway bunker surface area per event.

Concrete Cart Paths

Line Item: 1.607

Quantity: Approximately 114,000 square feet of concrete cart paths connect the various tees and greens throughout the course

Condition: Good to fair overall with cracks and previous partial replacement evident. We note tree root intrusion near the Hole 11 tee and undermining of soil at the Hole 18 tee.







Cart path near driving range

Concrete cracks



Previous partial replacement



Significant tree root intrusion near hole 11 tee area



Soil undermining cart path at graveled area

Useful Life: Up to 65 years although interim deterioration of areas is common

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:



- Annually:
 - o Inspect and repair major cracks, spalls and trip hazards
 - o Mark with orange safety paint prior to replacement or repair
 - Repair or perform concrete leveling in areas in immediate need of repair or possible safety hazard

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate that up to 34,200 square feet of concrete sidewalks, or thirty percent (30%) of the total, will require replacement during the next 30 years.

Greens

Line Item: 1.608

Quantity: 18 course greens and 2 practice greens comprise a total surface area of approximately 87,600 square feet.

History: Original with the benefit of interim rebuild projects performed on an as-needed basis. The District recently performed a no-till renovation which included replacement of the turf

Condition: Reported in satisfactory condition





Green at Hole 6

Green at Hole 18







Green overview at Hole 17

Practice green area near Clubhouse

Useful Life: Up to 30 years

Component Detail Notes: Renovation of greens typically includes:

Proper turf selection

Replacement of sand-based root zone, and gravel and drainage layers

Modifications to shape and contour as needed

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Irrigation System, Controllers

Line Item: 1.609

Quantity: Six major *Toro Hub Station* controllers. This quantity excludes the central computer, replacement of which is depicted in coordination with rebuilding of the Pump Station on Line Item 1.616.

History: Replaced in 2022

Condition: Reported satisfactory without operational deficiencies





Irrigation system controller near Hole 6

Useful Life: Up to 15 years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost is based on information provided by the District.

Irrigation System, Pipes, Heads and Valves

Line Items: 1.610 and 1.611

Quantity: Approximately 1,960 heads

History: Replaced in 2022

Condition: Satisfactory operational condition and Management and the Board does not

report any deficiencies



Irrigation system control valve



Irrigation system head near Clubhouse



Useful Life: Up to 30 years

Component Detail Notes: Irrigation systems typically include the following components:

- Electronic controls (timer)
- Impact rotors
- Network of supply pipes
- Pop-up heads
- Valves

Viera East should anticipate interim and partial replacements of the system network supply pipes and other components as normal maintenance to maximize the useful life of the irrigation system. The District should fund these ongoing seasonal repairs through the operating budget.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Semi-annually:
 - Conduct seasonal repairs which includes valve repairs, controller repairs, partial head replacements and pipe repairs

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost is based on information provided by the District.

Irrigation System, Pump Station

Line Item: 1.612

Quantity: One pump station located near the maintenance facility. The pump station comprises the following elements:

- Three 60-HP (Horsepower) General Electric pumps
- Pump controller and central computer

History: Replaced in 2018

Condition: Reported satisfactory without operational deficiencies







General electric irrigation system pumps

Irrigation system pump station



Pump control system

Useful Life: Up to 15 years

Preventative Maintenance Notes: The status of preventative maintenance was unavailable to us during our inspection. We recommend the District obtain and adhere to the manufacturer's recommended maintenance plan. We also recommend the District maintain a maintenance contract with a qualified professional. The required preventative maintenance may vary in frequency and scope based on the unit's age, operational condition, or changes in technology.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Rest Room Buildings

Line Items: 1.614, 1.615, 1.616 and 1.617

Quantities: The two rest room building exteriors comprise the following:



- Four louvered metal doors
- Approximately eight squares of asphalt shingle roofs
- Electrical systems (We recommend the District plan for replacement asneeded and fund those projects through the operating budget)
- Louvers (Approximately 50 square feet; We recommend the District plan for replacement as-needed and fund those projects through the operating budget)
- Paint finishes (Approximately 1,600 square feet)

The four rest rooms comprise the following:

- Approximately 90 square yards of tile floor coverings
- Paint finishes
- Plumbing fixtures
- Light fixtures

History: The age of the most recent renovation project was unavailable at the time of our inspection

Condition: Fair overall. We note rust at the rest room doors





Rest room building near Braywick Court

Rest room door with rust evident



Rest room overview



Useful Life: Up to 30 years for the doors, 12- to 18-years for the roofs, 4- to 6-years for exterior paint finishes and up to 25 years for renovation of the interiors.

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Tees

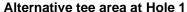
Line Item: 1.618

Quantity: 18 primary tee areas, 35 alternate tee areas and the practice range tee area which comprise a total surface area of approximately 140,000 square feet.

History: The age of the most recent tee renovation project was unavailable at the time of our inspection

Condition: Reported in satisfactory condition







Tee area at practice range







Tee area at Hole 1

Tee area at Hole 2



Tee area at Hole 18

Useful Life: Rebuild up to every 30 years

Component Detail Notes: Renovation of tees typically includes:

- Proper turf selection
- Re-grading or laser leveling
- Proper drainage
- Replacement of sub-surface layers
- · Relocation and size modifications as needed

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Yardage and Hole Markers, Stone

Line Item: 1.619



Quantity: 18 stone monuments depict the approximate yardage and layout at each

primary tee area

History: Likely original to construction

Condition: Good to fair overall with leaning markers and damage evident



Damage to Hole 7 yardage marker



Leaning marker at Hole 1



Yardage marker at Hole 2



Yardage marker at Hole 18

Useful Life: 25- to 35-years

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the District plan for interim resetting, repairs and detail paint finish applications and fund those projects through the operating budget.



GENERAL - Clubhouse Elements

Computer Equipment, Workstations, Accounting

Line Item: 2.100

Quantity: The General Fund maintains computer equipment at the offices for District accounting. The exact model or utilization of each piece of equipment was not ascertained as part of this investigation. We note that Pro Shop and golf course workstations are maintained through the Golf Reserve Fund and are excluded from this replacement costs.

History: Replaced in 2020

Condition: Reported in satisfactory condition

Useful Life: Up to 5 years

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the Reserve

Expenditures table in Section 3.

Furnishings

Line Item: 2.101

Quantity: The General Fund maintains the furnishings inside the clubhouse offices. Furnishings and components in the offices include but are not limited to the following elements:

- Desks
- Chairs
- Filing cabinets

History: The age of the furniture was unavailable at the time of our inspection

Condition: Good overall with no significant deterioration evident.

Useful Life: Varies significantly up to 20 years

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the Reserve

Expenditures table in Section 3.



GENERAL - Pond Elements

Pond, Aerator, Woodside Park

Line Item: 2.200

Quantity: One aerator at Woodside Park

History: Replaced in 2022

Condition: Reported satisfactory

Useful Life: 10- to 15-years

Component Detail Notes: The use of small pumps, motors and aerators circulates pond water and increases the amount of entrained oxygen in the water, increasing water quality and reducing algae growths.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost is based on information provided by the Association.

Drainage Control Structures

Line Item: 2.201

Quantity: Approximately 40 water level control structures throughout the district ponds

History: Largely original to development

Condition: Good overall



Pond control structure near Woodside park



Pond control structure



Useful Life: Indeterminate with the benefit of inspections and capital repairs performed up to every five years.

Component Detail Notes: The District should anticipate the occasional displacement or failure of a control structure and related storm water piping from erosion. Left unrepaired, the entire control structure will shift and need replacement.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost includes inspection of the concrete structures and repair or replacement of up to five control structures per event.

Outflow Pipes, Mitered End Sections

Line Item: 2.203

Quantity: Our investigation identified approximately 110 inlet/outlet pipes at the stormwater control structures. We note that some components lie below the surface of the water, making identification using satellite imagery difficult.

History: Largely original to development

Condition: Good to fair overall with cracks evident





Overflow outlet structure

Pond inlet structure

Useful Life: Indeterminate with the benefit of capital repairs performed up to every five years.

Component Detail Notes: The District should anticipate the occasional displacement or failure of storm water outlet piping from erosion. Left unrepaired, the entire pipe will shift and need replacement.

Priority/Criticality: Defer only upon opinion of independent professional or engineer



Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost for capital repairs includes an allowance for inspection of the concrete structures and replacement or repair of up to five displaced or failed mitered end sections.



GENERAL - Property Site Elements

Asphalt Pavement, Repaving

Line Items: 2.300, 2.301 and 2.302

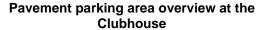
Quantity: Approximately 11,450 square yards at the Clubhouse parking area and access drive and approximately 1,950 square yards at Woodside Park.

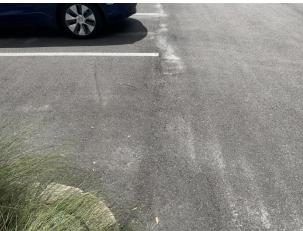
History:

- Repaving: The Clubhouse parking area and access drive were repaved in 2023. The pavement at Woodside Park is likely original to development
- Repairs: Repairs are historically performed on an as-needed basis. The
 District did not report performing pavement repairs at the Clubhouse
 parking area after repaving. The age of the most recent seal coat
 application at Woodside Park was unavailable at the time of our inspection

Condition: The Clubhouse parking area is in good overall condition with no significant deterioration evident. We note minor raveling, and soil undermining and vehicle fluid stains. The Woodside Park parking area is in fair overall condition with frequent cracks, settlement, tree root intrusion and previous repairs evident.







Pavement raveling

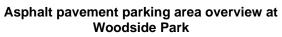




Soil undermining pavement at drainage area

Vehicle fluid stains







Evidence of historical seal coat application



Evidence of previous attempted repair



Evidence of tree root intrusion



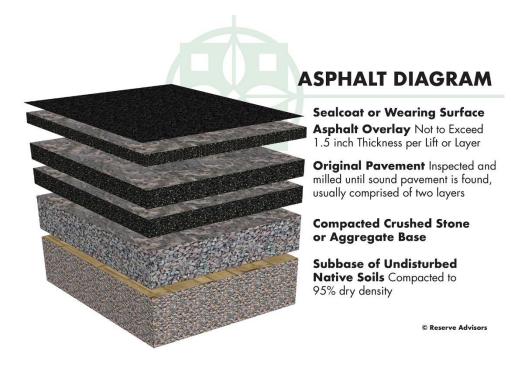


Pavement cracks and settlement

Useful Life: 15- to 20-years with the benefit of patch repairs and seal coat applications every three- to five-years

Component Detail Notes: Proposals for seal coat applications should include crack repairs and patching. The contractor should only apply seal coat applications after repairs are completed. A seal coat does not bridge or close cracks, therefore, unrepaired cracks render the seal coat applications useless.

The initial installation of asphalt uses at least two lifts, or two separate applications of asphalt, over the base course. The first lift is the binder course. The second lift is the wearing course. The wearing course comprises a finer aggregate for a smoother, more watertight finish. The following diagram depicts the typical components although it may not reflect the actual configuration at Viera East:



Page 4.66 - Reserve Component Detail



The manner of repaving is either a mill and overlay or total replacement. A mill and overlay is a method of repaving where cracked, worn and failed pavement is mechanically removed or milled until sound pavement is found. A new layer of asphalt is overlaid atop the remaining base course of pavement. Total replacement includes the removal of all existing asphalt down to the base course of aggregate and native soil followed by the application of two or more new lifts of asphalt. We recommend mill and overlayment on asphalt pavement that exhibits normal deterioration and wear. We recommend total replacement of asphalt pavement that exhibits severe deterioration, inadequate drainage, pavement that has been overlaid multiple times in the past or where the configuration makes overlayment not possible. Based on the apparent visual condition and configuration of the asphalt pavement, we recommend the mill and overlay method of repaving at Viera East.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect for settlement, large cracks and trip hazards, and ensure proper drainage
 - Repair areas which could cause vehicular damage such as potholes
- As needed:
 - o Perform crack repairs and patching

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost for repair includes an allowance for patching of up to two percent (2%) of the pavement. Our cost for milling and overlayment includes area patching of up to ten percent (10%).

Bridges, Pedestrian, Recreation Lake

Line Items: 2.303 and 2.304

Quantity: Two pedestrian bridges with a total horizontal surface area of approximately 1,250 square feet provide access to the island at the recreation lake near Suseda Park. The bridges comprise composite deck boards with wood railings and an underlying wood structure, and are supported by wood pilings.

History: Constructed in 2004. The age of interim repairs and paint finish applications was unavailable at the time of our inspection

Condition: Fair overall with evidence of previous partial decking replacement, thermal damage at decking, coating deterioration and wood rot evident.









Bridge structure overview



Bridge with wood structure and railings and composite deck boards



Evidence of previous partial replacement







Handrail coating deterioration







North bridge overview

Railing finish deterioration



Wood deterioration at stringer

Useful Life: Replacement every 20- to 25-years with the benefit of interim paint finishes and capital repairs performed every six- to eight-years

Component Detail Notes: Capital repairs may include:

- Paint or sealer applications to wood components
- Replacement of a limited quantity of decking
- Replacement of a limited quantity of the wood structure and railings
- Replacement of up to two pilings

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Catch Basins

Line Item: 2.305



Quantity: Five landscape catch basins² at the clubhouse parking area

History: Original to development

Condition: Fair overall with settlement evident



Landscape catch basin at clubhouse parking area

Useful Life: The useful life of catch basins is up to 65 years. However, achieving this useful life usually requires interim capital repairs or partial replacements every 15- to 20-years.

Component Detail Notes: Erosion causes settlement around the collar of catch basins. Left unrepaired, the entire catch basin will shift and need replacement.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair any settlement and collar cracks
 - Ensure proper drainage and inlets are free of debris
 - If property drainage is not adequate in heavy rainfall events, typically bi-annual cleaning of the catch basins is recommended

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Concrete Curbs and Gutters

Line Items: 2.306 and 2.307

² We utilize the terminology catch basin to refer to all storm water collection structures including curb inlets.



Quantity: Approximately 6,700 linear feet at the Clubhouse parking area and access drive and approximately 750 linear feet at Woodside Park

Condition: Fair overall with cracks, tree root intrusion and upheaval evident



Concrete crack with tree root upheaval at Woodside Park



Concrete curb and gutter at Woodside Park



Concrete curb upheaval at the Clubhouse parking area



Concrete deterioration at Woodside Park

Useful Life: Up to 65 years although interim deterioration of areas is common

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - o Inspect and repair major cracks, spalls and trip hazards
 - Mark with orange safety paint prior to replacement or repair
 - Repair or perform concrete leveling in areas in immediate need of repair or possible safety hazard

Priority/Criticality: Per Management discretion



Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate that up to 1,340 linear feet of curbs and gutters at the Clubhouse parking area and access drive, or twenty percent (20%) of the total, will require replacement during the next 30 years. Due to the small quantity, we estimate that up to 600 linear feet of curbs and gutters at Woodside Park, or eighty percent (80%) of the total, will require replacement during the next 30 years.

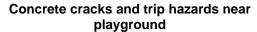
Concrete Sidewalks

Line Items: 2.308 and 2.309

Quantity: Concrete sidewalks at the Clubhouse and Woodside Park comprise approximately 27,600 square feet of surface area. In addition, the District maintains nature trails throughout the development that comprise approximately 69,600 square feet of surface area.

Condition: Fair overall with cracks, trip hazards and settlement throughout.







Concrete sidewalk with cracks and trip hazards at Clubhouse







Evidence of previous repair at Woodside Park

Sidewalk trip hazard





Concrete crack

Concrete overview at Viera nature trail





Concrete settlement

Concrete settlement





Concrete sidewalk overview on island



Concrete sidewalk with cracks and settlement near Fawn Ridge



Concrete walking trail near Manchester Drive



Concrete walking trail settlement



Walking trail overview

Useful Life: Up to 65 years although interim deterioration of areas is common



Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - o Inspect and repair major cracks, spalls and trip hazards
 - Mark with orange safety paint prior to replacement or repair
 - Repair or perform concrete leveling in areas in immediate need of repair or possible safety hazard

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate that up to 8,280 square feet of concrete sidewalks at the Clubhouse and Woodside Park, or thirty percent (30%) of the total, will require replacement during the next 30 years. Similarly, we estimate that up to 13,920 square feet of concrete sidewalks at the nature trails, or twenty percent (20%) of the total, will require replacement during the next 30 years.

Light Poles and Fixtures, Clubhouse Parking Area

Line Item: 2.310

Quantity: 12 fiberglass poles with 24 LED light fixtures at the Clubhouse parking area

History: Largely original with the benefit of interim paint finish applications, repairs and the addition of two poles since development.

Condition: Good to fair overall



Fiberglass light pole with paint finishes



Light pole with LED fixtures at the clubhouse parking area

Useful Life: Up to 25 years

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:



- As-needed:
 - Inspect and repair broken or dislodged fixtures, and leaning or damaged poles
 - o Replaced burned out bulbs as needed

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.



GENERAL - Woodside Park Elements

Bridges, Pedestrian, Playground and Dog Park

Line Items: 2.400 and 2.401

Quantity: Approximately 200 square feet at three bridges

History: Constructed in 2020

Condition: Good to fair overall with rust evident at fasteners





Bridge at playground area



Bridge structure



Rust at fasteners

Rust at visible screwheads at railings





Wood bridge at dog park

Useful Life: 20- to 25-years with the benefit of interim decking replacement and structure repairs performed every 10- to 15-years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost for interim repairs includes the following activities per event:

- Inspection of the structures
- Replacement of wood decking
- Replacement of a limited quantity of wood railings
- Replacement of a limited quantity of wood structure
- Replacement of up to two pilings

Dog Park Features

Line Item: 2.402

Quantity: The dog park features include the following components:

- Elevated dog house structures (3)
- Tunnels with timber end sections (4; Approximately 32 linear feet)
- Fire hydrants (4)
- Low bridges (2; Approximately 16 square feet of horizontal surface area)

History: Installed in 2020

Condition: Good to fair overall







Dog park features including tunnels, doghouse and fire hydrants

Dog park features



Tunnels underneath bridge

Useful Life: Up to 10 years

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the Reserve

Expenditures table in Section 3.

Fences, Chain Link

Line Item: 2.403

Quantity: Approximately 700 linear feet at the dog park

History: Installed in 2020

Condition: Good to fair overall with rust evident at fasteners. We note warped webbing





Chain link fence at dog park with warped webbing



Chain link fence



Rust at fence hardware



Warped webbing

Useful Life: Up to 25 years

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - o Inspect and repair loose sections, and damage
 - Repair leaning sections and clear vegetation from fence areas which could cause damage

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Fences, Wood, Split Rail

Line Item: 2.404



Quantity: Approximately 600 linear feet at the playground

History: Installed in 2020

Condition: Good to fair overall with isolated missing rails





Missing rails

Wood split rail fence at playground area



Wood split rail fence at playground

Useful Life: Up to 20 years

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - o Inspect and repair loose sections, and damage
 - Repair leaning sections and clear vegetation from fence areas which could cause damage

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. The District should anticipate periodic partial



replacements funded through the operating budget due to the non-uniform nature of wood deterioration.

Irrigation System, Pump

Line Item: 2.405

Quantity: One five horsepower pump

History: Installed in 2022

Condition: Reported satisfactory without operational deficiencies

Useful Life: Up to 20 years

Preventative Maintenance Notes: We The required preventative maintenance may vary in frequency and scope based on the unit's age, operational condition, or changes in technology.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost is based on information provided by the Association.

Irrigation System, Replacement

Line Item: 2.406

Quantity: 17 valves with 36 heads at Woodside Park

History: Installed in 2022

Condition: Reported satisfactory

Useful Life: Up to and sometimes beyond 30 years

Component Detail Notes: Irrigation systems typically include the following components:

- Electronic controls (timer)
- Impact rotors
- Network of supply pipes
- Pop-up heads
- Valves

Viera East should anticipate interim and partial replacements of the system network supply pipes and other components as normal maintenance to maximize the useful life of



the irrigation system. The Association should fund these ongoing seasonal repairs through the operating budget.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Semi-annually:
 - Conduct seasonal repairs which includes valve repairs, controller repairs, partial head replacements and pipe repairs
 - Blow out irrigation water lines and drain building exterior faucets each fall if applicable

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost is based on information provided by the Association.

Playground Equipment

Line Item: 2.407

Quantity: Playground equipment includes the following elements:

- Slides
- Climbing area
- Crawling tunnel with decorative façade
- Wood and stone steps at slides
- Safety surfaces with borders
- Swing set

History: Installed in 2020

Condition: Good overall







Slides



Ropes climbing area



Rubberized safety surface



Swing set with wood safety surface and plastic border



Tunnel with decorative façade

Useful Life: 15- to 20-years

Component Detail Notes: Safety is the major purpose for maintaining playground equipment. We recommend an annual inspection of the playground equipment to identify and repair as normal maintenance loose connections and fasteners or damaged



elements. We suggest the District learn more about the specific requirements of playground equipment at PlaygroundSafety.org. We recommend the use of a specialist for the design or replacement of the playground equipment environment.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair loose connections and fasteners or damaged elements
 - Inspect for safety hazards and adequate coverage of ground surface cover

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We include an allowance in the unit cost for replacement of the safety surfaces and borders.

Rest Room Building

Line Items: 2.408, 2.409, 2.410 and 2.411

Quantity: The rest room building exterior comprises the following:

- Two metal doors
- Approximately eight squares of asphalt shingle roofing
- Approximately 1,000 square feet of exterior paint finishes, including the patio ceiling
- Electrical system (We recommend the District plan for replacement asneeded and fund those projects through the operating budget)
- Security light fixtures (We recommend the District plan for replacement as-needed and fund those projects through the operating budget)

The two rest rooms comprise the following:

- Approximately 1,200 square feet of interior paint finishes at the floors, walls and ceilings
- Plumbing fixtures
- Light fixtures
- Wood patio ceiling (Approximately 380 square feet)

History: The age of the components was unavailable at the time of our inspection. It is likely that the rest rooms were renovated and the exterior was painted in 2020.

Condition: The rest rooms are in good to fair overall condition. The exterior paint finishes are in fair overall condition with stains evident. The roof assembly is in fair to poor overall condition with discoloration evident.

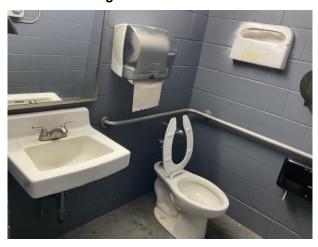




Asphalt shingle overview with discoloration at shingles and fascia board



Paint finishes at concrete façade



Rest room overview



Wood ceiling at patio

Useful Life: Up to 30 years for the doors, four- to six-years for exterior painting, up to 25 years for renovation of the rest rooms and 12- to 18-years for replacement of the roof

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost for renovation of the rest rooms includes replacement of the wood at the patio ceiling.

Shade Structures

Line Items: 2.412 and 2.413

Quantity: Nine shade structures provide a total coverage area of approximately 1,200 square feet at the dog park and playground

History: The structures were installed in 2020 and no interim work was reported by Management.



Condition: Good to fair overall with rust and stained canvas evident





Rust at frame





Shade structure at the dog park



Shade structure with stained canvas

Useful Life: Up to 25 years with interim replacement of the canvas every six- to eight-years

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Site Furniture

Line Item: 2.414

Quantity: The site furniture at Woodside Park includes the following:

- Composite benches (14)
- Composite picnic tables (4)
- Trash receptacles and dog waste stations (10)



• Composite Adirondack chairs (10)

History: Installed in 2020

Condition: Good overall





Adirondack chairs

Dog waste station



Picnic table at the dog park

Useful Life: 10- to 15-years

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the Reserve

Expenditures table in Section 3.



GOLF and GENERAL - Maintenance Facility Elements

The maintenance facility is located at the southeast corner of the golf course and provides storage and repair facilities for Golf Course and District equipment, vehicles and supplies. Most maintenance facility expenditures are shared between the Golf Course and General Reserve funds, as described in the *Cost Sharing* section of each glossary. The following depicts an aerial view of the maintenance facility and building:



Asphalt Pavement, Repaving

Line Items: 3.100 and 3.101

Cost Sharing: The cost of ownership is *internally shared* between the Golf Course and General Reserve funds. The Golf Course Reserve is responsible for 67% and the General Reserve is responsible for 33% of the total cost of repair or repaving.

Quantity: Approximately 4,600 square yards at the maintenance facility parking area

History: The history of repaving and repairs was unavailable at the time of our inspection

Condition: Fair overall with cracks and settlement evident





Asphalt pavement at maintenance facility

Pavement cracks





Pavement parking area overview

Standing water

Useful Life: 15- to 20-years with the benefit of patch repairs and seal coat applications every three- to five-years

Component Detail Notes: Proposals for seal coat applications should include crack repairs and patching. The contractor should only apply seal coat applications after repairs are completed. A seal coat does not bridge or close cracks, therefore, unrepaired cracks render the seal coat applications useless.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect for settlement, large cracks and trip hazards, and ensure proper drainage
 - Repair areas which could cause vehicular damage such as potholes
- · As needed:
 - Perform crack repairs and patching

Priority/Criticality: Defer only upon opinion of independent professional or engineer



Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost for repair includes an allowance for patching of up to two percent (2%) of the pavement. Our cost for milling and overlayment includes area patching of up to ten percent (10%).

Carport, Irrigation Pump Station

Line Item: 3.102

Cost Sharing: The cost of ownership of this element is the sole responsibility of the Golf Course Reserve fund and is not internally shared.

Quantity: One carport structure at the irrigation pump station provides a total coverage area of approximately 450 square feet

History: Installed in 2010

Condition: Good to fair overall



Carport at irrigation system pump station

Useful Lives: Up to 25 years with the benefit of paint finishes applied on an as-needed basis

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Carport, Vehicle and Equipment Storage

Line Item: 3.103



Cost Sharing: The cost of ownership is *internally shared* between the Golf Course and General Reserve funds. The Golf Course Reserve is responsible for 67% and the General Reserve is responsible for 33% of the total cost of repair or replacement.

Quantity: One carport structure at the vehicle and equipment storage yard provides a total coverage area of approximately 600 square feet

History: Installed in 2018

Condition: Good to fair overall



Carport at storage yard

Useful Lives: Up to 25 years with the benefit of paint finishes applied on an as-needed basis

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Concrete Flatwork

Line Item: 3.104

Cost Sharing: The cost of ownership is *internally shared* between the Golf Course and General Reserve funds. The Golf Course Reserve is responsible for 67% and the General Reserve is responsible for 33% of the total cost of repair or replacement.

Quantity: Approximately 7,100 square feet at the maintenance building floor, the equipment wash station and the irrigation pump station

Condition: Good to fair overall with cracks evident





Concrete cracks







Concrete flatwork near pump station

Concrete parking surface at maintenance building

Useful Life: Up to 65 years although interim deterioration of areas is common

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair major cracks, spalls and trip hazards
 - Mark with orange safety paint prior to replacement or repair
 - Repair or perform concrete leveling in areas in immediate need of repair or possible safety hazard

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate that up to 2,850 square feet of concrete flatwork, or forty percent (40.1%) of the total, will require replacement during the next 30 years.

Fences, Chain Link



Line Item: 3.105

Cost Sharing: The cost of ownership is *internally shared* between the Golf Course and General Reserve funds. The Golf Course Reserve is responsible for 67% and the General Reserve is responsible for 33% of the total cost of repair or replacement.

Quantity: Approximately 1,050 linear feet at the perimeter of the maintenance facility

History: The age of the fences was unavailable at the time of our inspection

Condition: Good to fair overall with finish deterioration and disconnected components evident.



Chain link perimeter fence at maintenance facility



Disconnected section



Rear gate at maintenance facility with finish deterioration



Rolling gate at maintenance facility

Useful Life: Up to 25 years

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair loose sections, and damage



 Repair leaning sections and clear vegetation from fence areas which could cause damage

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost includes an allowance for replacement of the rolling gate at the main entrance and the swinging gate at the rear entrance.

Fertilizer Building

Line Items: 3.106, 3.107, 3.108, 3.109 and 3.110

Cost Sharing: The cost of ownership of these fertilizer building elements is the sole responsibility of the Golf Course Reserve fund and is not internally shared.

Quantity: The fertilizer building comprises the following elements:

- One rolling overhead door
- One metal utility door with louvers
- One exhaust fan of unknown capacity
- Approximately 1,850 square feet of metal siding and roofing
- Approximately 520 square feet of exposed metal framing
- Security lighting (We recommend the District plan for replacement asneeded and fund those projects through the operating budget)
- Electrical systems (We recommend the District plan for replacement asneeded and fund those projects through the operating budget)

History: The age of the components was unavailable at the time of our inspection. The District did not report recent repairs or paint finish applications.

Conditions: The utility and overhead doors appear in good to fair overall condition with paint finish deterioration evident. The exhaust fan was in operation at the time of our inspection and Management did not report any deficiencies. The metal framing, siding and roofing is in fair overall condition with rust evident.







Utility door

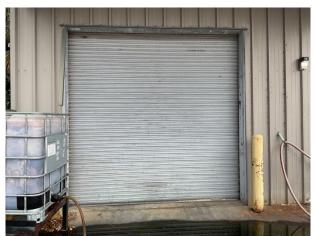






Fertilizer building

Fertilizer building overview





Rolling door

Rust

Useful Lives: The overhead door has a useful life of up to 25 years with proper maintenance, and the utility door has a useful life of up to 30 years. The exhaust fan has a useful life of up to 20 years although interim component replacement may be required. The metal roof and siding has a useful life of up to 45 years with the benefit of paint finish applications performed every 8- to 10-years



Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Light Poles and Fixtures

Line Item: 3.111

Cost Sharing: The cost of ownership is *internally shared* between the Golf Course and General Reserve funds. The Golf Course Reserve is responsible for 67% and the General Reserve is responsible for 33% of the total cost of repair or replacement.

Quantity: 10 concrete poles with LED light fixtures at the maintenance facility yard

History: The poles are likely original to construction. The age of the LED fixtures was unavailable at the time of our inspection

Condition: Good to fair overall



Light pole with LED fixture

Useful Life: Up to 25 years

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- As-needed:
 - Inspect and repair broken or dislodged fixtures, and leaning or damaged poles
 - o Replaced burned out bulbs as needed

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.



Material Storage Bins

Line Item: 3.112

Cost Sharing: The cost of ownership of this element is the sole responsibility of the Golf Course Reserve fund and is not internally shared.

Quantity: Three concrete storage bins at the maintenance yard for storage of golf course maintenance materials including sand, gravel and soil

History: Likely original to construction

Condition: Fair overall with concrete cracks and spalled concrete



Material storage bins

Useful Life: Up to 40 years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Storage Shed

Line Item: 3.113

Cost Sharing: The cost of ownership of this element is the sole responsibility of the General Reserve fund and is not internally shared

Quantity: One storage shed comprises a total area of approximately 200 square feet

History: The age of the shed was unavailable at the time of our inspection

Condition: Good to fair overall. We note organic growth at the metal siding





Storage shed

Useful Life: Up to 30 years with the benefit of timely repairs performed on an as-needed basis

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Tanks

Line Items: 3.114 and 3.115

Cost Sharing: The cost of ownership is *internally shared* between the Golf Course and General Reserve funds. The Golf Course Reserve is responsible for 67% and the General Reserve is responsible for 33% of the total cost of repair or replacement.

Quantity: Two 1,000-Gallon fuel storage tanks for gasoline and diesel and one oil separation tank of unknown capacity.

History: Likely original to construction

Condition: Reported in satisfactory condition





Gasoline, diesel fuel and oil separation storage tanks

Useful Life: Up to 20 years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.



GOLF and GENERAL - Maintenance Building Elements

The maintenance building is located within the maintenance facility and provides storage and repair facilities for Golf Course and District equipment, vehicles and supplies. Most maintenance building expenditures are shared between the Golf Course and General Reserve funds, as described in the *Cost Sharing* section of each glossary.



Maintenance building exterior overview

Air Handling and Condensing Units, Split System

Line Item: 3.200

Cost Sharing: The cost of ownership is *internally shared* between the Golf Course and General Reserve funds. The Golf Course Reserve is responsible for 67% and the General Reserve is responsible for 33% of the total cost of repair or replacement.

Quantity: One Trane split system at the maintenance building office area

History: Replaced in 2021

Condition: Reported satisfactory without operational deficiencies





Split system condensing unit at maintenance building

Useful Life: 10- to 15-years

Component Detail Notes: A split system air conditioner consists of an outside condensing unit, an interior evaporator coil, refrigerant lines and an interior air handling unit. The condensing unit has a cooling capacity of 2.5-tons. The split system uses R-410A refrigerant.

Preventative Maintenance Notes: The status of preventative maintenance was unavailable to us during our inspection. We recommend the Association obtain and adhere to the manufacturer's recommended maintenance plan. We also recommend the Association maintain a maintenance contract with a qualified professional. The required preventative maintenance may vary in frequency and scope based on the unit's age, operational condition, or changes in technology. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- · Semi-annually:
 - Lubricate motors and bearings
 - Change or clean air filters as needed
 - Inspect condenser base and piping insulation
 - o Inspect base pan, coil, cabinet and clear obstructions as necessary
- Annually:
 - Clean coils and drain pans, clean fan assembly, check refrigerant charge, inspect fan drive system and controls
 - Inspect and clean accessible ductwork as needed
 - Clean debris from inside cabinet, inspect condenser compressor and associated tubing for damage

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. The condensing unit may require replacement prior to replacement of the related interior forced air unit. For purposes of this Reserve Study, we assume coordination of replacement of the interior forced air unit, evaporator coil, refrigerant lines and exterior condensing unit.



Doors, Overhead

Line Item: 3.201

Cost Sharing: The cost of ownership is *internally shared* between the Golf Course and General Reserve funds. The Golf Course Reserve is responsible for 67% and the General Reserve is responsible for 33% of the total cost of repair or replacement.

Quantity: Eight metal overhead doors at the maintenance shop and fertilizer storage room at the main structure. This quantity does not include the door at the freestanding fertilizer building.

History: The entrance and exit doors are likely original to construction with the benefit of paint finish applications and repairs performed on an as-needed basis.

Condition: Good to fair overall with no significant visible deterioration





Rolling door at attached fertilizer storage room

Rolling door at maintenance shop

Useful Life: Up to 25 years

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair any damage, base corrosion or alignment issues
 - Replace deteriorated hardware and loose weather stripping
 - o Periodic touch-up paint finish applications as needed

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.



Ice Machine

Line Item: 3.202

Cost Sharing: The cost of ownership is *internally shared* between the Golf Course and General Reserve funds. The Golf Course Reserve is responsible for 67% and the General Reserve is responsible for 33% of the total cost of repair or replacement.

Quantity: One Manitowoc ice machine in the maintenance shop

History: The age of the ice machine was unavailable at the time of our inspection

Condition: Reported in satisfactory condition



Ice machine at maintenance building

Useful Life: Up to 15 years

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the Reserve

Expenditures table in Section 3.

Interior Renovations

Line Items: 3.203 and 3.204

Cost Sharing: The cost of ownership is *internally shared* between the Golf Course and General Reserve funds. The Golf Course Reserve is responsible for 67% and the General Reserve is responsible for 33% of the total cost of repair or replacement.

Quantity: The maintenance building interior components include:

- Approximately 600 square feet of vinyl tile floor coverings
- Approximately 1,300 square feet of ceramic tile floor and wall coverings
- Approximately 600 square feet of acoustical ceiling tiles and grid



- Plumbing fixtures
- Lockers
- Light fixtures
- Furnishings
- Break room cabinets, countertops, and appliances
- Paint finishes
- Interior doors
- Life safety system including control panel, emergency devices and light fixtures and exit signage

History: Original to construction with the benefit of paint finishes and repairs performed on an as-needed basis

Condition: Good to fair overall





Hallway overview

Rest room and lockers

Useful Life: Complete renovation up to every 30 years and partial renovation every 8-to 12-years

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. The complete renovation should include replacement of all components listed above and the partial renovations should include the following:

- Application of paint finishes
- Replacement of up to fifty percent (50%) of the appliances and furnishings
- Replacement of up to fifty percent (50%) of the life safety system equipment.

Metal Frame, Roof and Siding

Line Item: 3.205 and 3.206



Cost Sharing: The cost of ownership is *internally shared* between the Golf Course and General Reserve funds. The Golf Course Reserve is responsible for 67% and the General Reserve is responsible for 33% of the total cost of repair or replacement.

Quantity: Approximately 18,600 square feet of metal siding and roofing at the main maintenance building. The building also features an additional 5,300 square feet of exposed metal structural framing at the soffits and interior supports, and approximately 540 linear feet of commercial-style metal gutters and downspouts.

History: Original with the benefit of paint finishes performed on an as-needed basis. The age of the most recent paint finish application project was unavailable at the time of our inspection

Condition: Fair overall with rust and partial siding replacements evident. Management does not report significant roof leaks



Evidence of partial replacement



Metal siding at maintenance building



Steel frame at maintenance building interior



Structural steel frame with rust evident

Useful Life: Replacement of the roof and siding up to every 45 years with the benefit of interim paint finishes and repairs every 8- to 10 years. The useful life of the structural steel frame is indeterminate with proper maintenance.



Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost for replacement of the roof and siding includes an allowance for replacement of the adjacent gutters and downspouts.

Windows and Doors

Line Item: 3.207

Cost Sharing: The cost of ownership is *internally shared* between the Golf Course and General Reserve funds. The Golf Course Reserve is responsible for 67% and the General Reserve is responsible for 33% of the total cost of repair or replacement.

Quantity: Approximately 225 square feet at the maintenance offices and fertilizer room

History: Likely original to construction

Condition: Good overall with no visible deterioration. We note minor finish deterioration at the entrance door.



Windows and doors at maintenance office

Useful Life: Up to 40 years

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair loose weather stripping and/or lock damage
 - Inspect for broken glass and damaged screens
 - Record instances of water infiltration, trapped moisture or leaks
- As-needed:
 - Verify weep holes are unobstructed and not blocked with dirt or sealant, if applicable



 Replace damaged or deteriorated sliding glass rollers, if applicable

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.



GOLF and GENERAL - Maintenance Equipment

Viera East Community Development District maintains numerous pieces of maintenance equipment to maintain the ponds, wetlands, conservation areas and golf course. We identify 14 elements maintained by the Golf Course Reserve fund, 13 elements maintained by the General Reserve fund, and two elements internally shared between the two. For internally shared elements, the Golf Course Reserve is responsible for 67% and the General Reserve is responsible for 33% of the total cost of repair or replacement. Specific discussion of each piece of equipment is beyond the scope of this analysis. We have evaluated the conditions of the equipment with the District Manager and incorporated history information where available. Replacement costs, quantities and ages are estimated based on insurance information provided by the District. The actual times and costs of replacement may vary from the included estimations. However, we judge the amounts depicted on Line Items 4.100 through 4.147 sufficient to budget appropriate Reserves for the CDD and Golf Course maintenance equipment. Future updates to this Reserve Study will continue to monitor the rate of utilization, deterioration and replacement of each element and will adjust Reserve funding recommendation accordingly to continue to maintain adequate Reserves.





Toro workman

Utility vehicle







Volvo EC 25 excavator







Forks





Vermeer chipper



Caterpillar skid steer loaders



Self-propelled sprayer



Case 580K tractor







Kubota tractor



Kubota tractor



Kubota tractor



Maintenance vehicle

Caterpillar wheel loader



Reserve Study Update

An ongoing review by the Manager and an Update of this Reserve Study are necessary to ensure an equitable funding plan since a Reserve Study is a snapshot in time. Many variables change after the study is conducted that may result in significant overfunding or underfunding the reserve account. Variables that may affect the Reserve Funding Plan include, but are not limited to:

- Deferred or accelerated capital projects based on Management discretion
- Changes in the interest rates on reserve investments
- Changes in the *local* construction inflation rate
- Additions and deletions to the Reserve Component Inventory
- The presence or absence of maintenance programs
- Unusually mild or extreme weather conditions
- Technological advancements

Periodic updates incorporate these variable changes since the last Reserve Study or Update. The District can expense the fee for an Update with site visit from the reserve account. This fee is included in the Reserve Funding Plan. We base this budgetary amount on updating the same property components and quantities of this Reserve Study report. We recommend Management budget for an Update to this Reserve Study every three years. Budgeting for an Update demonstrates the District's objective to continue fulfilling its fiduciary responsibility to maintain the commonly owned property and to fund Reserves appropriately.



5.METHODOLOGY

Reserves for replacement are the amounts of money required for future expenditures to repair or replace Reserve Components that wear out before the entire facility or project wears out. Reserving funds for future repair or replacement of the Reserve Components is also one of the most reliable ways of protecting the value of the property's infrastructure and marketability.

Viera East can fund capital repairs and replacements in any combination of the following:

- 1. Increases in the operating budget during years when the shortages occur
- 2. Loans using borrowed capital for major replacement projects
- 3. Level monthly reserve assessments annually adjusted upward for inflation to increase reserves to fund the expected major future expenditures
- 4. Special assessments

We do not advocate special assessments or loans unless near term circumstances dictate otherwise. Although loans provide a gradual method of funding a replacement, the costs are higher than if the District were to accumulate reserves ahead of the actual replacement. Interest earnings on reserves also accumulate in this process of saving or reserving for future replacements, thereby defraying the amount of gradual reserve collections. We advocate the third method of *Level Monthly Reserve Assessments* with relatively minor annual adjustments. The method ensures that Owners pay their "fair share" of the weathering and aging of the commonly owned property each year. Level reserve assessments preserve the property and enhance the resale value of the homes.

This Reserve Study is in compliance with and exceeds the National standards¹ set forth by the Association of Professional Reserve Analysts (APRA) fulfilling the requirements of a "Level II Reserve Study Update." These standards require a Reserve Component to have a "predictable remaining Useful Life." Estimating Remaining Useful Lives and Reserve Expenditures beyond 30 years is often indeterminate. Long-Lived Property Elements are necessarily excluded from this analysis. We considered the following factors in our analysis:

- The Cash Flow Method to compute, project and illustrate the 30-year Reserve Funding Plan
- Local² costs of material, equipment and labor
- Current and future costs of replacement for the Reserve Components
- Costs of demolition as part of the cost of replacement
- Local economic conditions and a historical perspective to arrive at our estimate of long-term future inflation for construction costs in Rockledge, Florida at an annual inflation rate³. Isolated or regional markets of greater

¹ Identified in the APRA "Standards - Terms and Definitions" and the CAI "Terms and Definitions".

² See Credentials for additional information on our use of published sources of cost data.

³ Derived from Marshall & Swift, historical costs and the Bureau of Labor Statistics.



- construction (development) activity may experience slightly greater rates of inflation for both construction materials and labor.
- The past and current maintenance practices of Viera East and their effects on remaining useful lives
- Financial information provided by the District pertaining to the cash status of the reserve fund and budgeted reserve contribution
- The anticipated effects of appreciation of the reserves over time in accord with a return or yield on investment of your cash equivalent assets. (We did not consider the costs, if any, of Federal and State Taxes on income derived from interest and/or dividend income).
- The Funding Plan excludes necessary operating budget expenditures. It
 is our understanding that future operating budgets will provide for the
 ongoing normal maintenance of Reserve Components.

Updates to this Reserve Study will continue to monitor historical facts and trends concerning the external market conditions.



6.CREDENTIALS

HISTORY AND DEPTH OF SERVICE

Founded in 1991, Reserve Advisors is the leading provider of reserve studies, insurance appraisals, developer turnover transition studies, expert witness services, and other engineering consulting services. Clients include community associations, resort properties, hotels, clubs, non-profit organizations, apartment building owners, religious and educational institutions, and office/commercial building owners in 48 states, Canada and throughout the world.

The **architectural engineering consulting firm** was formed to take a leadership role in helping fiduciaries, boards, and property managers manage their property like a business with a long-range master plan known as a Reserve Study.

Reserve Advisors employs the **largest staff of Reserve Specialists** with bachelor's degrees in engineering dedicated to Reserve Study services. Our founders are also founders of Community Associations Institute's (CAI) Reserve Committee that developed national standards for reserve study providers. One of our founders is a Past President of the Association of Professional Reserve Analysts (APRA). Our vast experience with a variety of building types and ages, on-site examination and historical analyses are keys to determining accurate remaining useful life estimates of building components.

No Conflict of Interest - As consulting specialists, our **independent opinion** eliminates any real or perceived conflict of interest because we do not conduct or manage capital projects.

TOTAL STAFF INVOLVEMENT

Several staff members participate in each assignment. The responsible advisor involves the staff through a Team Review, exclusive to Reserve Advisors, and by utilizing the experience of other staff members, each of whom has served hundreds of clients. We conduct Team Reviews, an internal quality assurance review of each assignment, including: the inspection; building component costing; lifing; and technical report phases of the assignment. Due to our extensive experience with building components, we do not have a need to utilize subcontractors.

OUR GOAL

To help our clients fulfill their fiduciary responsibilities to maintain property in good condition.

VAST EXPERIENCE WITH A VARIETY OF BUILDINGS

Reserve Advisors has conducted reserve studies for a multitude of different communities and building types. We've analyzed thousands of buildings, from as small as a 3,500-square foot day care center to a 2,600,000-square foot 98-story highrise. We also routinely inspect buildings with various types of mechanical systems such as simple electric heat, to complex systems with air handlers, chillers, boilers, elevators, and life safety and security systems.

We're familiar with all types of building exteriors as well. Our well-versed staff regularly identifies optimal repair and replacement solutions for such building exterior surfaces such as adobe, brick, stone, concrete, stucco, EIFS, wood products, stained glass and aluminum siding, and window wall systems.

OLD TO NEW

Reserve Advisors' experience includes ornate and vintage buildings as well as modern structures. Our specialists are no strangers to older buildings. We're accustomed to addressing the unique challenges posed by buildings that date to the 1800's. We recognize and consider the methods of construction employed into our analysis. We recommend appropriate replacement programs that apply cost effective technologies while maintaining a building's character and appeal.



JARED W. KELLEY, E.I. Responsible Advisor

CURRENT CLIENT SERVICES

Jared Kelley, a Mechanical Engineer, is an Advisor for *Reserve Advisors*. Mr. Kelley is responsible for the inspection and analysis of the condition of clients' properties and recommending engineering solutions to prolong the lives of the components. He also forecasts capital expenditures for the repair and/or replacement of the property components and prepares technical reports on assignments. He is responsible for conducting Life Cycle Cost Analyses and Capital Replacement Forecast services and the preparation of Reserve Study Reports for condominiums, townhomes and homeowner associations.



The following is a partial list of clients served by Jared Kelley demonstrating his breadth of experiential knowledge of community associations in construction and related buildings systems.

- 7 Patton Avenue Located in the heart of downtown Asheville, this North Carolina high rise is home to 54 condominium residences and a luxury hotel. Originally constructed in 1965, the building underwent extensive re-development between 2016 and 2019. The Association is responsible for the plumbing, electrical, and life safety systems as well as the decorative building exterior. The property also features a detached 3-story garage for use by the residents and hotel quests
- Clarcona Resort This co-operative condominium Association in Apopka Florida is responsible for the common elements shared by 792 units. The community contains a recreation hall, a large pool and six comfort station buildings with rest rooms, showers and laundry facilities. The Association also maintains a wastewater treatment facility and provides domestic water service to the residents.
- University Downs This large Condominium Association in Tuscaloosa Alabama is responsible for the common elements shared by 272 units in 13 story buildings. The Association maintains an extensive clubhouse and three resort-style pools in conjunction with the neighboring apartment complex.
- **The Jackson Yacht Club** Located in Ridgeland, Mississippi, this historic Club provides members access to a multi-story clubhouse with a restaurant and bar, an event space and a large competition swimming pool. Founded in 1960 and rebuilt in 2001, the Club also maintains an extensive marina, boat ramps and a youth sailing center on the Ross R. Barnett Reservoir.
- **Avea Pointe –** This townhome development is located in Lutz, Florida. An expansive community consisting of 29 buildings, Avea Pointe maintains the building exteriors as well as a modern pool amenity area. The Association is also responsible for landscaping, irrigation and multiple ponds.
- **Deer Creek Village –** This large development is located in Orlando Florida and is responsible for the common elements shared by 553 single family homes. The Association maintains a clubhouse with a kitchen and multiple event spaces, a pool and pool house, tennis and basketball courts, a large playground and multiple common parks and green spaces throughout the community.

PRIOR RELEVANT EXPERIENCE

Before joining *Reserve Advisors*, Mr. Kelley earned his Bachelor of Science degree in Mechanical Engineering from The University of Central Florida. His relevant coursework included mechanical systems, materials science, computer aided design, and HVAC systems engineering.

EDUCATION

University of Central Florida - B.S. Mechanical Engineering

PROFESSIONAL AFFILIATIONS / DESIGNATIONS

Engineering Intern (E.I.) – Florida, 2023-present



TAMARA S. SAMHOURI, E.I., RS Southeast Quality Assurance Engineer

CURRENT CLIENT SERVICES

Tamara Samhouri, a Civil Engineer, is an Advisor for *Reserve Advisors*. Mrs. Samhouri is responsible for the inspection and analysis of the condition of clients' properties, and recommending engineering solutions to prolong the lives of the components. She also forecasts capital expenditures for the repair and/or replacement of the property components and prepares technical reports on assignments. She is responsible for conducting Life Cycle Cost Analyses and Capital Replacement Forecast services and the preparation of Reserve Study Reports for condominiums, townhomes and homeowner associations.



The following is a partial list of clients served by Tamara Samhouri demonstrating her breadth of experiential knowledge of community associations in construction and related buildings systems.

- **North Lake at Tarpon Springs Homeowners Association** Located in Tarpon Springs, Florida, this single family development consists of 122 homes built in 1999. The Association maintains the asphalt pavement street systems, ponds, gates, signage, & a boardwalk and dock assembly.
- **Talon Bay Property Owners Association** This Homeowners Association located in North Port, Florida is comprised of 233 single unit homes. The clubhouse in this community includes a fitness center, kitchen, rest rooms, and a patio leading to a pool deck. The clubhouse and gate house were constructed with stucco façade and a metal roof assembly. The Association maintains asphalt pavement street systems, tennis and shuffleboard courts, and gates.
- Lake Highlander Resident Owned Association This Cooperative style development located in Dunedin, Florida is comprised of 293 homes built in the 1960s. The community maintains amenities, such as a laundry room, pool hall, library, office, and clubhouse. The Cooperative maintains the subsurface pipes, electric meter panels, and bridges throughout the community.
- Royal Pointe at Majestic Palms Recreation Association and Condominium Associations The Recreation Association is responsible for the elements shared by five condominium buildings. The Recreation Association maintains the pool amenities & asphalt pavement street systems. The Condominium Associations are responsible for their building exteriors comprised of concrete tile roofs, balconies, breezeways, & staircases. The Condominium Associations maintain the building service elements, including life safety systems, & domestic water pumps.

PRIOR RELEVANT EXPERIENCE

Before joining *Reserve Advisors*, Mrs. Samhouri successfully completed the bachelors program in Civil Engineering from The University of South Florida. She has experience as a Transportation Planning Intern at AECOM, the world's premier infrastructure consulting firm, where she gained knowledge on the safety and design of specialized roadway networks. Mrs. Samhouri has an expertise in transportation and geotechnical engineering infrastructure.

EDUCATION

University of South Florida - B.S. Civil Engineering

PROFESSIONAL AFFILIATIONS / DESIGNATIONS

Engineering Intern (E.I.) – Florida, 2021-present
American Society of Civil Engineers (A.S.C.E.) – Florida, 2015-present
Institute of Transportation Engineers (I.T.E.) – Florida, 2015-present
Reserve Specialist (RS) - Community Association Institute (CAI)



ALAN M. EBERT, P.E., PRA, RS Director of Quality Assurance

CURRENT CLIENT SERVICES

Alan M. Ebert, a Professional Engineer, is the Director of Quality Assurance for Reserve Advisors. Mr. Ebert is responsible for the management, review and quality assurance of reserve studies. In this role, he assumes the responsibility of stringent report review analysis to assure report accuracy and the best solution for Reserve Advisors' clients.

Mr. Ebert has been involved with thousands of Reserve Study assignments. The following is a partial list of clients served by Alan Ebert demonstrating his breadth of experiential knowledge of community associations in construction and related buildings systems.



- Brownsville Winter Haven Located in Brownsville, Texas, this unique homeowners association contains 525 units. The Association maintains three pools and pool houses, a community and management office, landscape and maintenance equipment, and nine irrigation canals with associated infrastructure.
- **Rosemont Condominiums** This unique condominium is located in Alexandria, Virginia and dates to the 1940's. The two mid-rise buildings utilize decorative stone and brick masonry. The development features common interior spaces, multi-level wood balconies and common asphalt parking areas.
- **Stillwater Homeowners Association** Located in Naperville, Illinois, Stillwater Homeowners Association maintains four tennis courts, an Olympic sized pool and an upscale ballroom with commercial-grade kitchen. The community also maintains three storm water retention ponds and a detention basin.
- **Birchfield Community Services Association** This extensive Association comprises seven separate parcels which include 505 townhome and single family homes. This Community Services Association is located in Mt. Laurel, New Jersey. Three lakes, a pool, a clubhouse and management office, wood carports, aluminum siding, and asphalt shingle roofs are a few of the elements maintained by the Association.
- **Oakridge Manor Condominium Association** Located in Londonderry, New Hampshire, this Association includes 104 units at 13 buildings. In addition to extensive roads and parking areas, the Association maintains a large septic system and significant concrete retaining walls.
- **Memorial Lofts Homeowners Association** This upscale high rise is located in Houston, Texas. The 20 luxury units include large balconies and decorative interior hallways. The 10-story building utilizes a painted stucco facade and TPO roof, while an on-grade garage serves residents and guests.

PRIOR RELEVANT EXPERIENCE

Mr. Ebert earned his Bachelor of Science degree in Geological Engineering from the University of Wisconsin-Madison. His relevant course work includes foundations, retaining walls, and slope stability. Before joining Reserve Advisors, Mr. Ebert was an oilfield engineer and tested and evaluated hundreds of oil and gas wells throughout North America.

EDUCATION

University of Wisconsin-Madison - B.S. Geological Engineering

PROFESSIONAL AFFILIATIONS/DESIGNATIONS

Professional Engineering License – Wisconsin, North Carolina, Illinois, Colorado Reserve Specialist (RS) - Community Associations Institute Professional Reserve Analyst (PRA) - Association of Professional Reserve Analysts



RESOURCES

Reserve Advisors utilizes numerous resources of national and local data to conduct its Professional Services. A concise list of several of these resources follows:

<u>Association of Construction Inspectors</u>, (ACI) the largest professional organization for those involved in construction inspection and construction project management. ACI is also the leading association providing standards, guidelines, regulations, education, training, and professional recognition in a field that has quickly become important procedure for both residential and commercial construction, found on the web at www.iami.org.

American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., (ASHRAE) the American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., devoted to the arts and sciences of heating, ventilation, air conditioning and refrigeration; recognized as the foremost, authoritative, timely and responsive source of technical and educational information, standards and guidelines, found on the web at www.ashrae.org. Reserve Advisors actively participates in its local chapter and holds individual memberships.

<u>Community Associations Institute</u>, (CAI) America's leading advocate for responsible communities noted as the only national organization dedicated to fostering vibrant, responsive, competent community associations. Their mission is to assist community associations in promoting harmony, community, and responsible leadership.

<u>Marshall & Swift / Boeckh.</u> (MS/B) the worldwide provider of building cost data, co-sourcing solutions, and estimating technology for the property and casualty insurance industry found on the web at www.marshallswift.com.

R.S. Means CostWorks, North America's leading supplier of construction cost information. As a member of the Construction Market Data Group, Means provides accurate and up-to-date cost information that helps owners, developers, architects, engineers, contractors and others to carefully and precisely project and control the cost of both new building construction and renovation projects found on the web at www.rsmeans.com.

Reserve Advisors' library of numerous periodicals relating to reserve studies, condition analyses, chapter community associations, and historical costs from thousands of capital repair and replacement projects, and product literature from manufacturers of building products and building systems.



7. DEFINITIONS

Definitions are derived from the standards set forth by the Community Associations Institute (CAI) representing America's 305,000 condominium and homeowners associations and cooperatives, and the Association of Professional Reserve Analysts, setting the standards of care for reserve study practitioners.

- **Cash Flow Method** A method of calculating Reserve Contributions where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different Reserve Funding Plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.
- **Component Method** A method of developing a Reserve Funding Plan with the total contribution is based on the sum of the contributions for individual components.
- **Current Cost of Replacement** That amount required today derived from the quantity of a *Reserve Component* and its unit cost to replace or repair a Reserve Component using the most current technology and construction materials, duplicating the productive utility of the existing property at current *local* market prices for *materials*, *labor* and manufactured equipment, contractors' overhead, profit and fees, but without provisions for building permits, overtime, bonuses for labor or premiums for material and equipment. We include removal and disposal costs where applicable.
- **Fully Funded Balance** The Reserve balance that is in direct proportion to the fraction of life "used up" of the current Repair or Replacement cost similar to Total Accrued Depreciation.
- **Funding Goal (Threshold)** The stated purpose of this Reserve Study is to determine the adequate, not excessive, minimal threshold reserve balances.
- **Future Cost of Replacement** Reserve Expenditure derived from the inflated current cost of replacement or current cost of replacement as defined above, with consideration given to the effects of inflation on local market rates for materials, labor and equipment.
- **Long-Lived Property Component** Property component of Viera East responsibility not likely to require capital repair or replacement during the next 30 years with an unpredictable remaining Useful Life beyond the next 30 years.
- **Percent Funded** The ratio, at a particular point of time (typically the beginning of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.
- **Remaining Useful Life** The estimated remaining functional or useful time in years of a *Reserve Component* based on its age, condition and maintenance.
- **Reserve Component** Property elements with: 1) Viera East responsibility; 2) limited Useful Life expectancies; 3) predictable Remaining Useful Life expectancies; and 4) a replacement cost above a minimum threshold.
- Reserve Component Inventory Line Items in Reserve Expenditures that identify a Reserve Component.
- **Reserve Contribution** An amount of money set aside or *Reserve Assessment* contributed to a *Reserve Fund* for future *Reserve Expenditures* to repair or replace *Reserve Components*.
- Reserve Expenditure Future Cost of Replacement of a Reserve Component.
- **Reserve Fund Status** The accumulated amount of reserves in dollars at a given point in time, i.e., at year end.
- **Reserve Funding Plan** The portion of the Reserve Study identifying the *Cash Flow Analysis* and containing the recommended Reserve Contributions and projected annual expenditures, interest earned and reserve balances.
- **Reserve Study** A budget planning tool that identifies the current status of the reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures.
- **Useful Life** The anticipated total time in years that a *Reserve Component* is expected to serve its intended function in its present application or installation.



8. PROFESSIONAL SERVICE CONDITIONS

Our Services - Reserve Advisors, LLC ("RA") performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan, to create reserves for anticipated future replacement expenditures of the subject property. The purpose of our energy benchmarking services is to track, collect and summarize the subject property's energy consumption over time for your use in comparison with other buildings of similar size and establishing a performance baseline for your planning of long-term energy efficiency goals.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. Our energy benchmarking services with respect to the subject property is limited to collecting energy and utility data and summarizing such data in the form of an Energy Star Portfolio Manager Report or any other similar report, and hereby expressly excludes any recommendations with respect to the results of such energy benchmarking services or the accuracy of the energy information obtained from utility companies and other third-party sources with respect to the subject property. The reserve report and any energy benchmarking report (i.e., any Energy Star Portfolio Manager Report) (including any subsequent revisions thereto pursuant to the terms hereof, collectively, the "Report") are based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in the Report. The inspection is made by employees generally familiar with real estate and building construction. Except to the extent readily apparent to RA, RA cannot and shall not opine on the structural integrity of or other physical defects in the property under any circumstances. Without limitation to the foregoing, RA cannot and shall not opine on, nor is RA responsible for, the property's conformity to specific governmental code requirements for fire, building, earthquake, occupancy or otherwise.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the Report. RA does not provide invasive testing on any mechanical systems that provide energy to the property, nor can RA opine on any system components that are not easily accessible during the inspection. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, ureaformaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services, nor does RA investigate vapor, water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions, and RA assumes no responsibility for any such conditions. The Report contains opinions of estimated replacement costs or deferred maintenance expenses and remaining useful lives, which are neither a guarantee of the actual costs or expenses of replacement or deferred maintenance nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. Except to the extent resulting from RA's willful misconduct in connection with the performance of its obligations under this agreement, you agree to indemnify, defend, and hold RA and its affiliates, officers, managers, employees, agents, successors and assigns (each, an "RA Party") harmless from and against (and promptly reimburse each RA Party for) any and all losses, claims, actions, demands, judgments, orders, damages, expenses or liabilities, including, without limitation, reasonable attorneys' fees, asserted against or to which any RA Party may become subject in connection with this engagement, including, without limitation, as a result of any false, misleading or incomplete information which RA relied upon that was supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction or to whom you provided the Report. NOTWITHSTANDING ANY OTHER PROVISION HEREIN TO THE CONTRARY, THE AGGREGATE LIABILITY (IF ANY) OF RA WITH RESPECT TO THIS AGREEMENT AND RA'S OBLIGATIONS HEREUNDER IS LIMITED TO THE AMOUNT OF THE FEES ACTUALLY RECEIVED BY RA FROM YOU FOR THE SERVICES AND REPORT PERFORMED BY RA UNDER THIS AGREEMENT, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. YOUR REMEDIES SET FORTH HEREIN ARE EXCLUSIVE AND ARE YOUR SOLE REMEDIES FOR ANY FAILURE OF RA TO COMPLY WITH ITS OBLIGATIONS HEREUNDER OR OTHERWISE. RA SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY LOST PROFITS AND LOST SAVINGS, LOSS OF USE OR INTERRUPTION OF BUSINESS, HOWEVER CAUSED, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), BREACH OF WARRANTY, STRICT LIABILITY OR OTHERWISE, EVEN IF RA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT WILL RA BE LIABLE FOR THE COST OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES. RA DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED OR OF ANY NATURE, WITH REGARD TO THE SERVICES AND THE REPORT, INCLUDING, WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

Report - RA will complete the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations with respect to the reserve study and is deemed complete. RA will consider any additional information made available to RA within 6 months of issuing the Report and issue a revised Report based on such additional information if a timely request for a revised Report is made by you. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of



RA and may be used for whatever purpose it sees fit. RA reserves the right to, and you acknowledge and agree that RA may, use any data provided by you in connection with the services, or gathered as a result of providing such services, including in connection with creating and issuing any Report, in a de-identified and aggregated form for RA's business purposes.

Your Obligations - You agree to provide us access to the subject property for an inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. Additionally, you agree to provide historical replacement schedules, utility bills and historical energy usage files that RA requests and deems necessary to complete the energy benchmarking services, and you agree to provide any utility release(s) reasonably requested by RA permitting RA to obtain any such data and/or information from any utility representative or other third party. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report and Your Name - Use of the Report is limited to only the purpose stated herein. You acknowledge that RA is the exclusive owner of all intellectual property rights in and relating to the Report. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and that you will be liable for the consequences of any unauthorized use or distribution of the Report. Use or possession of the Report by any unauthorized third party is prohibited. The Report in whole or in part *is not and cannot be used as a design specification for design engineering purposes or as an appraisal.* You may show the Report in its entirety to the following third parties: members of your organization (including your directors, officers, tenants and prospective purchasers), your accountants, attorneys, financial institutions and property managers who need to review the information contained herein, and any other third party who has a right to inspect the Report under applicable law including, but not limited, to any government entity or agency, or any utility companies. Without the written consent of RA, you shall not disclose the Report to any other third party. By engaging our services, you agree that the Report contains intellectual property developed (and owned solely) by RA and agree that you will not reproduce or distribute the Report *to any party that conducts reserve studies without the written consent of RA*.

RA will include (and you hereby agree that RA may include) your name in our client lists. RA reserves the right to use (and you hereby agree that RA may use) property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates and Interest Charges - If reserve study and energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and prior to the inspection by RA, and any balance is due net 30 days from the Report shipment date. If only energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and any balance is due net 30 days from the Report shipment date. In any case, any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Unless this agreement is earlier terminated by RA in the event you breach or otherwise fail to comply with your obligations under this agreement, RA's obligations under this agreement shall commence on the date you execute and deliver this agreement and terminate on the date that is 6 months from the date of delivery of the Report by RA. Notwithstanding anything herein to the contrary, each provision that by its context and nature should survive the expiration or early termination of this agreement shall so survive, including, without limitation, any provisions with respect to payment, intellectual property rights, limitations of liability and governing law. We reserve the right to limit or decline refunds in our sole discretion. Refunds vary based on the applicable facts and circumstances.

Miscellaneous – Neither party shall be liable for any failures or delays in performance due to fire, flood, strike or other labor difficulty, act of God, act of any governmental authority, riot, embargo, fuel or energy shortage, pandemic, wrecks or delays in transportation, or due to any other cause beyond such party's reasonable control; provided, however, that you shall not be relieved from your obligations to make any payment(s) to RA as and when due hereunder. In the event of a delay in performance due to any such cause, the time for completion or date of delivery will be extended by a period of time reasonably necessary to overcome the effect of such delay. You may not assign or otherwise transfer this agreement, in whole or in part, without the prior written consent of RA. RA may freely assign or otherwise transfer this agreement, in whole or in part, without your prior consent. This agreement shall be governed by the laws of the State of Wisconsin without regard to any principles of conflicts of law that would apply the laws of another jurisdiction. Any dispute with respect to this agreement shall be exclusively venued in Milwaukee County Circuit Court or in the United States District Court for the Eastern District of Wisconsin. Each party hereto agrees and hereby waives the right to a trial by jury in any action, proceeding or claim brought by or on behalf of the parties hereto with respect to any matter related to this agreement.

SECTION VI

SECTION VII

SECTION A

SECTION 1

Pavement Maintenance Proposal

Viera East Community Development District Jim Moller

Project:

Viera Golf Facility 5250 Murrell Rd Viera, Florida 32955



Asian Persuasian

Service Provider Information

Company Info

Contact Person



Asphalt365 1745 S John Young Pkwy Kissimmee, Florida 34741

P: 407-344-1194 F: 407-348-4194 https://www.asphalt365.com Madison Freeman Asian Persuasian 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 in 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.

Price Breakdown: Viera Golf Facility



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

This proposal originated on May 08, 2025. Job Number: 2025-426

ltem	Description		Cost
1.	Double Spray Sealcoating		\$9,918.74
2.	Line Striping - Detailed		\$2,562.00
		Total:	\$12,480.74

Optional Services:

Item	Description	Cost
1.	Asphalt Overlay SP 9.5 40% @ 1"	\$90,156.03

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.

Proposal: Viera Golf Facility



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

C: 321-639-2355 O: 321-633-5564 Madison Freeman | Asian Persuasian Asphalt365 1745 S John Young Pkwy Kissimmee, Florida 34741

Madison Freemen

E: Madison@Asphalt365.com

C: 407-616-4675 P: 407-344-1194 F: 407-348-4194

https://www.asphalt365.com



Double Spray Sealcoating

- 1. The area under consideration comprises 49778 square feet.
- 2. Our firm will complete this project in 2 section(s).
- 3. Secure area with cones or barricades where we will be working.
- 4. Surface area will be cleaned of all loose material and dirt so that the material will adhere to the existing surface.
- 5. Oil Spots will be primed as necessary.
- 6. Apply first coat of sealer mixture by spray.
- Apply second coat of sealer mixture by spray.
- 8. **Additive:** Our sealer mixture also additives and 3-5 lbs of silica sand per gallon of sealer. These will strengthen the coating, speed the drying time, enhance resistance to oil & gas stains and provide better grip.
- 9. Warranty: Due to the current condition of the asphalt, there is no implied warranty on the sealcoating.

Total Price: \$9,918.74

Line Striping - Detailed

- 1. We propose to stripe the parking lot in the designated color with the following quantites:
- 2. Striping: Parking Stalls 20 | Bollard 6 |

Total Price: \$2,562.00

Asphalt Overlay SP 9.5 40% @ 1"

Optional Service

- 1. The area under consideration for new asphalt surface comprises 5531 square yards at a depth of 1 inch(es) in lifts using SP 9.5 40% asphalt. All work will be completed in 2 trip(s).
- 2. All areas will be barricaded before, during and after this project.
- 3. All transition areas will be milled; we will clean and haul away debris.
- 4. Tack areas with DOT approved primer tack.
- 5. **PrePave Leveling:** Our firm will level low and depressed areas by installing **tons** of asphalt leveling surface. This is a very important process that will enable minimization of standing water.
- 6. Pave with paving machine using hot asphalt per job specifications.
- Roll and compact with steel wheel rollers and rubber tire traffic rollers to industry standards.
- 8. Notch existing asphalt surface to aleviate speedhump displacement. Tack coat area, install hot asphalt and form speed hump(s).

Quantity installed: Sets

- 9. Install 0 new car stops.
- 10. Job calls for tons of asphalt. Additional tonnage beyond quoted amount due to site conditions beyond Asphalt365's control (base by others etc) is \$ per ton which includes asphalt, trucking & labor.

Total Price: \$90,156.03



Image



Notes:



Site Photo



Notes:



Site Photo



Notes:

Additional Info: Viera Golf Facility



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 Contrator.
- 4. Not responsible for any damage to underground utilities not located.
- 5. Prime and sand is not included unless specificly 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

- 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.
- 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.

Proposal: Viera Golf Facility



- 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.
- 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.

Attachments



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

Company Attachments

Asphalt365 COI 2025

WTE - Paving

WTE - Sealcoating

SECTION 2

Mill & Pave

Viera East Community Development District Jim Moller

Project:

Woodside Park

1703 Crane Creek Blvd Melbourne, Florida 32940



Service Provider Information

Company Info

Contact Person



Asphalt365 1745 S John Young Pkwy Kissimmee, Florida 34741

P: 407-344-1194 F: 407-348-4194 https://www.asphalt365.com Madison Freeman Asian Persuasian 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 in located in Kissimmee, Florida.

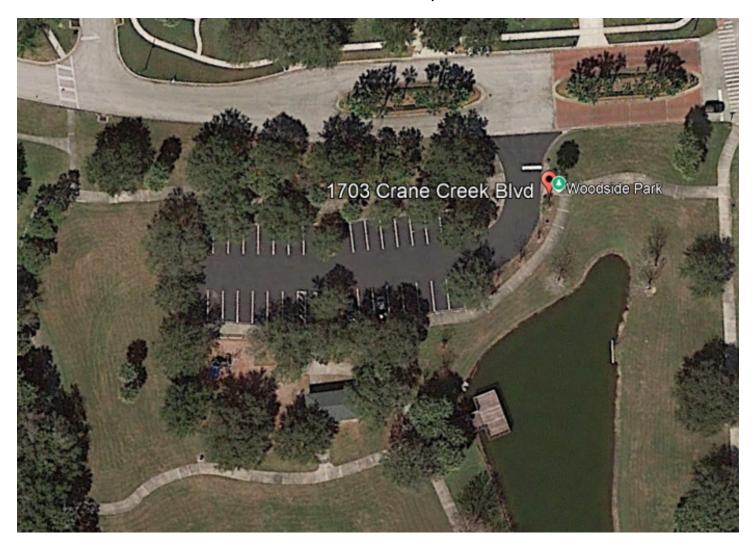
With thousands of successful projects under our belt, we can proudly say that we are one of the most trusted construction companies in the state of Florida. As you will see with the enclosed, detailed proposal, we demonstrate our value from the first time we meet!

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
		Total:	\$46,911.94

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

C: 321-639-2355 O: 321-633-5564 Madison Freeman | Asian Persuasian Asphalt365 1745 S John Young Pkwy Kissimmee. Florida 34741

Vadison Freemen

E: Madison@Asphalt365.com

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:

Additional Info: Woodside Park



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 Contrator.
- 4. Not responsible for any damage to underground utilities not located.
- 5. Prime and sand is not included unless specificly 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

- 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.

Proposal: Woodside Park



- 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.
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- 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.

Attachments



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

Company Attachments

Asphalt365 COI 2025 WTE - Paving

SECTION VIII

SECTION A

Viera East

Community Development Districy

Check Register Summary
May 16, 2025 through June 19, 2025

Fund	Date	Check #'s	Amount	
General Fund				
	5/22/25	5455-5466	\$	3,071.72
	5/29/25	5467-5469	\$	584.86
	06/05/25	5470-5473	\$	15,032.18
	6/12/25	5474-5477	\$	922.76
	6/19/25	5478-5483	\$	14,333.10
		Sub-Total	\$	33,944.62
Capital Reserve				
cupitui neserve	-	-	\$	-
		Sub-Total	\$	-
Golf Course				
	5/22/25	32620-32639	\$	17,621.75
	5/29/25	32640-32657	\$	31,869.83
	06/05/25	32658-32676	\$	26,073.29
	6/12/25	32677-32700	\$	29,528.55
	6/19/25	32701-32715	\$	10,178.42
		Sub-Total	\$	115,271.84
Total			\$	149,216.46

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 6/19/25 PAGE 1
*** CHECK DATES 05/16/2025 - 06/19/2025 *** VIERA EAST-GENERAL FUND

CHIER DITTE		BANK A VIERA EAST-GF			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	. VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
5/22/25 00034	5/08/25 112086 M 202505 340-53800- 1705 CRANE CREEK BLVD	-47300	*	223.26	
		CITY OF COCOA			223.26 005455
5/22/25 00347	5/22/25 06282025 202505 300-15500- ENTERTAINMENT 6/28/25	-10000	*	150.00	
		CRYSTALIA HAMPTON			150.00 005456
5/22/25 00195	5/15/25 8076474 202505 320-53800- PEST CONTROL			498.46	
	PESI CONTROL	ECOLAB PEST ELIMINATION DIV			498.46 005457
5/22/25 00330	5/22/25 06032025 202505 300-15500-	-10000	*	150.00	
	ENTERTAINMENT 6/17/25	HANS LAFLEUR			150.00 005458
5/22/25 00335	5/22/25 06072025 202505 300-15500-			150.00	
	ENTERTAINMENT 6/7/25	JEFF YOUNG			150.00 005459
5/22/25 00292	5/22/25 06142025 202505 300-15500- ENTERTAINMENT 6/14/25	-10000	*	200.00	
	ENIERIAINMENI 6/14/25	LACEY CONNELLY			200.00 005460
5/22/25 00291	5/22/25 06062025 202505 300-15500- ENTERTAINMENT 6/6/25	-10000	*	350.00	
		ROCKSTAR KARAOKE ENTERTAINMENT LL	ıC		350.00 005461
5/22/25 00291	5/22/25 06132025 202505 300-15500- ENTERTAINMENT 6/13/25	-10000	*		
	ENIERIAINMENI 0/13/25	ROCKSTAR KARAOKE ENTERTAINMENT LI	ıC		350.00 005462
	5/22/25 06202025 202505 300-15500- ENTERTAINMENT 6/20/25	-10000	*	350.00	
	ENIERIAINMENI 0/20/25	ROCKSTAR KARAOKE ENTERTAINMENT LL	ıC		350.00 005463
5/22/25 00291	E/22/2E 0627202E 202E0E 200 1EE00	10000	*	250 00	
	ENIERIAINMENI 0/2//25	ROCKSTAR KARAOKE ENTERTAINMENT LL 	ıC		350.00 005464
5/22/25 00337	5/22/25 06212025 202505 300-15500- ENTERTAINMENT 6/21/25	-10000	*	150.00	
		SARAH MURO			150.00 005465
5/22/25 00348	5/22/25 05272025 202505 320-53800- ENTERTAINMENT 5/27/25		*	150.00	
	ENIERIALINMENI 5/2//25	STEVE SNELL TRIVIA NIGHT			150.00 005466

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 6/19/25 PAGE 2
*** CHECK DATES 05/16/2025 - 06/19/2025 *** VIERA EAST-GENERAL FUND
BANK A VIERA EAST-GF

CHECK VEND# DATE	INVOICEEXPENSED TO VENDOR NAME DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
	5/28/25 06172025 202505 300-15500-10000 ENTERATINMENT 6/17/25	*	150.00	
	HANS LAFLEUR			150.00 005467
5/29/25 00279	5/28/25 05282025 202505 300-15500-10000	*	225.00	
	REIMBURSE CELL JUN-AUG JIM MOLLER			225.00 005468
5/29/25 00188	5/08/25 30902226 202505 340-53800-54100	*	72.50	
	UNIFORMS 5/15/25 30902241 202505 340-53800-54100	*	68.68	
	UNIFORMS 5/22/25 30902262 202505 340-53800-54100	*	68.68	
	INTEODIC			209 86 005469
	UNIFORMS UNIFIRST CORPORATION 5/16/25 2134 202505 340-53800-47300	· · ·	1 800 00	
0/03/23 00203	GRASS CUTTING A NEW LIFE LAWN CARE & MORE			1,800.00 005470
6/05/25 00306	5/24/25 30451 202505 320-53800-48000 1/6 PAGE AD JUNE	*	330.00	
	5/24/25 30452 202505 320-53800-48000 1/4 PAGE AD JUNE	*	433.50	
	BLUEWATER CREATIVE GROUP, INC.			763.50 005471
6/05/25 00268	6/02/25 27796 202503 300-20200-10100	*	9,135.34	
	AUDIT FYE24 6/02/25 27796 202503 300-20700-10000	*	3,264.66	
	AUDIT FYE24 GRAU AND ASSOCIATES			12,400.00 005472
6/05/25 00188	5/29/25 30902274 202505 340-53800-54100	*	68.68	
	UNIFORMS UNIFIRST CORPORATION			68.68 005473
	UNIFIRST CORPORATION 6/10/25 42334 JU 202506 340-53800-47300	·	58.32	
0/12/23 00210	2200 CLUBHOUSE DR 6/10/25 42334 JU 202506 340-53800-43500	*	38.88	
	2200 CLUBHOUSE DR			
	6/10/25 54565 JU 202506 340-53800-43500 2300 CLUBHOUSE DR	*	351.12	
	6/10/25 57086 JU 202506 340-53800-43500 4563 BRAYWICK CT	*	28.84	
	6/10/25 75454 JU 202506 340-53800-47300 5240 MURRELL RD	*	68.98	
	FPI.			546.14 005474

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 6/19/25 PAGE 3
*** CHECK DATES 05/16/2025 - 06/19/2025 *** VIERA EAST-GENERAL FUND

	В	BANK A VIERA EAST-GF			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
6/12/25 00320	6/11/25 06282025 202506 320-53800-	48000	*	150.00	
	ENTERTAINMENT 6/28/25	GRACE TAPERT			150.00 005475
	6/11/25 06242025 202506 320-53800-		*	150.00	
	ENTERTAINMENT 6/24/25	STEVE SNELL TRIVIA NIGHT			150.00 005476
	6/05/25 30902290 202506 340-53800- UNIFORMS		*	76.62	
		UNIFIRST CORPORATION			76.62 005477
6/19/25 00320	6/14/25 06142025 202506 320-53800- ENTERTAINMENT 6/14/25	48000	*	150.00	
		GRACE TAPERT			150.00 005478
6/19/25 00126	6/01/25 503 202506 310-51300- MANAGEMENT FEES JUN25	34000	*	9,603.50	
	6/01/25 503 202506 310-51300- INFORMATION TECH JUN25		*	394.58	
	6/01/25 503 202506 310-51300-		*	87.50	
	DISSEMINATION SVC JUN25 6/01/25 503 202506 310-51300- OFFICE SUPPLIES	51000	*	.06	
	6/01/25 503 202506 310-51300- POSTAGE	42000	*	1.38	
	6/01/25 503 202506 310-51300- COPIES	42500	*	61.65	
	COPIES	GMS-CENTRAL FLORIDA, LLC			10,148.67 005479
6/19/25 00335	6/14/25 06142025 202506 320-53800- ENTERTAINMENT 6/14/25	48000	*	150.00	
		JEFF YOUNG			150.00 005480
6/19/25 00259	6/07/25 54 VECDD 202506 320-53800- SOCIAL MEDIA MARKETING	48000	*	2,600.00	
	SOCIAL MEDIA MARKETING	UNIQUE WEBB CONSULTING			2,600.00 005481
	6/12/25 30902305 202506 340-53800- UNIFORMS		*	68.68	
		UNIFIRST CORPORATION			68.68 005482
6/19/25 00342	6/13/25 2025-001 202506 340-53800- REBUILD LIGHT	46000	*	1,215.75	
		VIERA EAST GOLF COURSE DISTRICT ASS	S		1,215.75 005483
		MOMAL HOD DANK A		22 044 62	

TOTAL FOR BANK A 33,944.62

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 6/19/25 PAGE 4
*** CHECK DATES 05/16/2025 - 06/19/2025 *** VIERA EAST-GENERAL FUND
BANK A VIERA EAST-GF

CHECK VEND#INVOICE.... ..EXPENSED TO... VENDOR NAME STATUS AMOUNTCHECK.....

DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS AMOUNT #

TOTAL FOR REGISTER 33,944.62

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 6/19/25 PAGE 1
*** CHECK DATES 05/16/2025 - 06/19/2025 *** VIERA EAST- GOLF COURSE

THE CHECK DATES	05/16/2025 - 06/19/2025 ****	BANK B VIERA EAST-GOLF			
CHECK VEND# DATE	INVOICEEXPENSED DATE INVOICE YRMO DPT A	TO VENDOR NAME CCT# SUB SUBCLASS	STATUS	TRUOMA	CHECK AMOUNT #
5/22/25 01485	5/13/25 92052940 202505 300-1 SHIRTS	4200-10000	*	1,604.95	
	5/20/25 92059312 202505 300-1	4200-10000	*	249.90	
	SHIRTS	ACUSHNET COMPANY			1,854.85 032620
5/22/25 00091	5/19/25 INV06373 202505 390-5 HATS	7200-54100	*	328.65	
		AHEAD LLC 			328.65 032621
5/22/25 01654	5/20/25 1823617 202505 320-5 TOWELS	7200-51100	*	161.27	
		ALSCO			161.27 032622
	5/14/25 54792 202505 390-5 JANITORIAL SVCS		*	280.00	
		BREVARD HOME CLEANING			280.00 032623
5/22/25 01689	5/15/25 614134 202505 300-1		*	171.90	
	BREAD	BREVARD BAKERS BREAD INC			171.90 032624
5/22/25 00024	5/09/25 70192 MA 202505 390-5	7200-43000	*	426.03	
	5600 MURRELL RD 5/12/25 112664 M 202505 320-5		*	200.13	
	2300 CLUBHOUSE DR 5/12/25 112664 M 202505 330-5	7200-43000	*	200.14	
	2300 CLUBHOUSE DR 5/12/25 112664 M 202505 350-5	7200-43000	*	200.14	
	2300 CLUBHOUSE DR	CITY OF COCOA UTILITIES			1,026.44 032625
5/22/25 00880	5/14/25 0F636287 202505 320-5			1,378.37	
	INSPECTIONS	CINTAS FIRE PROTECTION			1,378.37 032626
5/22/25 00947	5/15/25 8076480 202505 390-5		*	405.95	
	PEST CONTROL	ECOLAB PEST ELIMINATION			405.95 032627
	5/15/25 27794 202505 310-5		*		
2,,	INSURANCE		SORS		206 00 032628
	5/16/25 10088179 202505 320-5	EGIS INSURANCE & RISK ADVIS	*	 1 271 66	206.00 032628
3/22/23 01032	TELEPHONE			•	1,271.66 032629

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 6/19/25
*** CHECK DATES 05/16/2025 - 06/19/2025 *** VIERA EAST- GOLF COURSE

PAGE 2

BANK B VIERA EAST-GOLF						
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #	
5/22/25 00194	5/14/25 PINV0138 202505 390-57200-4	47400	*	798.17		
		GOLF VENTURES INC			798.17 032630	
5/22/25 01372	5/19/25 39244013 202505 320-57200-3		*	156.34		
	COPIER LEASE 5/19/25 39244013 202505 300-13100-	10000	*	156.34		
	COPIER LEASE	GREAT AMERICA FINANCIAL SVCS			312.68 032631	
5/22/25 01680	5/20/25 INV67525 202505 300-14200-1	10000	*	482.04		
	SHIRTS	MINT GREEN GROUP USA			482.04 032632	
5/22/25 01694	5/19/25 10101 202505 390-57200-4	49100	*	1,173.33		
	TRIMMING PALM MAY25 5/19/25 10101 202505 300-15500-1 TRIMMING PALM JUN-JUL	10000	*	2,346.67		
		NO WORRIES TREE SERVICE			3,520.00 032633	
5/22/25 00694	5/14/25 689719 202505 390-57200-4		*	396.47		
	CONEJET TIP ORANGE	PRECISION SMALL ENGINE CO., INC.			396.47 032634	
5/22/25 00808	5/19/25 05222025 202505 300-10100-3		*			
	PETTY CASH	PETTY CASH			592.00 032635	
5/22/25 00626	5/15/25 1989767 202502 310-57200-1		*			
		SHUTTS & BOWEN LLP			187.50 032636	
5/22/25 01369	5/14/25 8442818 202505 300-14200-1		*			
	GULF BALLS	SRIXON/CLEVELAND GOLF/XXIO			160.00 032637	
5/22/25 00130	5/14/25 72203970 202505 300-14100-3		*	80.31		
	BEVERAGE 5/14/25 72203970 202505 330-57200-	51050	*	77.74		
	PLASTIC 5/14/25 72203970 202505 300-14100-:	10000	*	831.08		
	FOOD 5/14/25 72203970 202505 330-57200-	43100	*	6.50		
	FUEL 5/17/25 72204818 202505 300-14100-: BEVERAGE	10200	*	431.66		

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 6/19/25 PAGE 3

*** CHECK DATES 05/16/2025 - 06/19/2025 *** VIERA EAST- GOLF COURSE
BANK B VIERA EAST-GOLF

		BANK B VIERA EAST-GOLF			
CHECK VEND# . DATE	INVOICEEXPENSE DATE INVOICE YRMO DPT	D TO VENDOR NAME ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
	5/17/25 72204818 202505 300 SUPPLIES	-14100-10001	*	97.04	
	5/17/25 72204818 202505 300	-14100-10000	*	1,116.44	
	FOOD 5/17/25 72204818 202505 330	-57200-43100	*	6.50	
	FUEL 5/19/25 72205098 202505 300	-14100-10200	*	363.37	
	BEVERAGE 5/19/25 72205098 202505 300	-14100-10001	*	50.14	
	SUPPLIES 5/19/25 72205098 202505 330	-57200-51050	*	95.65	
	PLASTIC 5/19/25 72205098 202505 300	-14100-10000	*	741.65	
	FOOD 5/19/25 72205098 202505 330	-57200-43100	*	6.50	
	FUEL	SYSCO			3,904.58 032638
5/22/25 00807	5/15/25 30902241 202505 390		*	183.22	
	UNIFORMS	UNIFIRST CORPORATION			183.22 032639
5/29/25 01612	5/27/25 25146560 202505 330 BEVERAGES		*	237.14	
	BLVERAGES	A HEAD FOR PROFITS			237.14 032640
5/29/25 01643	5/22/25 10203954 202505 320	-57200-46000	*	894.50	
	GYLCOL SYSTEM	ACCURATE AIR CONDITIONING HEATING	3		894.50 032641
5/29/25 01485	5/22/25 92060935 202505 300 GOLF BALLS		*	1,999.99	
	GULF BALLS	ACUSHNET COMPANY			1,999.99 032642
5/29/25 00091	5/21/25 INV06379 202505 300 TOWELS		*	504.73	
	IOWELS	AHEAD LLC			504.73 032643
5/29/25 01654	5/27/25 1825732 202505 320 TOWELS		*	161.27	
		ALSCO			161.27 032644
	5/21/25 55212 202505 390 JANITORIAL SVC		*	280.00	
	JANIIORIAL SVC	BREVARD HOME CLEANING			280.00 032645

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 6/19/25 PAGE 4
*** CHECK DATES 05/16/2025 - 06/19/2025 *** VIERA EAST- GOLF COURSE

		BAN	K B VIERA EAST-GOLF			
CHECK VEND# DATE	INVOICE DATE INVOICE	EXPENSED TO YRMO DPT ACCT# SU	VENDOR NAME B SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
5/29/25 01689	5/22/25 301867	202505 300-14100-10	000	*	249.00	
		202505 300-14100-10	000	*	48.60	
		202505 300-14100-10	000	*	115.60	
	BREAD		BREVARD BAKERS BREAD INC			413.20 032646
5/29/25 00024	5/14/25 141774 N	M 202505 320-57200-43			124.27	
	4563 BF	RAYWICK CT	CITY OF COCOA UTILITIES			124.27 032647
		3 202505 330-57200-54			142.74	
	RENTAL		ECOLAB 200			142.74 032648
			200	*	162.94	
	REIMBUF	RSE LUNCH	HARVEY MEISTER			162.94 032649
5/29/25 99999	5/29/25 VOID	202505 000-00000-00	000	С	.00	
	VOID CF	HECK	******INVALID VENDOR NUM	1BER*****		.00 032650
5/29/25 99999	5/29/25 VOID	202505 000-00000-00	000	С	.00	
	VOID CF	HECK	******INVALID VENDOR NUM	1BER*****		.00 032651
	5/16/25 05162025	5 202505 320-57200-51		*	19.98	
		5 202505 340-57200-51	100	*	120.29	
		5 202505 330-57200-54	000	*	312.03	
	5/16/25 05162025	RANT POS 5 202505 300-15500-10	000	*	1,560.20	
	5/16/25 05162025	RANT POS 5 202505 320-57200-51	100	*	45.84	
	5/16/25 05162025	RE GAUGE 5 202505 320-57200-41	000	*	105.97	
	5/16/25 05162025	UBSCRIPTION 5 202505 300-13100-10	000	*	13.20	
		5 202505 300-13100-10	000	*	71.14	
		MANCE KIT 5 202505 300-13100-10 NF	000	*	12.20	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 6/19/25 PAGE 5
*** CHECK DATES 05/16/2025 - 06/19/2025 *** VIERA_EAST__GOLF_COURSE

^^ CHECK DATES 05/16/20	25 - 06/19/2025 ^^^ VIER BANK	B VIERA EAST-GOLF			
CHECK VEND#INV DATE DATE	OICEEXPENSED TO INVOICE YRMO DPT ACCT# SUB	SUBCLASS VENDOR NAME SUBCLASS OO	STATUS	AMOUNT	CHECK
5/16/25	05162025 202505 300-13100-100	00	*	185.57	
5/16/25	FIELD TRIP LUNCH 05162025 202505 320-57200-510 BATTERIES	00	*	91.81	
5/16/25	05162025 202505 300-13100-100 FIELD TRIP LUNCH	00	*	29.96	
5/16/25	05162025 202505 330-57200-5200 SAUSAGE	00	*	26.91	
5/16/25	05162025 202505 390-57200-460 WIRE	00	*	52.90	
5/16/25	05162025 202505 300-13100-1000 BATTERY BACKUP	00	*	80.99	
5/16/25	05162025 202505 300-13100-100 BATTERY BACKUP	00	*	12.20-	
5/16/25	05162025 202505 320-57200-510 ENVELOPES	00	*	7.98	
5/16/25	05162025 202505 320-57200-4100 TELEPHONE	00	*	15.55	
5/16/25	05162025 202505 320-57200-5120 GENERAL LABOR POSTING	00	*	20.00	
5/16/25	05162025 202505 320-57200-5120 GENERAL LABOR POSTING	00	*	20.00	
5/16/25	05162025 202505 300-13100-1000 AIRLOCK PROTECTION	00	*	51.54	
5/16/25	05162025 202505 300-13100-1000 HEAD LAMPS	00	*	21.97	
5/16/25	05162025 202505 320-57200-410 CRICKET WIRELESS	00	*	151.00	
5/16/25	05162025 202505 390-57200-4600 VECTOR	00	*	26.72	
5/16/25	05162025 202505 300-13100-1000 LIGHTS	00	*	73.99	
5/16/25	05162025 202505 330-57200-5400 LIGHTSPEED DEMO	00	*	1.07	
5/16/25	05162025 202505 300-13100-1000 MATERIALS	00	*	706.78	
5/16/25	05162025 202505 320-57200-5400 ASSOCIATION DUES	00	*	560.00	
5/16/25	05162025 202505 320-57200-5110	00	*	1,329.99	
5/16/25	05162025 202505 300-13100-1000 SCL SUMMER ISSUE	00	*	715.85	
5/16/25	05162025 202505 300-13100-1000 GOOGLE ADS	00	*	300.57	
5/16/25	05162025 202505 330-57200-4980 FIRST AID SUPPLIES	00	*	31.97	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 6/19/25 PAGE 6
*** CHECK DATES 05/16/2025 - 06/19/2025 *** VIERA EAST- GOLF COURSE

CHICK DITTED					
CHECK VEND# DATE	DATE INVOICE YRMO	ENSED TO VENDOR DPT ACCT# SUB SUBCLASS	NAME STATUS	AMOUNT	CHECK AMOUNT #
	5/16/25 05162025 202505		*	52.47	
	ERASE BOARD	REGIONS BANK			6,804.24 032652
5/29/25 01210	5/24/25 60327184 202505	REGIONS BANK	*	37.98	
	SUPPLIES	STAPLES ADVANTAGE			37.98 032653
5/29/25 00130	5/21/25 72205552 202505	300-14100-10200	*	27.28	
	BEVERAGE 5/21/25 72205552 202505	330-57200-51050	*	135.58	
	PAPER 5/21/25 72205552 202505	300-14100-10000	*	1,001.34	
	FOOD 5/21/25 72205552 202505	330-57200-43100	*	6.50	
	FUEL 5/24/25 72206324 202505	300-14100-10001	*	110.70	
	SNACKS 5/24/25 72206324 202505	300-14100-10200	*	57.25	
	BEVERAGE 5/24/25 72206324 202505	330-57200-51050	*	55.66	
	PAPER 5/24/25 72206324 202505	300-14100-10000	*	879.16	
	FOOD 5/24/25 72206324 202505	330-57200-43100	*	6.50	
	FUEL 5/27/25 72206852 202505	300-14100-10000	*	1,593.13	
	FOOD 5/27/25 72206852 202505	300-14100-10200	*	71.73	
	BEVERAGE 5/27/25 72206852 202505	330-57200-51050	*	180.08	
	PAPER 5/27/25 72206852 202505	330-57200-43100	*	6.50	
	FUEL	SYSCO			4,131.41 032654
	5/08/25 1792933 202505	390-57200-54600	*	90.72	
	RENT 5/13/25 1807976 202505	390-57200-54600	*	726.47	
	RENT 5/14/25 1809168 202505	390-57200-54600	*	4,717.02	
	RENT 5/14/25 1809168 202505	390-57200-54600	*	3,368.45	
	RENT 5/14/25 1809183 202505	390-57200-54600	*	6,541.14	
	RENT	THE HUNTINGTON NATI	ONAL BANK		15,443.80 032655

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 6/19/25 PAGE 7
*** CHECK DATES 05/16/2025 - 06/19/2025 *** VIERA EAST- GOLF COURSE

	В	ANK B VIERA EAST-GOLF			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
5/29/25 00807	5/22/25 30902262 202505 390-57200- UNIFORMS	54100	*	180.84	
		UNIFIRST CORPORATION			180.84 032656
5/29/25 00117	5/20/25 60070428 202505 390-57200-	46000	*	350.78	
	BLADE SERVICE PACK	WESCOTURF INC.			350.78 032657
6/05/25 01643	5/30/25 10203955 202505 320-57200-		*	645.67	
	REPLACE MOTOR	ACCURATE AIR CONDITIONING HEATING			645.67 032658
6/05/25 01654	6/03/25 1827840 202506 320-57200-		*	165.91	
	TOWELS	ALSCO			165.91 032659
6/05/25 01560	5/31/25 00119429 202505 330-57200-	43100	*	226.98	
	CYLINDER RENTAL	ARC3 GASES, INC			226.98 032660
6/05/25 01668	5/28/25 55666 202505 390-57200-		*	280.00	
	JANITORIAL SVCS	BREVARD HOME CLEANING			280.00 032661
6/05/25 01689	5/29/25 782752 202505 300-14100-	10000	*	221.00	
	BREAD	BREVARD BAKERS BREAD INC			221.00 032662
6/05/25 00587	5/23/25 16561883 202505 390-57200-		*	833.88	
	GASOLINE 5/23/25 16561883 202505 300-13100-	10000	*	410.71	
	GASOLINE 5/23/25 16561884 202505 390-57200-	46110	*	514.17	
	DIESEL 5/23/25 16561884 202505 300-13100-	10000	*	253.25	
		GLOVER OIL COMPANY INC			2,012.01 032663
6/05/25 00504	5/28/25 SC-T0001 202505 390-57200-		*	1,028.04	
	HYDRAULIC HOSE	PIRTEK SPACE COAST			1,028.04 032664
		 51100	*	378.38	
	SPRAYER 6/03/25 690675 202506 390-57200-		*	373.62	
	EAR MUFF	PRECISION SMALL ENGINE CO INC			752.00 032665

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 6/19/25 PAGE 8
*** CHECK DATES 05/16/2025 - 06/19/2025 *** VIERA EAST- GOLF COURSE

03/10/2023 - 00/13	BANI	K B VIERA EAST-GOLF			
INVOICE DATE INVOICE	EXPENSED TO YRMO DPT ACCT# SU	VENDOR NAM	E STATUS	AMOUNT	CHECK
6/05/25 06052025	202506 300-10100-11	000	*	753.00	
PEIII CF	ASA]	PETTY CASH			753.00 032666
6/05/25 VOID	202506 000-00000-00	000	C	.00	
VOID CHE	ECK	*****INVALID VENDOR	NUMBER****		.00 032667
5/22/25 05222025	202505 300-14100-10	000	*	34.73	
5/22/25 05222025	202505 300-14100-10	000	*	32.91	
5/22/25 05222025		000	*	23.98	
5/22/25 05222025	202505 330-57200-51	025	*	27.58	
5/22/25 05222025	202505 300-14100-10	000	*	35.93	
5/22/25 05222025	202505 300-14100-10	000	*	9.46	
5/22/25 05222025	202505 330-57200-513	100	*	33.96	
5/22/25 05222025	202505 300-14100-10	000	*	21.20	
5/22/25 05222025		000	*	34.73	
5/22/25 05222025	202505 330-57200-513	100	*	29.25	
5/22/25 05222025	202505 300-14100-10	000	*	62.28	
5/22/25 05222025	202505 330-57200-513	100	*	32.92	
5/22/25 05222025	202505 300-13100-10	000	*	9.41	
5/22/25 05222025	202505 330-57200-513	100	*	50.24	
		000	*	77.94	
BEEF 5/22/25 05222025	202505 300-14100-10	000	*	139.05	
FOOD	1	REGIONS BANK			655.57 032668
5/29/25 1991462	202503 310-57200-31		*	37.50	
ATTORNE	Y FEES				37.50 032669
	INVOICE DATE INVOICE 6/05/25 06052025 PETTY C. 6/05/25 VOID VOID CH: 5/22/25 05222025 LETTUCE 5/22/25 05222025 TOMATOE: 5/22/25 05222025 FOOD 5/22/25 05222025 LETTUCE 5/22/25 05222025 LETTUCE 5/22/25 05222025 LETTUCE 5/22/25 05222025 SUPPLIE: 5/22/25 05222025 FAUCET : 5/22/25 05222025 FAUCET : 5/22/25 05222025 FAUCET : 5/22/25 05222025 FAUCET : 5/22/25 05222025 FOOD	DATE INVOICE YRMO DPT ACCT# SUR 6/05/25 06052025 202506 300-10100-11 PETTY CASH 6/05/25 VOID 202506 000-00000-00 VOID CHECK 5/22/25 05222025 202505 300-14100-10 ILETTUCE 5/22/25 05222025 202505 300-14100-10 TOMATOES 5/22/25 05222025 202505 300-14100-10 EGGS 5/22/25 05222025 202505 300-14100-10 FOOD 5/22/25 05222025 202505 300-14100-10 RAFFLE TICKETS 5/22/25 05222025 202505 300-13100-10 RAFFLE TICKETS 5/22/25 05222025 202505 300-14100-10 REEF 5/22/25 05222025 202505 300-14100-10	DATE INVOICE EXPENSED TO VENDOR NAM DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS 6/05/25 06052025 202506 300-10100-11000	DATE NOTICE Color Colo	NAME NAME

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 6/19/25 PAGE 9
*** CHECK DATES 05/16/2025 - 06/19/2025 *** VIERA_EAST__GOLF_COURSE

			BANK B VIERA	EAST-GOLF			
CHECK VEND# DATE	INVOICE DATE INVOICE	EXPENSED TO YRMO DPT ACC	 T# SUB SUBCLAS		STATUS		CHECK AMOUNT #
6/05/25 99999	6/05/25 VOID	202506 000-000	00-0000		С	.00	
	VOID CE	ieck	******	NVALID VENDOR NUMBE	ER***** 		.00 032670
6/05/25 00130	5/28/25 72207056	5 202505 330-572	00-51050		*	51.10	
	PLASTIC 5/28/25 72207056	5 202505 300-141	00-10200		*	77.95	
	BEVERAG 5/28/25 72207056		00-10000		*	248.44	
	FOOD 5/28/25 72207056	5 202505 330-572	00-43100		*	6.50	
	FUEL 5/29/25 72207282		00-51025		*	130.68	
	5/29/25 72207282		00-10200		*	619.68	
	BEVERAG 5/29/25 72207282		00-43100		*	6.50	
	FUEL 5/29/25 72207282	2 202505 300-141	00-10000		*	96.10	
	5/30/25 72207481		00-51025		*	135.37	
	5/30/25 72207481	N SUPPLIES L 202505 300-141	00-10000		*	977.60	
	FOOD 5/30/25 72207481	202505 330-572	00-43100		*	6.50	
	FUEL 5/30/25 72207481	202505 300-141	00-10001		*	79.95	
	6/02/25 72208563	3 202506 300-141	00-10000		*	960.12	
	FOOD 6/02/25 72208563		00-10200		*	114.50	
	BEVERAG 6/02/25 72208563	3 202506 330-572	00-51025		*	19.65	
	6/02/25 72208563	N SUPPLIES 3 202506 330-572	00-51050		*	114.71	
	PAPER 6/02/25 72208563	3 202506 330-572	00-43100		*	6.50	
	FUEL		SYSCO				3,651.85 032671
6/05/25 01512	5/28/25 1847714		00-54600			1,065.98	
	RENT 5/28/25 1847723	202505 390-572	00-54600		*	242.06	
	RENT 5/28/25 1847723 RENT	202505 350-572	00-46100		*	10,784.30	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 6/19/25 PAGE 10
*** CHECK DATES 05/16/2025 - 06/19/2025 *** VIERA EAST- GOLF COURSE

*** CHECK DATES	05/16/2025 - 06/19/2025 *** V	IERA EAST- GOLF COURSE BANK B VIERA EAST-GOLF			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	SUB SUBCLASS VENDOR NAME	STATUS	AMOUNT .	CHECK
	5/28/25 1847723 202505 390-57200- RENT	54600	*	253.59	
	5/28/25 1847723 202505 390-57200- RENT	46100	*	492.60	
	KENI	THE HUNTINGTON NATIONAL BANK		12,8	338.53 032672
6/05/25 01672	5/31/25 18570083 202505 320-57200- TELEPHONE	54500	*	456.67	
	IELEPHONE	TPX COMMUNICATIONS			156.67 032673
6/05/25 00807	5/29/25 309022/4 202505 390-5/200-	54100	*	180.84	
	UNIFORMS	UNIFIRST CORPORATION		:	L80.84 032674
6/05/25 00068	5/27/25 9292092- 202506 320-57200-	-34100	*	795.77	
	8 YARD DUMPSTER 5/27/25 9292390- 202506 390-57200-		*	225.99	
	6 YARD DUMPSTER	WASTE MANAGEMENT		1,0	021.76 032675
6/05/25 00117	5/23/25 41272169 202505 390-57200-		*	189.42	
	SCOTCHLOK EPOXY 5/23/25 41272170 202505 390-57200-	46000	*	896.57	
	CABLE CLUTCH 5/27/25 41272406 202505 390-57200-	46000	*	59.97	
	SEAL OIL	WESCOTURF INC.		1,:	L45.96 032676
6/12/25 01612	6/05/25 06052025 202506 330-57200-		*	228.87	
		A HEAD FOR PROFITS		:	228.87 032677
6/12/25 01654	6/10/25 1830076 202506 320-57200-	51100	*	161.27	
		ALSCO		:	L61.27 032678
6/12/25 01668	6/04/25 56094 202506 390-57200-		*	280.00	
	JANITORIAL SVC	BREVARD HOME CLEANING			280.00 032679
6/12/25 01689	6/05/25 782788 202506 300-14100-		*	221.00	
	BREAD	BREVARD BAKERS BREAD INC		:	221.00 032680
6/12/25 01388	6/09/25 AR134379 202506 390-57200-		*	107.07	
	PRINTER RENTAL	DEX IMAGING			107.07 032681

*** CHECK DATES 05/16/2025 - 06/19/2025 *** VIERA EAST- GOLF COURSE
BANK B VIERA EAST-GOLF

BANK B VIERA EAST-GOLF					
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	VENDOR NAME SUB SUBCLASS	STATUS	TRUOMA	CHECK AMOUNT #
6/12/25 01681	5/22/25 15879568 202505 320-57200 FIRE INSPECTION		*	134.80	
		EVERON, LLC			134.80 032682
6/12/25 00076	6/02/25 9398 JUN 202506 300-13100 2300 CLUBHOUSE DR		*	466.12	
		FLORIDA CITY GAS			466.12 032683
6/12/25 01614	4/16/25 P2014004 202504 390-57200 OIL FILTER		*	276.36	
	5/12/25 P2057804 202505 390-57200		*	236.38	
		FLORIDA COAST EQUIPMENT			512.74 032684
6/12/25 00035		-43000	*	888.06	
	6/10/25 33189 JU 202506 340-57200 2300 CLUBHOUSE DR	-43000	*	888.05	
	6/10/25 45156 JU 202506 390-57200 5250 MURRELL RD	-43000	*	2,674.82	
	6/10/25 45156 JU 202506 300-11500	-10000	*	668.71	
	5250 MURRELL RD 6/10/25 52104 JU 202506 350-57200 2300 CLUBHOUSE DR	-43000	*	705.66	
	2500 CHOBIIOOSE DK	FPL			5,825.30 032685
6/12/25 00587	6/05/25 16580668 202506 390-57200 GASOLINE		*	680.18	
	6/05/25 16580668 202506 300-13100 GASOLINE	-10000	*	335.02	
	6/05/25 16580669 202506 390-57200	-46110	*	376.35	
	DIESEL 6/05/25 16580669 202506 300-13100 DIESEL	-10000	*	185.36	
		GLOVER OIL COMPANY INC			1,576.91 032686
6/12/25 00194	5/30/25 PINV0138 202505 390-57200 REPLENISH 50LB BAGS	-47500	*		
	5/30/25 PINV0138 202505 300-15500 REPLENISH 50LB BAGS	-10000	*	6,184.50	
	REFLENISH JULB BAGS	GOLF VENTURES INC			8,246.00 032687
6/12/25 99999	6/12/25 VOID 202506 000-00000 VOID CHECK		C	.00	
	AOID CHECK	******INVALID VENDOR NUMBER	***** 		.00 032688

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 6/19/25 PAGE 12
*** CHECK DATES 05/16/2025 - 06/19/2025 *** VIERA EAST- GOLF COURSE

BANK B VIERA EAST-GOLF										
CHECK VEND# DATE	INV DATE	OICE INVOICE	EXPI	ENSED TO DPT ACCT# S	SUB	VEN SUBCLASS	IDOR NAME	STATUS	AMOUNT	CHECK
6/12/25 01693	5/29/25	05292025	202505	390-57200-4	16000			*	40.83	
	5/29/25	05292025	202505	330-57200-4	16000				2,034.85	
	5/29/25	05292025	202505	330-57200-4	16000			*	2.48	
	5/29/25	05292025	202505	390-57200-4	16000			*	12.98	
	5/29/25	05292025 COMB	202505	300-13100-1	10000			*	7.35	
	5/29/25			390-57200-4	16000			*	56.01	
	5/29/25			390-57200-4	16000			*	11.96	
	5/29/25			330-57200-4	16000			*	555.81-	
	5/29/25			330-57200-4	16000			*	801.99	
	5/29/25			300-13100-1	10000			*	17.54	
	5/29/25		202505	300-13100-1	L000C			*	32.42	
	5/29/25			390-57200-5	51150			*	25.44	
	5/29/25		202505	390-57200-4	16000			*	62.32	
	5/29/25		202505	390-57200-4	17100			*	8.91	
	5/29/25	05202025	202505	330-57200-4	16000			*	142.40	
		BIONE			HOM	E DEPOT CRED	OIT SERVICES			2,701.67 032689
6/12/25 00180	4/22/25	397575	202504	390-57200-4	16000			*	429.50	
	5/12/25	399974	202505	390-57200-4	16000			*	65.62	
	5/14/25	400320	202505	390-57200-4	16000			* * * * *	65.62	
	5/19/25	400897	202505	390-57200-4	16000			*	54.86	
	5/19/25	400939	202505	390-57200-4	16000			*	10.32	
		401299	202505	390-57200-4				*	19.83	
	5/28/25	GRIP RIV 402002 PREM AW	202505	390-57200-4	16000			*	178.65	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 6/19/25 PAGE 13
*** CHECK DATES 05/16/2025 - 06/19/2025 *** VIERA EAST- GOLF COURSE

*** CHECK DATES	05/16/2025 - 06/19/2025 ***	VIERA EAST- GOLF COURSE BANK B VIERA EAST-GOLF			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACC	O VENDOR NAME T# SUB SUBCLASS	STATUS	AMOUNT	CHECK
	5/29/25 402239 202505 390-572 RATCHET	200-46000	*	82.89	
		NAPA AUTO PARTS			907.29 032690
6/12/25 01358	5/31/25 00132802 202505 320-572 CYLINDER RENTAL		*	57.13	
	CIDINDER RENTAL	NEXAIR, LLC			57.13 032691
	6/10/25 691089 202506 390-572		*	434.67	
	GRIT PREMIXED	PRECISION SMALL ENGINE CO.,	INC.		434.67 032692
6/12/25 00808	6/11/25 06112025 202506 300-101	 L00-11000	*	150.00	
		PETTY CASH			150.00 032693
6/12/25 00603	4/28/25 209367 202504 390-572		*	135.96	
	71PM3 64 5/27/25 210756 202505 390-572	200-46000	*	21.99	
	TANK VENT	ROCKLEDGE MOWER & SERVICE			157.95 032694
6/12/25 01579	6/04/25 26732506 202506 390-572	200-46000	*	102.38	
	BATTERY	ROYAL BATTERY DISTRIBUTION II	NC.		102.38 032695
6/12/25 01334	5/30/25 15379574 202505 390-572		*	700.50	
	PUTTING CUPS	SITEONE LANDSCAPE SUPPLY, LLC	C		700.50 032696
6/12/25 00130	6/04/25 72209060 202506 300-141		*	1,644.51	
	FOOD 6/05/25 72209342 202506 300-141	100-10200	*	509.71	
	FOOD 6/05/25 72209342 202506 300-141	100-10000	*	388.48	
	FOOD 6/07/25 72209840 202506 300-141	100-10000	*	970.06	
	FOOD 6/09/25 72210203 202506 330-572	200-51025	*	213.03	
	FOOD 6/09/25 72210203 202506 300-141	100-10000	*	1,228.81	
	BEVERAGE			,	4,954.60 032697
6/12/25 01257				1,315.48	
1,12,20 0120,	SERVICE	MUOD GUADD ING		•	1,315.48 032698
		THOR GUARD, INC.			_,515.15 052090

*** CHECK DATES	05/16/2025 - 06/19/2025 *** VIE BANI	RA EAST- GOLF COURSE K B VIERA EAST-GOLF			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# SU	VENDOR NAME B SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
6/12/25 00807	6/05/25 30902290 202506 390-57200-54	100	*	180.84	
	UNIFORMS	UNIFIRST CORPORATION			180.84 032699
6/12/25 00117	5/29/25 41273058 202505 390-57200-460	000	*	45.99	
	BEARING BALL SEALED 5/30/25 41273329 202505 390-57200-460 SEAL OIL		*	59.97	
	SEAL OIL	WESCOTURF INC.			105.96 032700
	6/17/25 10203956 202506 320-57200-460		*	1,098.75	
	MAINTENANCE	ACCURATE AIR CONDITIONING HEATING			1,098.75 032701
	6/17/25 1832185 202506 320-57200-513		*	161.27	
	TOWELS	ALSCO			161.27 032702
	6/11/25 56488 202506 390-57200-513		*	280.00	
	JANITORIAL SVCS	BREVARD HOME CLEANING			280.00 032703
6/19/25 01689	6/12/25 772826 202506 300-14100-10 BREAD		*	194.20	
		BREVARD BAKERS BREAD INC			194.20 032704
	6/17/25 25061736 202506 390-57200-49: REINSPECTION		*	47.00	
	6/17/25 25061736 202506 390-57200-49: REINSPECTION	100	*	26.00	
	6/17/25 25061736 202506 390-57200-493		*	26.00	
	INITIAL INSPECTION	BREVARD COUNTY FIRE RESCUE			99.00 032705
6/19/25 01553	6/01/25 02124630 202506 320-57200-34: INTERNET		*	328.94	
	INTERNET	CHARTER COMMUNICATIONS			328.94 032706
-, -, -	6/10/25 25JUN-64 202506 320-57200-460	000	*	275.00	
	MONTHLY WINDOW CLEANING (6/10/25 54952 202506 390-57200-47)	CRYSTAL HI RISE, INC.			275.00 032707
6/19/25 00564	6/10/25 54952 202506 390-57200-47		*	1,010.16	
		SOLE CRESTALETEC TAG			1 010 16 020700

VIER --VIERA EAST-- AWOLFE

GOLF SPECIALTIES, INC.

1,010.16 032708

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 6/19/25 PAGE 15
*** CHECK DATES 05/16/2025 - 06/19/2025 *** VIERA EAST- GOLF COURSE

BANK B VIERA EAST-GOLF					
CHECK VEND# DATE	INVOICEEXPENSED TO VENDOR NAME DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #	
	6/01/25 502 202506 310-57200-31700		87.50		
	DISSEMINATION SVC GMS-CENTRAL FLORIDA, LLC			87.50 032709	
6/19/25 00694	4/29/25 688854 202504 390-57200-46000	*	74.93		
		*	79.03		
	GLOVE DOUBLE LEATHER PALM PRECISION SMALL ENGINE CO., IN	NC.		153.96 032710	
6/19/25 99999	6/19/25 VOID 202506 000-00000-00000	C C	.00		
	VOID CHECK ******INVALID VENDOR NUMBER	****		.00 032711	
6/19/25 00130	6/11/25 72210625 202506 300-14100-10000	*	982.47		
	FOOD 6/11/25 72210625 202506 300-14100-10200	*	225.90		
	BEVERAGE 6/11/25 72210625 202506 330-57200-51050	*	101.44		
	PLASTIC 6/11/25 72210625 202506 330-57200-43100	*	6.50		
	FUEL 6/12/25 72210860 202506 320-57200-51100	*	615.70		
	PLASTIC 6/12/25 72210860 202506 300-14100-10200	*	41.95		
	BEVERAGE 6/12/25 72210860 202506 300-14100-10000	*	216.79		
	FOOD 6/12/25 72210860 202506 330-57200-43100	*	6.50		
	FUEL 6/13/25 72211075 202506 330-57200-51050	*	137.24		
	PLASTIC 6/13/25 72211075 202506 330-57200-51025	*	40.63		
	KITCHEN 6/13/25 72211075 202506 300-14100-10000	*	686.11		
	FOOD 6/13/25 72211075 202506 330-57200-43100	*	6.50		
	FUEL 6/14/25 72211559 202506 300-14100-10000	*	217.11		
	FOOD 6/14/25 72211559 202506 330-57200-51050	*	302.43		
	PAPER 6/14/25 72211559 202506 320-57200-51100	*	469.35		
	G/C 6/14/25 72211559 202506 330-57200-43100 FUEL	*	6.50		

AP300R *** CHECK DATES 05/16/2025 - 06/	19/2025 *** VI	ACCOUNTS PAYABLE PREPAID/COMPUTER ERA EAST- GOLF COURSE NNK B VIERA EAST-GOLF	R CHECK REGISTER	RUN 6/19/25	PAGE 16
CHECK VEND#INVOICE DATE DATE INVOICE	EXPENSED TO YRMO DPT ACCT# S		STATUS	AMOUNT	CHECK AMOUNT #
6/16/25 7221177 FOOD	8 202506 300-14100-1	.0000	*	788.79	
	8 202506 300-14100-1	.0200	*	689.91	
	8 202506 330-57200-5	51050	*	66.21	
	8 202506 330-57200-4	3100	*	6.50	
		SYSCO			5,614.53 032712
6/19/25 00807 6/12/25 3090230 UNIFOR	5 202506 390-57200-5	34100	*	172.93	
ONIFON		UNIFIRST CORPORATION			172.93 032713
	9 202506 390-57200-5 R LEASE	34600	*	652.46	
INACIO		WELLS FARGO FINANCIAL LEASING,	INC.		652.46 032714
	0 202506 390-57200-4	6000	*	49.72	
5w11Cl		WESCOTURF INC.			49.72 032715
		TOTAL FOR BA	ANK B	115,271.84	

TOTAL FOR REGISTER

115,271.84

SECTION B

Community Development District

Unaudited Financial Reporting
May 31, 2025



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Community Development District Combined Balance Sheet May 31, 2025

		General	Ca	pital Reserve	Dε	ebt Service	Сарі	tal Projects		olf Course/		Totals
		Fund		Fund		Fund		Fund	Red	creation Fund	Gove	nmental Funds
Assets												
<u>Cash</u>												
Operating Account	\$	159,072	\$	-	\$	-	\$	-	\$	706,181	\$	865,253
Capital Reserve Account	\$	-	\$	299,131	\$	-	\$	-	\$	-	\$	299,131
Assessments Receivable	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Accounts Receivable	\$	-	\$	-	\$	-	\$	-	\$	4,516	\$	4,516
Due from Capital Projects	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Due from Capital Reserve	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Due from Golf Course	\$	394	\$	-	\$	-	\$	-	\$	-	\$	394
Due from General Fund	\$	-	\$	-	\$	2,334	\$	-	\$	16,722	\$	19,056
Due from Other	\$	-	\$	-	\$	-	\$	-	\$	17,018	\$	17,018
Prepaid Expenses	\$	13,201	\$ \$	-	\$ \$	-	\$ \$	-	\$ \$	124,522	\$	137,723
Inventory - Pro Shop	\$	-	\$ \$	-	\$	-	\$	-	\$	52,341 36,254	\$ \$	52,341 36,254
Inventory - Hook & Eagle Investments	Ф	-	Ф	-	Ф	-	Ф	-	Ф	30,234	Ф	30,234
State Board of Administration	\$	612,240	\$	1,098,032	\$	_	\$	_	\$	301,679	\$	2,011,951
Series 2012	Ψ.	012,210	4	1,000,002	Ψ.		4		*	001,075	4	2,011,701
Reserve	\$	_	\$	_	\$	-	\$	_	\$	282,162	\$	282,162
Benefit Assessment	\$	-	\$	-	\$	-	\$	-	\$	42,168	\$	42,168
Bond Service	\$	-	\$	-	\$	-	\$	-	\$	6,473	\$	6,473
Recreation Fees	\$	-	\$	-	\$	-	\$	-	\$	82,537	\$	82,537
Prepaid Expenses - Debt	\$	-	\$	-	\$	-	\$	-	\$	173,333	\$	173,333
<u>Series 2020</u>												
Reserve	\$	-	\$	-	\$	236,297	\$	-	\$	-	\$	236,297
Temporary Interest	\$	-	\$	-	\$	95	\$	-	\$	-	\$	95
Bond Service	\$	-	\$	-	\$	120,508	\$	-	\$	-	\$	120,508
Project	\$	-	\$	-	\$	-	\$	64,607	\$	-	\$	64,607
Improvements (Net of Depreciation)	\$	-	\$	-	\$	-	\$	-	\$	1,779,589	\$	1,779,589
Total Assets	\$	784,907	\$	1,397,163	\$	359,234	\$	64,607	\$	3,625,496	\$	6,231,406
10441110000	4	, 0 1, , 0 ,	Ψ	2,0077,100	Ψ_	007,201	Ψ	01,007	Ψ_	0,020,170	Ψ	0,202,100
Liabilities												
Accounts Payable	\$	4,156	\$	-	\$	-	\$	-	\$	36,774	\$	40,930
Accrued Expenses	\$	9,990	\$	-	\$	-	\$	-	\$	550	\$	10,540
Deferred Revenue - Season Advance	\$	-	\$	-	\$	-	\$	-	\$	50,027	\$	50,027
Deferred Revenue - Special Assessment O&M	\$	-	\$	-	\$	-	\$	-	\$	6,080	\$	6,080
Deferred Revenue - Special Assessment Debt	\$	-	\$	-	\$	-	\$	-	\$	179,519	\$	179,519
Due to General Fund	\$	-	\$	-	\$	-	\$	-	\$	394	\$	394
Due to Golf Course	\$	16,722	\$	-	\$	-	\$	-	\$	-	\$	16,722
Due to Debt Service	\$	2,334	\$	-	\$	-	\$	-	\$	-	\$	2,334
Due to Capital Reserve	\$	-	\$	-	\$	-	\$	-	\$	4 420	\$	- 4 420
Accrued Interest Payable	\$	-	\$ \$	-	\$	-	\$ \$	-	\$	4,438	\$	4,438
Accrued Principal Payable	φ σ	- 15 (42	\$ \$	-	\$ \$	-	\$	-	\$	- 47.005	\$	- (2 520
Accrued Payroll Payable Notes Payable	\$ \$	15,643	\$ \$	-	\$ \$	-	\$ \$	-	\$ \$	47,895 766,826	\$ \$	63,538 766,826
Sales Tax Payable	\$	-	э \$	-	\$	-	\$	-	\$	29,223	\$ \$	29,223
Event Deposits	\$	_	\$	-	\$	-	\$	-	\$	(15,361)	\$	(15,361
Bonds Payable - Series 2012	\$	-	э \$	-	\$	-	\$ \$	-	\$	1,065,000	\$ \$	1,065,000
Bond Discount	\$	-	\$	-	\$	-	\$	-	\$	(4,294)	\$	(4,294
Deferred Loss	\$	-	\$	-	\$	-	\$	-	\$	(35,353)	\$	(35,353)
	_	10.011	•							2 4 2 4 7 2 2	•	0.400 = 4.4
Total Liabilites	\$	48,844	\$	-	\$	-	\$	•	*	2,131,720	\$	2,180,564
Fund Balance												
Nonspendable	*	10.001					φ.				φ.	40.00
Prepaid Items	\$	13,201	\$	-	\$	-	\$	-	\$	-	\$	13,201
Restricted for	ф		ф		ф	250 224	¢		¢		¢.	250 224
Debt Service - Series 2020	\$	-	\$	-	\$	359,234	\$	64.607	\$	-	\$	359,234
Capital Projects - Series 2020	\$	-	\$	-	\$	-	\$	64,607	\$	-	\$	64,607
Assigned for	φ		φ	1 207 162	.		<i>d</i>		4		¢.	1 207 1 62
Capital Reserves	\$	- 722.062	\$	1,397,163	\$	-	\$	-	\$	1 402 777	\$	1,397,163
Unassigned	\$	722,862	\$	-	\$	-	\$	-	\$	1,493,777	\$	2,216,639
Total Fund Balances	\$	736,063	\$	1,397,163	\$	359,234	\$	64,607	\$	1,493,777	\$	4,050,842
Total Liabilities & Fund Balance	\$	784,907	\$	1,397,163	\$	359,234	\$	64,607	\$	3,625,496	\$	6,231,406

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Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted	Proi	ated Budget		Actual		
		Budget	Thr	u 05/31/25	Thr	u 05/31/25	7	ariance
Revenues								
Maintenance Assessments	\$	1,378,973	\$	1,361,737	\$	1,361,737	\$	-
Golf Course Administrative Services	\$	56,280	\$	37,520	\$	37,520	\$	0
Donations for Park Materials	\$	5,000	\$	3,333	\$	-	\$	(3,333)
Miscellaneous Revenue - Marketing	\$	20,000	\$	13,333	\$	7,049	\$	(6,285)
Interest Income	\$	100	\$	67	\$	12,241	\$	12,174
Total Revenues	\$1	,460,353	\$1	,415,990	\$1	1,418,546	\$	2,556
Expenditures								
General & Administrative								
Supervisors Fees	\$	30,519	\$	20,346	\$	16,225	\$	4,121
Engineering Fees	\$	5,000	\$	3,333	\$	-	\$	3,333
Attorney's Fees	\$	20,000	\$	13,333	\$	2,988	\$	10,346
Dissemination	\$	1,050	\$	700	\$	700	\$	-
Trustee Fees	\$	5,600	\$	3,733	\$	2,694	\$	1,040
Annual Audit	\$	14,000	\$	9,333	\$	9,774	\$	(440)
Collection Agent	\$	2,500	\$	1,667	\$	-	\$	1,667
Management Fees	\$	115,242	\$	76,828	\$	76,828	\$	-
Postage	\$	2,000	\$	1,333	\$	10	\$	1,323
Printing & Binding	\$	2,500	\$	1,667	\$	263	\$	1,404
Insurance - Liability	\$	15,229	\$	10,153	\$	6,507	\$	3,646
Legal Advertising	\$	2,500	\$	1,667	\$	299	\$	1,368
Other Current Charges	\$	1,200	\$	800	\$	192	\$	608
Office Supplies	\$	2,000	\$	1,333	\$	103	\$	1,230
Dues & Licenses	\$	175	\$	175	\$	175	\$	-
Information Technology	\$	4,735	\$	3,157	\$	3,157	\$	0
Total General & Administrative	\$	224,250	\$	149,558	\$	119,914	\$	29,644

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pro	rated Budget		Actual		
	Budget	Thr	ru 05/31/25	Thr	ru 05/31/25	1	Variance
Operations & Maintenance							
Operating Expenditures							
Salaries	\$ 178,500	\$	119,000	\$	118,562	\$	438
Administration Fee	\$ 1,436	\$	957	\$	1,568	\$	(610)
FICA Expense	\$ 14,155	\$	9,437	\$	9,070	\$	367
Health Insurance	\$ 5,000	\$	3,333	\$	930	\$	2,403
Workers Compensation	\$ 3,790	\$	2,527	\$	1,798	\$	729
Unemployment	\$ 1,119	\$	746	\$	610	\$	136
Retirement Contribution	\$ 5,061	\$	3,374	\$	-	\$	3,374
Other Contractual	\$ 10,000	\$	6,667	\$	5,040	\$	1,626
Marketing - Lifestyle/Amenities	\$ 95,000	\$	63,333	\$	58,379	\$	4,954
Training	\$ 500	\$	333	\$	-	\$	333
Subtotal Field Expenditures	\$ 314,561	\$	209,707	\$	195,957	\$	13,750
Maintenance Expenditures							
Canal Maintenance	\$ 14,000	\$	9,333	\$	-	\$	9,333
Lake Bank Restoration	\$ 164,000	\$	109,333	\$	170,620	\$	(61,287)
Lake Bank Education Project	\$ 3,000	\$	2,000	\$	-	\$	2,000
Environmental Services	\$ 10,000	\$	6,667	\$	-	\$	6,667
Water Management System	\$ 134,248	\$	89,499	\$	78,788	\$	10,710
Midge Control	\$ 8,000	\$	5,333	\$	-	\$	5,333
Contingencies	\$ 10,000	\$	6,667	\$	450	\$	6,217
Fire Line Management	\$ 3,500	\$	2,333	\$	1,895	\$	438
Basin Repair	\$ 3,000	\$	2,000	\$	-	\$	2,000
Subtotal Maintenance Expenditures	\$ 349,748	\$	233,165	\$	251,754	\$	(18,588)

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	,	Adopted	Proi	rated Budget		Actual	
		Budget	Thr	ru 05/31/25	Thr	ru 05/31/25	Variance
Grounds Maintenance Expenditures							
Salaries	\$	232,730	\$	155,153	\$	136,972	\$ 18,181
Bonus Program	\$	-	\$	-	\$	59,814	\$ (59,814)
Administrative Fees	\$	2,840	\$	1,893	\$	1,413	\$ 480
FICA	\$	19,787	\$	13,191	\$	10,478	\$ 2,713
Health Insurance	\$	32,893	\$	21,929	\$	20,697	\$ 1,231
Workers Compensation	\$	4,942	\$	3,295	\$	2,297	\$ 998
Unemployment	\$	2,608	\$	1,739	\$	1,251	\$ 487
Retirement Contribution	\$	6,682	\$	4,455	\$	-	\$ 4,455
Telephone	\$	15,660	\$	10,440	\$	6,080	\$ 4,360
Utilities	\$	15,000	\$	10,000	\$	4,016	\$ 5,984
Property Appraiser	\$	1,990	\$	1,327	\$	2,391	\$ (1,064)
Insurance - Property	\$	3,344	\$	2,229	\$	2,424	\$ (195)
Repairs	\$	25,000	\$	16,667	\$	25,042	\$ (8,375)
Fuel	\$	21,000	\$	14,000	\$	9,906	\$ 4,094
Park Maintenance	\$	45,000	\$	30,000	\$	20,276	\$ 9,724
Sidewalk Repair	\$	15,000	\$	10,000	\$	-	\$ 10,000
Chemicals	\$	4,000	\$	2,667	\$	1,611	\$ 1,056
Contingencies	\$	10,000	\$	6,667	\$	14,731	\$ (8,065)
Refuse	\$	12,000	\$	8,000	\$	11,332	\$ (3,332)
Office Supplies	\$	-	\$	-	\$	1,411	\$ (1,411)
Uniforms	\$	4,000	\$	2,667	\$	1,042	\$ 1,625
Fire Alarm System	\$	7,500	\$	5,000	\$	270	\$ 4,730
Rain Bird Pump System	\$	28,041	\$	18,694	\$	9,194	\$ 9,500
Park Materials	\$	10,000	\$	6,667	\$	262	\$ 6,405
Bay Hill Flow Way Maintenance	\$	20,000	\$	13,333	\$	-	\$ 13,333
Subtotal Grounds Maintenance Exp.	\$	540,017	\$	360,011	\$	342,910	\$ 17,101
Total Operations & Maintenance	\$1	,204,326	\$	802,884	\$	790,621	\$ 12,263
Total Expenditures	\$1	,428,576	\$	952,442	\$	910,535	\$ 41,907
Excess (Deficiency) of Revenues over Exp.	\$	31,777			\$	508,011	
Other Financing Sources/(Uses):							
Transfer In/(Out) - Capital Reserve	\$	(31,777)	\$	(31,777)	\$	(31,777)	\$ -
Total Other Financing Sources/(Uses)	\$	(31,777)	\$	(31,777)	\$	(31,777)	\$ -
Net Change in Fund Balance	\$	(0)			\$	476,234	
Fund Balance - Beginning	\$	-			\$	259,828	
Fund Balance - Ending	\$	(0)			\$	736,063	

Community Development District

Month to Month - General Fund

	0)ct		Nov		Dec	Jan	Feb	March	April	May	June	July	Aug		Se	ept	Total
Revenues																		
Maintenance Assessments	\$	-	\$ 3	396,554	\$	836,923	\$ 59,657	\$ 16,072	\$ 10,242	\$ 37,381	\$ 4,909	\$ -	\$ -	\$ -	:	\$	-	\$ 1,361,73
Golf Course Administrative Service	\$	4,690	\$	4,690	\$	4,690	\$ 4,690	\$ 4,690	\$ 4,690	\$ 4,690	\$ 4,690	\$ -	\$ -	\$ -	:	\$	-	\$ 37,52
Donations for Park Materials	\$	-	\$	-	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	:	\$	-	\$ -
Misc. Revenue - Marketing	\$	-	\$	-	\$	-	\$ 5,593	\$ 626	\$ 74	\$ -	\$ 757	\$ -	\$ -	\$ -	:	\$	-	\$ 7,04
Interest Income	\$	-	\$	-	\$	-	\$ 1,408	\$ 2,614	\$ 2,886	\$ 2,790	\$ 2,542	\$ -	\$ -	\$ -	:	\$	-	\$ 12,24
Total Revenues	\$ 4	4,690	\$4	01,244	\$8	341,613	\$ 71,348	\$ 24,002	\$ 17,891	\$ 44,861	\$ 12,897	\$ -	\$ -	\$ -		\$	-	\$ 1,418,546
<u>Expenditures</u>																		
General & Administrative																		
Supervisors Fees	\$	1,288	\$	2,417	\$	2,191	\$ 2,467	\$ 2,210	\$ 2,417	\$ 2,191	\$ 1,044	\$ -	\$ -	\$ -	:	\$	-	\$ 16,22
Engineering Fees	\$	-	\$	-	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	:	\$	-	\$ _
Attorney's Fees	\$	2,988	\$	-	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	:	\$	-	\$ 2,98
Dissemination	\$	88	\$	88	\$	88	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ -	\$ -	\$ -	:	\$	-	\$ 70
Trustee Fees	\$	337	\$	337	\$	337	\$ 337	\$ 337	\$ 337	\$ 337	\$ 337	\$ -	\$ -	\$ -	:	\$	-	\$ 2,69
Annual Audit	\$	1,222	\$	1,222	\$	1,222	\$ 1,222	\$ 1,222	\$ 1,222	\$ 1,222	\$ 1,222	\$ -	\$ -	\$ -	:	\$	-	\$ 9,77
Collection Agent	\$	-	\$	-	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	:	\$	-	\$ -
Management Fees	\$	9,604	\$	9,604	\$	9,604	\$ 9,604	\$ 9,604	\$ 9,604	\$ 9,604	\$ 9,604	\$ -	\$ -	\$ -	:	\$	-	\$ 76,82
Postage	\$	10	\$	-	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	:	\$	-	\$ 1
Printing & Binding	\$	4	\$	6	\$	103	\$ 5	\$ 13	\$ 42	\$ 51	\$ 40	\$ -	\$ -	\$ -	:	\$	-	\$ 26
Insurance - Liability	\$	813	\$	813	\$	813	\$ 813	\$ 813	\$ 813	\$ 813	\$ 813	\$ -	\$ -	\$ -	:	\$	-	\$ 6,50
Legal Advertising	\$	299	\$	-	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	:	\$	-	\$ 29
Other Current Charges	\$	25	\$	27	\$	31	\$ -	\$ 11	\$ 35	\$ 31	\$ 34	\$ -	\$ -	\$ -	:	\$	-	\$ 19
Office Supplies	\$	103	\$	-	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	:	\$	-	\$ 10
Dues & Licenses	\$	175	\$	-	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	:	\$	-	\$ 17
Information Technology	\$	395	\$	395	\$	395	\$ 395	\$ 395	\$ 395	\$ 395	\$ 395	\$ -	\$ -	\$ -	:	\$	-	\$ 3,15
Total General & Administrative	\$ 17	7,350	\$	14,907	\$	14,782	\$ 14,929	\$ 14,691	\$ 14,950	\$ 14,730	\$ 13,576	\$ -	\$ -	\$	-	\$	-	\$ 119,914
Operations & Maintenance																		
Operating Expenditures																		
Salaries	\$ 1	4,769	\$	14,384	\$	14,864	\$ 14,864	\$ 13,425	\$ 15,175	\$ 15,168	\$ 15,914	\$ -	\$ -	\$ -	:	\$	-	\$ 118,56
Administration Fee	\$	103	\$	99	\$	955	\$ 95	\$ 103	\$ 72	\$ 69	\$ 72	\$ -	\$ -	\$ -	:	\$	-	\$ 1,56
FICA Expense	\$	1,130	\$	1,100	\$	1,137	\$ 1,137	\$ 1,027	\$ 1,161	\$ 1,160	\$ 1,217	\$ -	\$ -	\$ -	:	\$	-	\$ 9,070

Community Development District

Month to Month - General Fund

		Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug		S	ept		Total
Operating Expenditures Contin	ued	l															
Health Insurance	\$	167	\$ 108	\$ 109	\$ 109	\$ 109	\$ 109	\$ 109	\$ 109	\$ -	\$ -	\$ -		\$	-	\$	930
Workers Compensation	\$	68	\$ 317	\$ 235	\$ 235	\$ 212	\$ 240	\$ 240	\$ 251	\$ -	\$ -	\$ -		\$	-	\$	1,798
Unemployment	\$	106	\$ -	\$ 242	\$ 242	\$ 21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$	-	\$	610
Retirement Contribution	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$	-	\$	-
Other Contractual	\$	611	\$ 704	\$ 608	\$ 608	\$ 611	\$ 611	\$ 631	\$ 655	\$ -	\$ -	\$ -		\$	-	\$	5,040
Marketing - Lifestyle/Amenities	\$	10,450	\$ 4,629	\$ 10,637	\$ 5,454	\$ 8,322	\$ 4,178	\$ 6,078	\$ 8,631	\$ -	\$ -	\$ -		\$	-	\$	58,379
Training	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$	-	\$	-
Subtotal Operating Exp.	\$	27,404	\$ 21,342	\$ 28,787	\$ 22,744	\$ 23,830	\$ 21,546	\$ 23,456	\$ 26,850	\$ -	\$ -	\$	-	\$		- \$	195,957
Maintenance Expenditures																	
Canal Maintenance	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$	-	\$	-
Lake Bank Restoration	\$	-	\$ -	\$ -	\$ 68,248	\$ 102,372	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$	-	\$	170,620
Lake Bank Education Project	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$	-	\$	-
Environmental Services	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$	-	\$	-
Water Management System	\$	10,464	\$ 11,124	\$ 12,244	\$ 10,684	\$ 10,904	\$ 12,904	\$ 10,464	\$ -	\$ -	\$ -	\$ -		\$	-	\$	78,788
Midge Control	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$	-	\$	-
Contingencies	\$	-	\$ -	\$ -	\$ -	\$ 200	\$ 100	\$ 100	\$ 50	\$ -	\$ -	\$ -		\$	-	\$	450
Fire Line Management	\$	-	\$ 800	\$ 211	\$ 150	\$ 600	\$ 135	\$ -	\$ -	\$ -	\$ -	\$ -		\$	-	\$	1,895
Basin Repair	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$	-	\$	-
Subtotal Maintenance Exp.	\$	10,464	\$ 11,924	\$ 12,455	\$ 79,082	\$ 114,076	\$ 13,139	\$ 10,564	\$ 50	\$ -	\$ -	\$	-	\$		- \$	251,754
Grounds Maintenance Expendit	ture	es															
Salaries	\$	17,090	\$ 17,235	\$ 17,718	\$ 17,743	\$ 15,127	\$ 17,295	\$ 16,612	\$ 18,152	\$ -	\$ -	\$ -		\$	-	\$	136,972
Bonus Program	\$	-	\$ 59,814	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$	-	\$	59,814
Administrative Fees	\$	179	\$ 173	\$ 179	\$ 159	\$ 190	\$ 179	\$ 173	\$ 181	\$ -	\$ -	\$ -		\$	-	\$	1,413
FICA	\$	1,307	\$ 1,318	\$ 1,355	\$ 1,357	\$ 1,157	\$ 1,323	\$ 1,271	\$ 1,389	\$ -	\$ -	\$ -		\$	-	\$	10,478
Health Insurance	\$	2,351	\$ 2,351	\$ 2,969	\$ 2,605	\$ 2,605	\$ 2,605	\$ 2,605	\$ 2,605	\$ -	\$ -	\$ -		\$	-	\$	20,697
Workers Compensation	\$	270	\$ 400	\$ 280	\$ 280	\$ 244	\$ 273	\$ 262	\$ 287	\$ -	\$ -	\$ -		\$	-	\$	2,297
Unemployment	\$	-	\$ -	\$ 290	\$ 610	\$ 216	\$ 52	\$ 41	\$ 43	\$ -	\$ -	\$ -		\$	-	\$	1,251
Retirement Contribution	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$	-	\$	-
Telephone	\$	909	\$ 643	\$ 1,128	\$ 634	\$ 635	\$ 860	\$ 635	\$ 636	\$ -	\$ -	\$ -		\$	-	\$	6,080
Utilities	\$	-	\$ 540	\$ 75	\$ 310	\$ 785	\$ 1,626	\$ 320	\$ 359	\$ -	\$ -	\$ -		\$	-	\$	4,016
Property Appraiser	\$	-	\$ -	\$ 2,391	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$	-	\$	2,391
Insurance - Property	\$	303	\$ 303	\$ 303	\$ 303	\$ 303	\$ 303	\$ 303	\$ 303	\$ -	\$ -	\$ -		\$	-	\$	2,424
Repairs	\$	2,676	\$ 10,116	\$ 883	\$ 673	\$ 294	\$ 9,210	\$ 928	\$ 261	\$ -	\$ -	\$ -		\$	-	\$	25,042
Fuel	\$	1,350	\$ 889	\$ 1,409	\$ 1,447	\$ 1,239	\$ 1,363	\$ 1,069	\$ 1,139	\$ -	\$ -	\$ -		\$	-	\$	9,906

Community Development District

Month to Month - General Fund

		Oct		Nov		Dec		Jan	Feb		March	April	May	June	July	Aug		S	ept	Total
Grounds Maintenance Exp. Cont	inu	ed																		
Park Maintenance	\$	489	\$	2,458	\$	3,966	\$	1,962	\$ 2,113	\$	3,148	\$ 3,229	\$ 2,910	\$ -	\$ -	\$ -		\$	-	\$ 20,276
Sidewalk Repair	\$	-	\$	-	\$	-	\$	-	\$ -	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -		\$	-	\$ -
Chemicals	\$	-	\$	564	\$	-	\$	-	\$ -	\$	-	\$ 1,047	\$ -	\$ -	\$ -	\$ -		\$	-	\$ 1,611
Contingencies	\$	250	\$	5,000	\$	3,152	\$	-	\$ -	\$	850	\$ 3,300	\$ 2,179	\$ -	\$ -	\$ -		\$	-	\$ 14,731
Refuse	\$	3,356	\$	615	\$	1,174	\$	1,243	\$ 1,249	\$	2,415	\$ 1,281	\$ -	\$ -	\$ -	\$ -		\$	-	\$ 11,332
Office Supplies	\$	-	\$	945	\$	467	\$	-	\$ -	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -		\$	-	\$ 1,411
Uniforms	\$	312	\$	(201)	\$	229	\$	285	\$ 139	\$	-	\$ -	\$ 279	\$ -	\$ -	\$ -		\$	-	\$ 1,042
Fire Alarm System	\$	270	\$	-	\$	-	\$	-	\$ -	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -		\$	-	\$ 270
Rain Bird Pump System	\$	2,298	\$	2,298	\$	2,298	\$	2,298	\$ -	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -		\$	-	\$ 9,194
Park Materials	\$	-	\$	262	\$	-	\$	-	\$ -	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -		\$	-	\$ 262
Bay Hill Flow Way Maintenance	\$	-	\$	-	\$	-	\$	-	\$ -	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -		\$	-	\$ -
Subtotal Grounds Maintenance	\$	33,411	\$1	105,723	\$	40,267	\$	31,910	\$ 26,297	\$	41,503	\$ 33,078	\$ 30,722	\$ -	\$ -	\$	-	\$	-	\$ 342,910
Total Operations & Maintenance	\$	71,278	\$1	138,989	\$	81,508	\$1	33,736	\$ 164,203	\$	76,188	\$ 67,097	\$ 57,621	\$ -	\$ -	\$	-	\$	-	\$ 790,621
Total Expenditures	\$	88,628	\$1	153,896	\$	96,290	\$1	48,665	\$ 178,895	\$	91,138	\$ 81,827	\$ 71,197	\$ -	\$ -	\$	-	\$	-	\$ 910,535
Excess (Def.) of Rev. over Exp.	\$	(83,938)	\$ 2	247,348	\$	745,323	\$	(77,317)	\$ (154,893)	\$	(73,247)	\$ (36,966)	\$ (58,300)	\$ -	\$ -	\$	-	\$		\$ 508,011
Other Financing Sources/Uses:																				
Transfer In/(Out)	\$	-	\$	-	\$	-	\$	-	\$ -	\$	(31,777)	\$ -	\$ -	\$ -	\$ -	\$	-	\$	-	\$ (31,777)
Total Other Fin. Sources/Uses	\$	-	\$	-	\$	-	\$	-	\$ -	\$	(31,777)	\$ -	\$ -	\$ -	\$ -	\$	-	\$	-	\$ (31,777)
Net Change in Fund Balance	\$	(83,938)	\$2	247,348	\$'	745,323	\$ (77,317)	\$ (154,893)	\$((105,024)	\$ (36,966)	\$ (58,300)	\$ -	\$ -	\$	-	\$	-	\$ 476,234

Viera East CDD

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2025

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%
									2020 Debt	
Date	Distribution	Gross Amount	Piscoumt/Penalty	Commission	Interest	Net Receipts	O&M Portion	Recreation	Service	Total
11/14/24	2025-01	\$38,338.72	(\$1,886.23)	(\$729.05)	\$0.00	\$35,723.44	\$18,851.97	\$7,908.54	\$8,962.93	\$35,723.44
11/26/24	2025-02	\$760,685.10	(\$30,355.19)	(\$14,606.59)	\$0.00	\$715,723.32	\$377,701.53	\$158,448.47	\$179,573.32	\$715,723.32
12/10/24	2025-03	\$1,489,651.33	(\$59,556.11)	(\$28,601.92)	\$0.00	\$1,401,493.30	\$739,596.09	\$310,265.79	\$351,631.42	\$1,401,493.30
12/20/24	2025-04	\$195,093.24	(\$6,900.21)	(\$3,763.85)	\$0.00	\$184,429.18	\$97,326.98	\$40,829.35	\$46,272.85	\$184,429.18
01/10/25	2025-06	\$115,008.52	(\$3,446.59)	(\$2,231.25)	\$0.00	\$109,330.68	\$57,696.00	\$24,203.88	\$27,430.80	\$109,330.68
01/29/25	Interest	\$3,715.63	\$0.00	\$0.00	\$0.00	\$3,715.63	\$1,960.82	\$822.57	\$932.24	\$3,715.63
02/12/25	2025-07	\$31,686.88	(\$603.00)	(\$627.86)	\$0.00	\$30,456.02	\$16,072.26	\$6,742.42	\$7,641.34	\$30,456.02
03/12/25	2025-08	\$20,026.17	(\$222.89)	(\$396.06)	\$0.00	\$19,407.22	\$10,241.58	\$4,296.41	\$4,869.23	\$19,407.22
04/11/25	2025-09	\$71,940.07	(\$16.80)	(\$1,438.70)	\$0.00	\$70,484.57	\$37,196.11	\$15,604.04	\$17,684.42	\$70,484.57
04/18/25	Interest	\$350.78	\$0.00	\$0.00	\$0.00	\$350.78	\$185.11	\$77.66	\$88.01	\$350.78
05/16/25	2025-10	\$9,236.87	\$0.00	(\$189.83)	\$254.38	\$9,301.42	\$4,908.55	\$2,059.17	\$2,333.70	\$9,301.42
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	TOTAL	\$2,735,733.31	\$(102,987.02)	\$(52,585.11)	\$ 254.38	\$ 2,580,415.56	\$ 1,361,737.00	\$ 571,258.30	\$ 647,420.26	\$ 2,580,415.56

99%	Net Percent Collected
\$32,661.61	Balance Remaining to Collect

Community Development District

Golf Course, Pro Shop & Restaurant

Statement of Revenues, Expenditures, and Changes in Fund Balance

					Curr	ent Month					Ye	ar- to - Date		
		Adopted		Actual		Actual				Actual		Actual		
		Budget	!	5/31/24		5/31/25	V	ariance	Th	ru 05/31/24	Th	ru 05/31/25	1	Variance
Number of Rounds														
Paid Rounds		35,250		4,826		4,951		125		31,700		36,934		5,234
Passholder Rounds		10,000		186		257		71		2,200		2,321		121
Comp Rounds		3,000		132		121		(11)		847		1,007		160
Revenue per Round														
Paid Rounds	\$	50		\$40		\$40		0		\$374		\$44		(331)
Revenues														
Golf Course Revenue														
Greens Fees	\$	1,994,243	\$	191,981	\$	198,307	\$	6,326	\$	1,472,660	\$	1,612,422	\$	139,762
Gift Cards - Sales & (Usage)	\$	26,523	\$	26	\$	1,402	\$	1,377	\$	2,264	\$	4,178	\$	1,914
Season Advance/Trail Fees	\$	125,000	\$	8,165	\$	7,462	\$	(703)	\$	85,130	\$	59,732	\$	(25,399)
Loyalty Program	\$	25,000	\$	1,962	\$	1,526	\$	(436)	\$	18,921	\$	18,540	\$	(381)
Driving Range	\$	84,872	\$	8,685	\$	9,774	\$	1,090	\$	66,161	\$	70,121	\$	3,959
Golf Lessons	\$	7,000	\$	1,410	\$	2,048	\$	638	\$	6,530	\$	13,624	\$	7,094
Miscellaneous Income - Golf Course	\$	15,000	\$	(33)	\$	(1,511)	\$	(1,477)	\$	1,146	\$	11,538	\$	10,391
Assessments - Recreation Operating	\$	18,239	\$	1,520	\$	1,520	\$	-	\$	12,159	\$	12,159	\$	-
Subtotal Golf Course Revenue	\$2	2,295,877	\$	213,716	\$	220,529	\$	6,814	\$	1,664,973	\$	1,802,313	\$	137,341
<u>Pro Shop Revenue</u>														
Merchandise Sales	\$	122,004	\$	18,220	\$	12,175	\$	(6,045)	\$	103,491	\$	91,602	\$	(11,889)
Subtotal Pro Shop Revenue	\$	122,004	\$	18,220	\$	12,175	\$	(6,045)	\$	103,491	\$	91,602	\$	(11,889)

Community Development District

Golf Course, Pro Shop & Restaurant

Statement of Revenues, Expenditures, and Changes in Fund Balance

				Curr	ent Month					Yea	r- to - Date		
		Adopted	Actual		Actual				Actual		Actual		
		Budget	5/31/24		5/31/25	V	'ariance	Thi	ru 05/31/24	Thr	u 05/31/25	Ţ	/ariance
Restaurant Revenue													
Food & Snack Sales	\$	415,923	\$ 41,346	\$	36,711	\$	(4,635)	\$	315,086	\$	301,256	\$	(13,830)
Beverage Sales	\$	13,642	\$ 5,073	\$	2,950	\$	(2,124)	\$	37,128	\$	23,984	\$	(13,143)
Beer Sales	\$	197,054	\$ 21,153	\$	22,670	\$	1,517	\$	109,402	\$	158,845	\$	49,442
Wine Sales	\$	34,106	\$ 713	\$	1,539	\$	827	\$	4,390	\$	12,879	\$	8,489
Liquor Sales	\$	101,442	\$ 12,960	\$	18,586	\$	5,626	\$	95,730	\$	139,912	\$	44,182
Miscellaneous Income - Restaurant	\$	-	\$ -	\$	1,344	\$	1,344	\$	493	\$	2,068	\$	1,576
Subtotal Restaurant Revenue	\$	762,167	\$ 81,246	\$	83,800	\$	2,554	\$	562,229	\$	638,945	\$	76,716
Total Revenues	\$3	3,180,048	\$ 313,181	\$	316,504	\$	3,323	\$	2,330,692	\$ 2	2,532,860	\$	202,168
Expenditures													
General Expenditures													
Other Contractual Services	\$	20,000	\$ 2,335	\$	2,659	\$	(324)	\$	8,522	\$	12,101	\$	(3,579)
Telephone	\$	4,058	\$ 338	\$	908	\$	(570)	\$	2,697	\$	8,065	\$	(5,368)
Utilities	\$	5,400	\$ 417	\$	390	\$	28	\$	2,988	\$	3,002	\$	(14)
Repairs & Maintenance	\$	15,000	\$ 450	\$	1,872	\$	(1,422)	\$	3,756	\$	11,095	\$	(7,339)
Bank Charges	\$	55,000	\$ 6,959	\$	7,479	\$	(520)	\$	45,200	\$	50,666	\$	(5,466)
Office Supplies	\$	4,500	\$ 67	\$	210	\$	(143)	\$	2,126	\$	3,259	\$	(1,133)
Operating Supplies	\$	5,000	\$ 619	\$	2,026	\$	(1,407)	\$	5,685	\$	9,101	\$	(3,417)
Dues, Licenses & Subscriptions	\$	12,000	\$ 1,177	\$	2,072	\$	(896)	\$	8,234	\$	10,834	\$	(2,600)
Drug Testing - All Departments	\$	500	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-

Community Development District

Golf Course, Pro Shop & Restaurant

Statement of Revenues, Expenditures, and Changes in Fund Balance

				Curre	ent Month					Yea	r- to - Date		
	Adopted		Actual		Actual				Actual		Actual		
	Budget	Ţ	5/31/24	5	5/31/25	V	ariance	Thr	ru 05/31/24	Thr	u 05/31/25	١	Variance
General Expenditures Continued													
Training, Education & Emp. Relations	\$ 9,000	\$	95	\$	40	\$	55	\$	95	\$	2,773	\$	(2,678)
Contractual Security	\$ 4,000	\$	-	\$	973	\$	(973)	\$	2,094	\$	5,839	\$	(3,744)
IT Services	\$ 3,000	\$	-	\$	549	\$	(549)	\$	1,332	\$	5,468	\$	(4,136)
Subtotal General Expenditures	\$ 137,458	\$	12,457	\$	19,178	\$	(6,721)	\$	82,729	\$	122,203	\$	(39,474)
<u>Administrative Expenditures</u>													
Legal Fees	\$ 1,500	\$	-	\$	-	\$	-	\$	563	\$	803	\$	(241)
Arbitrage	\$ 600	\$	50	\$	50	\$	-	\$	400	\$	850	\$	(450)
Dissemination	\$ 1,050	\$	83	\$	88	\$	(4)	\$	667	\$	700	\$	(33)
Engineering	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Trustee Fees	\$ 4,100	\$	341	\$	341	\$	(0)	\$	2,726	\$	2,726	\$	(0)
Annual Audit	\$ 5,000	\$	417	\$	437	\$	(20)	\$	3,333	\$	3,493	\$	(160)
Golf Course Administrative Services	\$ 56,280	\$	4,690	\$	4,690	\$	-	\$	37,520	\$	37,520	\$	-
Insurance	\$ 161,889	\$	12,156	\$	13,252	\$	(1,096)	\$	98,178	\$	105,172	\$	(6,994)
Marketing	\$ -	\$	-	\$	1,100	\$	(1,100)	\$	-	\$	1,100	\$	(1,100)
Property Taxes	\$ 15,000	\$	856	\$	808	\$	48	\$	5,994	\$	6,212	\$	(218)
Subtotal Administrative Exp.	\$ 245,419	\$	18,593	\$	20,765	\$	(2,172)	\$	149,381	\$	158,576	\$	(9,195)
Total General & Administrative	\$ 382,877	\$	31,051	\$	39,943	\$	(8,893)	\$	232,110	\$	280,779	\$	(48,669)

Community Development District

Golf Course, Pro Shop & Restaurant

Statement of Revenues, Expenditures, and Changes in Fund Balance

					Curre	ent Month					Yea	r- to - Date		
		Adopted		Actual		Actual				Actual		Actual		
		Budget	!	5/31/24	5	5/31/25	V	ariance	Thr	ru 05/31/24	Thr	u 05/31/25	٦	Variance
Operations & Maintenance														
Golf Operations Expenditures														
Salaries	\$	314,250	\$	29,349	\$	31,375	\$	(2,027)	\$	206,601	\$	236,357	\$	(29,755)
Administrative Fee	\$	16,848	\$	1,262	\$	1,153	\$	109	\$	9,238	\$	9,529	\$	(291)
FICA Expense	\$	26,671	\$	2,245	\$	2,400	\$	(155)	\$	16,471	\$	18,081	\$	(1,610)
Health Insurance	\$	10,500	\$	784	\$	71	\$	713	\$	5,156	\$	2,648	\$	2,508
Workers Compensation	\$	7,077	\$	464	\$	496	\$	(32)	\$	2,957	\$	3,920	\$	(963)
Unemployment	\$	10,935	\$	769	\$	765	\$	4	\$	5,510	\$	5,474	\$	36
Golf Printing	\$	2,500	\$	140	\$	-	\$	140	\$	1,042	\$	2,610	\$	(1,568)
Utilities	\$	22,500	\$	2,091	\$	1,640	\$	450	\$	13,528	\$	11,909	\$	1,619
Repairs	\$	1,000	\$	27	\$	(1,653)	\$	1,680	\$	550	\$	394	\$	156
Pest Control	\$	1,300	\$	-	\$	-	\$	-	\$	666	\$	-	\$	666
Supplies	\$	15,000	\$	960	\$	223	\$	738	\$	13,186	\$	5,344	\$	7,842
Uniforms	\$	1,500	\$	99	\$	316	\$	(217)	\$	99	\$	1,359	\$	(1,260)
Training, Educ. & Employee Relations	\$	9,000	\$	320	\$	-	\$	320	\$	920	\$	1,308	\$	(388)
Cart Lease	\$	135,196	\$	11,266	\$	11,404	\$	(138)	\$	73,168	\$	91,880	\$	(18,712)
Cart Maintenance	\$	5,000	\$	-	\$	-	\$	-	\$	3,484	\$	1,836	\$	1,649
Driving Range	\$	10,000	\$	233	\$	-	\$	233	\$	5,459	\$	2,277	\$	3,182
Subtotal Golf Operations Expenditur	e \$	589,277	\$	50,009	\$	48,190	\$	1,819	\$	358,038	\$	394,927	\$	(36,889)
Golf Course Maintenance Expenditure	es													
Salaries	\$	474,149	\$	35,374	\$	43,243	\$	(7,869)	\$	284,576	\$	321,390	\$	(36,814)
Administrative Fees	\$	6,616	\$	468	\$	479	\$	(10)	\$	3,516	\$	3,587	\$	(71)
FICA Expense	\$	43,881	\$	2,706	\$	3,308	\$	(602)	\$	22,712	\$	24,586	\$	(1,874)
Employee Insurance	\$	38,513	\$	2,918	\$	5,426	\$	(2,508)	\$	25,122	\$	42,344	\$	(17,222)

Community Development District

Golf Course, Pro Shop & Restaurant

Statement of Revenues, Expenditures, and Changes in Fund Balance

					Curr	ent Month					Yea	r- to - Date		
	1	Adopted		Actual		Actual				Actual		Actual		
		Budget	5	/31/24		5/31/25	V	ariance	Thr	u 05/31/24	Thr	u 05/31/25	7	/ariance
Golf Course Maintenance Expenditure	s Co	ntinued												
Workers Compensation	\$	10,462	\$	545	\$	677	\$	(132)	\$	4,653	\$	5,306	\$	(653)
Unemployment	\$	6,418	\$	183	\$	77	\$	105	\$	3,512	\$	3,551	\$	(39)
Utilities/Water	\$	30,000	\$	5,719	\$	3,068	\$	2,651	\$	23,071	\$	20,304	\$	2,767
Repairs	\$	48,000	\$	2,593	\$	5,237	\$	(2,643)	\$	29,175	\$	33,560	\$	(4,385)
Restaurant Repairs	\$	10,000	\$	639	\$	2,426	\$	(1,787)	\$	7,115	\$	3,890	\$	3,225
Fuel & Oil	\$	40,000	\$	2,420	\$	2,313	\$	107	\$	22,539	\$	20,011	\$	2,528
Pest Control	\$	2,000	\$	371	\$	406	\$	(35)	\$	1,511	\$	3,013	\$	(1,502)
Irrigation/Drainage	\$	20,000	\$	358	\$	593	\$	(235)	\$	7,246	\$	10,279	\$	(3,033)
Sand and Topsoil	\$	26,500	\$	-	\$	1,269	\$	(1,269)	\$	7,030	\$	10,453	\$	(3,423)
Flower/Mulch	\$	7,000	\$	-	\$	798	\$	(798)	\$	1,592	\$	3,858	\$	(2,266)
Fertilizer	\$	175,000	\$	20,698	\$	7,310	\$	13,388	\$	109,290	\$	72,999	\$	36,291
Seed/Sod	\$	10,000	\$	-	\$	-	\$	-	\$	-	\$	272	\$	(272)
Trash Removal	\$	3,000	\$	219	\$	226	\$	(7)	\$	1,536	\$	2,100	\$	(564)
Contingency	\$	7,500	\$	277	\$	1,173	\$	(896)	\$	6,476	\$	1,173	\$	5,303
First Aid	\$	800	\$	66	\$	-	\$	66	\$	129	\$	277	\$	(148)
Operating Supplies	\$	20,000	\$	614	\$	1,788	\$	(1,174)	\$	5,056	\$	9,170	\$	(4,114)
Training	\$	9,000	\$	-	\$	163	\$	(163)	\$	1,432	\$	718	\$	714
Janitorial Supplies	\$	1,000	\$	20	\$	25	\$	(6)	\$	180	\$	742	\$	(562)
Janitorial Services	\$	13,956	\$	2,749	\$	1,120	\$	1,629	\$	21,524	\$	8,563	\$	12,961
Soil & Water Testing	\$	1,000	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Uniforms	\$	10,000	\$	636	\$	1,240	\$	(604)	\$	6,202	\$	7,773	\$	(1,570)
Equipment Rental	\$	2,000	\$	40	\$	2,500	\$	(2,460)	\$	278	\$	5,187	\$	(4,909)
Equipment Lease	\$	216,000	\$	17,096	\$	17,768	\$	(672)	\$	141,713	\$	150,609	\$	(8,895)
Subtotal Grounds Maintenance Exp.	\$1	1,232,795	\$	96,709	\$	102,632	\$	(5,923)	\$	737,185	\$	765,712	\$	(28,527)

Community Development District

Golf Course, Pro Shop & Restaurant

Statement of Revenues, Expenditures, and Changes in Fund Balance

					Curr	ent Month					Year	r- to - Date		
		Adopted		Actual		Actual				Actual		Actual		
		Budget		5/31/24		5/31/25	V	ariance	Th	ru 05/31/24	Thru	u 05/31/25	٦	Variance
Total Operations & Maintenance	\$1	1,822,072	\$	146,718	\$	150,822	\$	(4,104)	\$	1,095,223	\$ 1	,160,639	\$	(65,416)
Total Golf Course Revenue	\$ 2	2,295,877	\$	213,716	\$	220,529	\$	6,814	\$	1,664,973	\$ 1	1,802,313	\$	137,341
Merchandise Sales														
Cost of Goods Sold	\$	90,000	\$	6,832	\$	10,341	\$	(3,509)	\$	71,972	\$	64,888	\$	7,083
Subtotal Merchandise Sales	\$	90,000	\$	6,832	\$	10,341	\$	(3,509)	\$	71,972	\$	64,888	\$	7,083
Total Pro Shop Exp.	\$	90,000	\$	6,832	\$	10,341	\$	(3,509)	\$	71,972	\$	64,888	\$	7,083
		100.001	_	40.000		10.1==		((0 1 7)	_	100 101		0.1.100		(11.000)
Pro Shop Revenue	\$	122,004	\$	18,220	\$	12,175	\$	(6,045)	\$	103,491	\$	91,602	\$	(11,889)
Restaurant Expenditures														
Restaurant Expenditures														
Restaurant Manager Contract	\$	-	\$	-	\$	-	\$	-	\$	10,833	\$	-	\$	10,833
Salaries	\$	320,250	\$	24,730	\$	25,195	\$	(465)	\$	196,862	\$	225,206	\$	(28,345)
Administrative Fee	\$	7,956	\$	675	\$	632	\$	43	\$	4,547	\$	5,401	\$	(854)
FICA Expense	\$	29,041	\$	2,962	\$	2,983	\$	(21)	\$	22,663	\$	25,568	\$	(2,906)
Health Insurance	\$	14,000	\$	2,157	\$	940	\$	1,218	\$	10,741	\$	9,890	\$	851
Workers Compensation	\$	7,300	\$	390	\$	392	\$	(2)	\$	3,149	\$	3,282	\$	(133)
Unemployment	\$	6,882	\$	219	\$	331	\$	(112)	\$	4,469	\$	4,743	\$	(274)
Telephone	\$	5,250	\$	404	\$	-	\$	404	\$	3,999	\$	-	\$	3,999
Utilities	\$	11,000	\$	1,682	\$	945	\$	737	\$	7,857	\$	6,484	\$	1,374
Pest Control	\$	1,200	\$	-	\$	-	\$	-	\$	666	\$	-	\$	666

Community Development District

Golf Course, Pro Shop & Restaurant

Statement of Revenues, Expenditures, and Changes in Fund Balance

				Curre	ent Month					Yea	ar- to - Date		
		Adopted	Actual		Actual				Actual		Actual		
		Budget	5/31/24	Ţ	5/31/25	V	ariance	Th	ru 05/31/24	Thr	ru 05/31/25	,	Variance
Restaurant Expenditures Continued													
Merchant Fees	\$	27,500	\$ 2,459	\$	429	\$	2,030	\$	16,898	\$	18,277	\$	(1,379)
Equipment Lease	\$	1,500	\$ 130	\$	143	\$	(13)	\$	675	\$	1,142	\$	(467)
Kitchen Equipment/Supplies	\$	3,000	\$ 67	\$	909	\$	(841)	\$	3,463	\$	9,806	\$	(6,343)
Paper & Plastic Supplies	\$	15,000	\$ 507	\$	1,942	\$	(1,434)	\$	10,330	\$	9,645	\$	685
First Aid	\$	-	\$ -	\$	32	\$	(32)	\$	11,562	\$	32	\$	11,530
Operating Supplies	\$	20,000	\$ 2,222	\$	384	\$	1,838	\$	-	\$	713	\$	(713)
Delivery/Gas	\$	7,000	\$ 121	\$	347	\$	(226)	\$	4,038	\$	3,173	\$	865
Dues & License	\$	11,500	\$ 1,084	\$	1,508	\$	(423)	\$	9,433	\$	8,907	\$	526
Subtotal Restaurant Expenditures	\$	488,379	\$ 39,810	\$	37,110	\$	2,700	\$	322,185	\$	332,268	\$	(10,084)
•		,	, , , , , , , , , , , , , , , , , , ,		· ·		,		· ·		•		
Cost of Goods Sold													
Food & Snack Cost	\$	144,638	\$ 22,035	\$	26,985	\$	(4,950)	\$	174,247	\$	170,799	\$	3,448
Beverage Cost	\$	16,800	\$ 5,185	\$	4,780	\$	405	\$	25,014	\$	25,058	\$	(44)
Beer Cost	\$	74,550	\$ 5,418	\$	6,779	\$	(1,361)	\$	51,208	\$	56,308	\$	(5,100)
Wine Cost	\$	5,250	\$ 315	\$	1,213	\$	(898)	\$	4,267	\$	6,894	\$	(2,627)
Liquor Cost	\$	32,550	\$ 3,108	\$	6,212	\$	(3,104)	\$	41,924	\$	42,900	\$	(975)
Subtotal Cost of Goods Sold	\$	273,788	\$ 36,061	\$	45,969	\$	(9,907)	\$	296,659	\$	301,957	\$	(5,298)
Total Restaurant Expenditures	\$	762,167	\$ 75,871	\$	83,078	\$	(7,207)	\$	618,844	\$	634,226	\$	(15,382)
Total Restaurant Revenue	\$	762,167	\$ 81,246	\$	83,800	\$	2,554	\$	562,229	\$	638,945	\$	76,716
Total Golf & H&E Revenue	\$:	3,180,048	\$ 313,181	\$	316,504	\$	3,323	\$	2,330,692	\$	2,532,860	\$	202,168

Community Development District

Golf Course, Pro Shop & Restaurant

Statement of Revenues, Expenditures, and Changes in Fund Balance

					Curr	ent Month					Yea	ar- to - Date		
		Adopted		Actual		Actual				Actual		Actual		
		Budget	!	5/31/24	Į	5/31/25	V	ariance	Th	ru 05/31/24	Thr	ru 05/31/25		Variance
Total Golf & H&E Expenditures	\$:	3,057,116	\$	260,471	\$	284,184	\$	(23,713)	\$	2,018,148	\$	2,140,532	\$	(122,384)
P	•	, , -		,	•		•			,, -	•	, -,	•	(, ,
Excess (Deficiency) of Rev. over Exp.	\$	122,932	\$	52,710	\$	32,320	\$	27,037	\$	312,544	\$	392,328	\$	324,552
Other Financing Sources/(Uses):														
Assessments - Recreation Debt Service	\$	560,250	\$	46,688	\$	46,688	\$	-	\$	373,500	\$	373,500	\$	-
Interest Income	\$	1,000	\$	2,244	\$	3,368	\$	1,124	\$	12,970	\$	14,623	\$	1,654
Transfer In/(Out) - Capital Reserve	\$	(84,410)	\$	-	\$	-	\$	-	\$	(140,691)	\$	(84,410)	\$	56,282
Interest Expense	\$	(53,250)	\$	(6,479)	\$	(4,438)	\$	2,042	\$	(51,833)	\$	(35,500)	\$	16,333
Principal Expense	\$	(520,000)	\$	(40,833)	\$	(43,333)	\$	(2,500)	\$	(326,667)	\$	(346,667)	\$	(20,000)
Total Other Financing Sources/(Uses)	\$	(96,410)	\$	1,619	\$	2,285	\$	665	\$	(132,722)	\$	(78,453)	\$	54,269
Net Change in Fund Balance	\$	26,523	\$	54,329	\$	34,605			\$	179,822	\$	313,875		
Fund Balance - Beginning	\$	-							\$	639,514	\$	1,179,901		
Fund Balance - Ending	\$	26,523							\$	819,336	\$	1,493,777		

Community Development District

		0ct		Nov		Dec		Jan		Feb	l	March		April	May	June	July	1	Aug		Se	ept	Total
Number of Rounds																							
Paid Rounds		2,855		3,890		3,860		3,766		4,794		7,289		5,529	4,951								36,934
Passholder Rounds		226		301		314		244		293		353		333	257								2,321
Comp Rounds		116		112		144		124		155		109		126	121								1,007
Revenue per Round Paid Rounds		\$38		\$43		\$45		\$49		\$53		\$39		\$43	\$0	\$0	\$0		¢	0		\$0	\$44
Revenues:		Ψ30		φ43		φ43		ΨΤΊ		φυυ		φυν		ΨŦJ	ΨΟ	φ0	φ0		Ψ			ΨU	PΤΥ
Revenues.																							
<u>Golf Course Revenue</u>																							
Greens Fees	\$	108,644	\$	165,383	\$	174,680	\$	184,651	\$	254,371	\$	286,836	\$	239,550	\$ 198,307	\$ -	\$ -	\$	-		\$	-	\$ 1,612,422
Gift Cards - Sales & (Usage)	\$	(257)	\$	1,337	\$	6,280	\$	269	\$	(2,003)	\$	(1,528)	\$	(1,322)	\$ 1,402	\$ -	\$ -	\$	-		\$	-	\$ 4,178
Season Advance/Trail Fees	\$	9,215	\$	7,123	\$	6,951	\$	7,145	\$	6,998	\$	7,263	\$	7,576	\$ 7,462	\$ -	\$ -	\$	-		\$	-	\$ 59,732
Loyalty Program	\$	4,624	\$	2,725	\$	1,744	\$	1,708	\$	2,071	\$	2,834	\$	1,308	\$ 1,526	\$ -	\$ -	\$	-		\$	-	\$ 18,540
Driving Range	\$	5,417	\$	8,194	\$	7,812	\$	7,658	\$	8,988	\$	11,887	\$	10,390	\$ 9,774	\$ -	\$ -	\$	-		\$	-	\$ 70,121
Golf Lessons	\$	1,050	\$	1,710	\$	1,690	\$	1,610	\$	1,517	\$	2,649	\$	1,350	\$ 2,048	\$ -	\$ -	\$	-		\$	-	\$ 13,624
Misc. Income Golf Course	\$	7,179	\$	311	\$	2,157	\$	1,455	\$	248	\$	689	\$	1,008	\$ (1,511)	\$ -	\$ -	\$	-		\$	-	\$ 11,538
Assessments - Recreation Op.	\$	1,520	\$	1,520	\$	1,520	\$	1,520	\$	1,520	\$	1,520	\$	1,520	\$ 1,520	-	\$ -	\$	-		\$	-	\$ 12,159
Subtotal Golf Course Revenue	\$ 1	137,392	\$ 1	188,303	\$ 2	202,834	\$ 2	206,017	\$ 2	273,710	\$ 3	312,150	\$ 2	261,379	\$ 220,529	\$ -	\$ -	\$		-	\$	•	\$ 1,802,313
<u>Pro Shop Revenue</u>																							
Merchandise Sales	\$	8,217	\$	11,776	\$	13,069	\$	8,722	\$	12,697	\$	12,718	\$	12,227	\$ 12,175	\$ -	\$ -	\$	-		\$	-	\$ 91,602
Subtotal Pro Shop Revenue	\$	8,217	\$	11,776	\$	13,069	\$	8,722	\$	12,697	\$	12,718	\$	12,227	\$ 12,175	\$ -	\$ -	\$		-	\$	-	\$ 91,602
Restaurant Revenue																							
Food & Snack Sales	\$	33,975	\$	36,571	\$	38,119	\$	35,932	\$	35,511	\$	43,230	\$	41,208	\$ 36,711	\$ -	\$ -	\$	_		\$	_	\$ 301,256
Beverage Sales	\$	3,482	\$	3,468	\$	2,387	\$	3,144	\$	2,677	\$	3,024	\$	2,853	\$ 2,950	\$ -	\$ -	\$	-		\$	-	\$ 23,984
Beer Sales	\$	13,966	\$	16,776	\$	18,952	\$	16,975	\$	20,974	\$	25,468	\$	23,063	\$ 22,670	\$ -	\$ -	\$	-		\$	_	\$ 158,845
Wine Sales	\$	1,411	\$	1,858	\$	1,365	\$	1,323	\$	1,708	\$	2,077	\$	1,599	\$ 1,539	\$ -	\$ -	\$	-		\$	_	\$ 12,879
Liquor Sales	\$	14,033	\$	15,884	\$	16,514	\$	16,710	\$	16,353	\$	21,179	\$	20,653	\$ -	\$ -	\$ _	\$	_		\$	-	\$ 139,912
Misc. Income - Restaurant	\$	411	\$	-	\$	-	\$	-	\$	276	\$	-	\$	•	\$ 1,344	\$ -	\$ -	\$	-		\$	-	\$ 2,068
Subtotal Restaurant Revenue	\$	67,278	\$	74,557	\$	77,336	\$	74,084	\$	77,499	\$	94,977	\$	89,414	\$ 83,800	\$ -	\$ -	\$			\$	-	\$ 638,945
Total Revenues	\$ 2	212,887	\$ 2	274,636	\$ 2	293,239	\$ 2	288,823	\$ 3	363,905	\$ 4	119,845	\$:	363,020	\$ 316,504	\$ -	\$ -	\$	-		\$	-	\$ 2,532,860

Community Development District

		Oct		Nov		Dec		Jan		Feb		March		April		May		June		July		Aug		Se	pt		Total
Expenditures:																											
General Expenditures:																											
Other Contractual Services	\$	1,999	\$	2,773	\$	483	\$	503	\$	1,226	\$	1,229	\$	1,229	\$	2,659	\$	-	\$	-	\$	-	\$;	-	\$	12,101
Telephone	\$	986	\$	1,009	\$	1,269	\$	994	\$	996	\$	996	\$	908	\$	908	\$	-	\$	-	\$	-	\$	3	-	\$	8,065
Utilities	\$	332	\$	421	\$	379	\$	538	\$	271	\$	286	\$	385	\$	390	\$	-	\$	-	\$	-	\$	3	-	\$	3,002
Repairs & Maintenance	\$	1,005	\$	5,952	\$	332	\$	323	\$	548	\$	360	\$	703	\$	1,872	\$	-	\$	-	\$	-	\$	5	-	\$	11,095
Bank Charges	\$	4,276	\$	3,632	\$	5,760	\$	6,267	\$	6,020	\$	7,925	\$	9,308	\$	7,479	\$	-	\$	-	\$	-	\$	5	-	\$	50,666
Office Supplies	\$	591	\$	338	\$	1,010	\$	73	\$	262	\$	428	\$	347	\$	210	\$	-	\$	-	\$	-	\$	5	-	\$	3,259
Operating Supplies	\$	464	\$	619	\$	806	\$	650	\$	934	\$	1,046	\$	2,556	\$	2,026	\$	-	\$	-	\$	-	\$	5	-	\$	9,101
Dues, Licenses & Subscriptions	\$	849	\$	649	\$	1,008	\$	1,625	\$	1,119	\$	1,495	\$	2,017	\$	2,072	\$	-	\$	-	\$	-	\$	5	-	\$	10,834
Drug Testing - All Departments	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	3	-	\$	-
Training, Education & Emp. Rel.	\$	1,914	\$	99	\$	52	\$	-	\$	92	\$	490	\$	86	\$	40	\$	-	\$	-	\$	-	\$	3	-	\$	2,773
Contractual Security	\$	59	\$	1,053	\$	-	\$	-	\$	1,745	\$	973	\$	1,036	\$	973	\$	-	\$	-	\$	-	\$	3	-	\$	5,839
IT Services	\$	955	\$	869	\$	457	\$	592	\$	727	\$	532	\$	788	\$	549	\$	-	\$	-	\$	-	\$	5	-	\$	5,468
Subtotal General Expenditure	\$	13,431	\$	17,413	\$	11,555	\$	11,565	\$	13,940	\$	15,758	\$	19,363	\$	19,178	\$	-	\$	-	\$		- \$	5	-	\$	122,203
Administrative Expenditures:																											
Legal Fees	\$	-	ф																							_	
Anhitmaga			\$	-	\$	-	\$	578	\$	188	\$	38	\$	-	\$	-	\$	-	\$	-	\$	-	\$	5	-	\$	803
Aibitrage	\$	50	\$ \$	- 50	\$ \$	- 50	\$ \$		\$ \$	188 50	\$ \$	38 50		- 50	\$ \$	- 50	\$ \$	-	\$ \$	-	\$ \$	-	\$		-	\$ \$	
-	\$ \$	50 88		- 50 88		- 50 88						50		- 50 88				- - -	-	- - -		-		3	- - -		850
Dissemination			\$		\$		\$	500	\$	50	\$	50	\$		\$	50	\$	- - -	\$	- - -	\$	- - -	\$; ;	- - -	\$	850
Dissemination Engineering	\$		\$ \$		\$ \$		\$ \$	500	\$ \$	50 88	\$ \$	50	\$ \$ \$		\$ \$	50 88	\$ \$	- - - -	\$	- - -	\$ \$	-	\$; ;	- - -	\$ \$	850 700 -
Dissemination Engineering	\$	88	\$ \$ \$	88	\$ \$ \$	88	\$ \$ \$	500 88 -	\$ \$ \$	50 88 -	\$ \$ \$	50 88 -	\$ \$ \$	88	\$ \$ \$	50 88 -	\$ \$ \$	- - - -	\$ \$ \$	- - - -	\$ \$ \$	- - -	\$ \$	5 5	- - - -	\$ \$ \$	850 700 - 2,726
Dissemination Engineering Trustee Fees	\$ \$ \$	88 - 341	\$ \$ \$	88 - 341	\$ \$ \$	88 - 341	\$ \$ \$ \$	500 88 - 341	\$ \$ \$	50 88 - 341	\$ \$ \$	50 88 - 341	\$ \$ \$	88 - 341	\$ \$ \$	50 88 - 341 437	\$ \$ \$	- - - - -	\$ \$ \$ \$	- - - - -	\$ \$ \$ \$	- - -	\$ \$ \$; ; ;	- - - - -	\$ \$ \$ \$	850 700 - 2,726 3,493
Engineering Trustee Fees Annual Audit	\$ \$ \$	88 - 341 437	\$ \$ \$ \$	88 - 341 437	\$ \$ \$ \$	88 - 341 437	\$ \$ \$ \$	500 88 - 341 437	\$ \$ \$ \$	50 88 - 341 437	\$ \$ \$ \$	50 88 - 341 437	\$ \$ \$ \$ \$	88 - 341 437	\$ \$ \$ \$	50 88 - 341 437	\$ \$ \$ \$		\$ \$ \$ \$		\$ \$ \$ \$	- - - -	\$ \$ \$ \$;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;	- - - - - -	\$ \$ \$ \$	803 850 700 - 2,726 3,493 37,520 105,172
Dissemination Engineering Trustee Fees Annual Audit Golf Course Admin. Services	\$ \$ \$ \$	88 - 341 437 4,690	\$ \$ \$ \$ \$	88 - 341 437 4,690	\$ \$ \$ \$ \$	88 - 341 437 4,690	\$ \$ \$ \$ \$	500 88 - 341 437 4,690	\$ \$ \$ \$ \$	50 88 - 341 437 4,690	\$ \$ \$ \$ \$	50 88 - 341 437 4,690	\$ \$ \$ \$ \$	88 - 341 437 4,690	\$ \$ \$ \$ \$	50 88 - 341 437 4,690	\$ \$ \$ \$ \$	- - - - - -	\$ \$ \$ \$ \$		\$ \$ \$ \$	- - - -	\$ \$ \$ \$ \$		- - - - - -	\$ \$ \$ \$ \$	850 700 - 2,726 3,493 37,520
Dissemination Engineering Trustee Fees Annual Audit Golf Course Admin. Services Insurance	\$ \$ \$ \$ \$	88 - 341 437 4,690	\$ \$ \$ \$ \$	88 - 341 437 4,690	\$ \$ \$ \$ \$	88 - 341 437 4,690	\$ \$ \$ \$ \$	500 88 - 341 437 4,690	\$ \$ \$ \$ \$ \$	50 88 - 341 437 4,690	\$ \$ \$ \$ \$ \$	50 88 - 341 437 4,690 13,124	\$ \$ \$ \$ \$ \$	88 - 341 437 4,690	\$ \$ \$ \$ \$	50 88 - 341 437 4,690 13,252 1,100	\$ \$ \$ \$ \$		\$ \$ \$ \$ \$ \$		\$ \$ \$ \$ \$	- - - - -	\$ \$ \$ \$ \$		- - - - - - -	\$ \$ \$ \$ \$	850 700 - 2,726 3,493 37,520 105,172 1,100
Dissemination Engineering Trustee Fees Annual Audit Golf Course Admin. Services Insurance Marketing	\$ \$ \$ \$ \$ \$ \$ \$	88 - 341 437 4,690 13,046 - 786	\$ \$ \$ \$ \$ \$	88 - 341 437 4,690 13,046 - 786	\$ \$ \$ \$ \$ \$	88 - 341 437 4,690 13,111	\$ \$ \$ \$ \$ \$ \$ \$ \$	500 88 - 341 437 4,690 13,046 - 746	\$ \$ \$ \$ \$ \$	50 88 - 341 437 4,690 13,046	\$ \$ \$ \$ \$ \$	50 88 - 341 437 4,690 13,124	\$ \$ \$ \$ \$ \$	88 - 341 437 4,690 13,498	\$ \$ \$ \$ \$ \$	50 88 - 341 437 4,690 13,252 1,100 808	\$ \$ \$ \$ \$ \$	- - - - - - - -	\$ \$ \$ \$ \$ \$	- - - - - - -	\$ \$ \$ \$ \$ \$	- - - - -	\$ \$ \$ \$ \$ \$	5 5 5 5 5 5	- - - - - - - -	\$ \$ \$ \$ \$ \$ \$	850 700 - 2,726 3,493 37,520 105,172

Community Development District

		Oct		Nov		Dec		Jan		Feb		March		April		May		June		July			Aug		Se	pt		Total
Operations & Maintenance																												
Golf Operations Expenditures		06.550	4	20 504		20.000		20.404		05.05		00 500		00.000	4	04.055	4								4			22425
Salaries	\$	26,578	\$	29,704	\$	29,389	\$	28,184	\$	27,627	\$	32,568	\$	30,932		•	\$	-		\$	-	\$	-		\$	-	\$	236,35
Administrative Fee	\$	1,211	\$	1,192	\$	1,214	\$	1,081	\$	1,365	\$	1,174	\$	1,139		1,153	\$	-		\$	•	\$	-		\$	-	\$	9,52
FICA Expense	\$	2,033	\$	2,272	\$	2,248	\$	2,156	\$	2,114	\$	2,491		2,366		•	\$	-		\$	•	\$	-		\$	-	\$	18,08
Health Insurance	\$	•	\$	911	\$	74	\$		\$	71	\$	71	\$	71		71		-		\$	•	\$	-		\$	-	\$	2,64
Workers Compensation	\$	419	\$	656	\$	464	\$	445	\$	436	\$	514	\$		\$	496	\$	-		\$	•	\$	-		\$	-	\$	3,92
Unemployment	\$	295	\$	442	\$	644	\$	919	\$	789	\$	822	\$	798	\$	765	\$	-		\$	•	\$	-		\$	-	\$	5,47
Golf Printing	\$	-	\$	682	\$	-	\$	-	\$	464	\$	1,465	\$	-	\$	-	\$	-		\$	-	\$	-		\$	-	\$	2,61
Utilities	\$	1,383	\$	1,402	\$	1,349	\$	1,404	\$	1,629	\$	1,537	\$	1,564	\$	1,640	\$	-		\$	-	\$	-		\$	-	\$	11,90
Repairs	\$	-	\$	77	\$	243	\$	-	\$	12	\$	28	\$	1,686	\$	(1,653)	\$	-		\$	-	\$	-	:	\$	-	\$	39
Pest Control	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-		\$	-	\$	-	:	\$	-	\$	-
Supplies	\$	-	\$	1,812	\$	107	\$	2,287	\$	873	\$	41	\$	-	\$	223	\$	-		\$	-	\$	-	:	\$	-	\$	5,34
Uniforms	\$	727	\$	-	\$	-	\$	-	\$	-	\$	-	\$	316	\$	316	\$	-		\$	-	\$	-	:	\$	-	\$	1,35
Training, Education & Emp. Rel.	\$	710	\$	398	\$	-	\$	-	\$	-	\$	-	\$	200	\$	-	\$	-		\$	-	\$	-	:	\$	-	\$	1,30
Cart Lease	\$	11,404	\$	11,653	\$	11,474	\$	11,404	\$	11,734	\$	11,404	\$	11,404	\$	11,404	\$	-		\$	-	\$	-	:	\$	-	\$	91,88
Cart Maintenance	\$	-	\$	-	\$	-	\$	402	\$	449	\$	-	\$	985	\$	-	\$	-		\$	-	\$	-	:	\$	-	\$	1,83
Driving Range	\$	-	\$	-	\$	-	\$	379	\$	-	\$	602	\$	1,296	\$	-	\$	-		\$	-	\$	-	:	\$	-	\$	2,27
Subtotal Operating Exp.	\$	45,971	\$	51,202	\$	47,206	\$	48,833	\$	47,563	\$	52,717	\$	53,245	\$	48,190	\$		-	\$	-	\$	-		\$	-	\$	394,92
Golf Course Maintenance Exp.																												
Salaries	\$	38,557	\$	37,852	\$	39,256	\$	41,248	\$	38,315	\$	42,593	\$	40,327	\$	43,243	\$	_		\$		\$	_	:	\$	_	\$	321,39
Administrative Fees	\$	430	\$	415	\$	430	\$	423	\$	495	\$	466	\$	449	\$	479	\$	_		\$		\$	_	:	\$	_	\$	3,58
FICA Expense	\$	2,950	\$	2,896	\$	3,003	\$	3,155	\$		\$	3,258	\$	3,085	\$	3,308	\$	_		\$		\$	_	:	\$	_	\$	24,58
Employee Insurance	\$,	\$	2,963	\$	6,814	\$	•	\$		\$	6,304	\$,	\$		\$	_		\$		\$	_	:	\$	_	\$	42,34
Workers Compensation	\$	608	\$	843	\$	620	\$	649	\$	604	\$	671			\$	677	\$	_		\$		\$	_	:	\$	_	\$	5,30
Unemployment	\$	80	\$	74	\$	683	\$	1,415	\$	855	\$	313	\$		\$	77	\$	_		\$		\$	_		\$	_	\$	3,55
Utilities/Water	\$	2,254	\$	2,258	\$	2,496	\$	2,386	\$	2,582	\$	2,462	\$		\$	3,068	\$	_		\$		\$	_		\$	_	\$	20,30
Repairs	\$	2,800	\$	1,708	\$	2,868	\$		\$	5,104	\$	4,288	\$	6,674		5,237		_		\$		\$	_		\$	_	\$	33,56
Restaurant Repairs	\$	-	\$	-	\$	780	\$	43	\$	-	\$	584	\$		\$	2,426	\$	_		\$		\$	_		\$	_	\$	3,89
Fuel & Oil	\$	2,741	\$	1,805	\$	3,095	\$	2,938	\$	2,182	\$	2,767	\$		-	2,313	\$	_		\$		\$	_		\$	_	\$	20,01
Pest Control	\$	371	\$	371	\$	368	\$	368	\$	371	\$,	\$		\$		\$	_		\$		\$	_		\$	_	\$	3,01
Irrigation/Drainage	\$	1,975	\$	712	\$	172	\$	1,007	\$	495	\$	2,288	\$		\$	593	\$	-		\$		\$ \$	-		\$	_	\$	10,27
Sand and Topsoil	\$ \$	•	\$	-	\$ \$	1,142	\$	1,270	\$		\$	2,200	\$,	\$	1,269	\$	-		\$		э \$	-		Ф \$	-	\$	10,45
Sanu and Topson	Ф	1,245	Ф	-	Ф	1,142	Ф	1,4/0	Ф	1,114	Ф	2,304	Ф	2,109	Ф	1,209	Ф	-		Φ .	•	Þ	-		Ф	-	Ф	10,45

Community Development District

		Oct		Nov		Dec		Jan		Feb	ľ	March		April		May		June		July		A	ug		Sep	ot		Total
Golf Course Maintenance Exp.	Con	t.																										
Flower/Mulch	\$	-	\$	-	\$	-	\$	-	\$	1,456	\$	1,603	\$	-	\$	798	\$	-	\$	-		\$	-	\$		-	\$	3,858
Fertilizer	\$	2,768	\$	7,989	\$	7,705	\$	9,963	\$	15,489	\$	9,421	\$	12,354	\$	7,310	\$	-	\$	-		\$	-	\$		-	\$	72,999
Seed/Sod	\$	-	\$	272	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-		\$	-	\$		-	\$	272
Trash Removal	\$	226	\$	-	\$	-	\$	970	\$	226	\$	226	\$	226	\$	226	\$	-	\$	-		\$	-	\$		-	\$	2,100
Contingency	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	1,173	\$	-	\$	-		\$	-	\$		-	\$	1,173
First Aid	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	277	\$	-	\$	-	\$	-		\$	-	\$		-	\$	277
Operating Supplies	\$	294	\$	771	\$	1,217	\$	2,057	\$	1,890	\$	603	\$	550	\$	1,788	\$	-	\$	-		\$	-	\$		-	\$	9,170
Training	\$	-	\$	196	\$	-	\$	245	\$	-	\$	114	\$	-	\$	163	\$	-	\$	-		\$	-	\$		-	\$	718
Janitorial Supplies	\$	37	\$	-	\$	175	\$	103	\$	384	\$	-	\$	17	\$	25	\$	-	\$	-		\$	-	\$		-	\$	742
Janitorial Services	\$	765	\$	768	\$	1,095	\$	1,120	\$	1,400	\$	1,120	\$	1,175	\$	1,120	\$	-	\$	-		\$	-	\$		-	\$	8,563
Soil & Water Testing	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-		\$	-	\$		-	\$	-
Uniforms	\$	1,033	\$	1,292	\$	581	\$	1,266	\$	892	\$	735	\$	734	\$	1,240	\$	-	\$	-		\$	-	\$		-	\$	7,773
Equipment Rental	\$	48	\$	47	\$	2,500	\$	-	\$	44	\$	48	\$	-	\$	2,500	\$	-	\$	-		\$	-	\$		-	\$	5,187
Equipment Lease	\$	16,948	\$	19,171	\$	17,749	\$	17,900	\$	17,630	\$	17,765	\$	25,677	\$	17,768	\$	-	\$	-		\$	-	\$		-	\$	150,609
Subtotal Golf Main. Exp.	\$	79,068	\$	82,401	\$	92,749	\$	99,705	\$	100,754	\$ 1	100,305	\$	108,097	\$	102,632	\$	-	\$		-	\$	-	\$		-	\$	765,712
Total Operations & Mainten.	\$	125,038	\$	133,603	\$	139,955	\$	148,538	\$	148,317	\$ 1	153,022	\$	161,342	\$	150,822	\$	-	\$		-	\$	-	\$		-	\$ 1	L,160,639
												· ·		-		•												
Merchandise Expenditures																												
Merchandise Expenditures Cost of Goods Sold	\$	6,506	\$	6,800	\$	5,651	\$	7,275	\$	11,001	\$	8,399	\$	8,916	\$	10,341	\$	-	\$	-		\$	-	\$		-	\$	64,888
-	\$ \$		\$ \$	6,800 6,800	\$ \$	5,651 5,651	\$ \$	7,275 7,275		11,001 11,001	\$ \$	8,399 8,399	\$ \$	8,916 8,916	\$	10,341 10,341		-		-	-	\$ \$	-			-		64,888 64,88 8
Cost of Goods Sold Subtotal Merchandise Exp.	\$	6,506	\$	6,800	\$	5,651	\$	7,275	\$	11,001	\$	8,399	\$	8,916	\$	10,341	\$		\$	-		\$	-	\$			\$	64,888
Cost of Goods Sold		6,506							\$									-	\$	-						-		
Cost of Goods Sold Subtotal Merchandise Exp.	\$	6,506	\$	6,800	\$	5,651	\$	7,275	\$	11,001	\$	8,399	\$	8,916	\$	10,341	\$		\$	-		\$	-	\$			\$	64,888
Cost of Goods Sold Subtotal Merchandise Exp. Total Pro Shop Exp.	\$	6,506	\$	6,800	\$	5,651	\$	7,275	\$	11,001	\$	8,399	\$	8,916	\$	10,341	\$		\$	-		\$	-	\$			\$	64,888
Cost of Goods Sold Subtotal Merchandise Exp. Total Pro Shop Exp. Restaurant Expenditures Restaurant Expenditures	\$	6,506	\$	6,800	\$	5,651	\$	7,275	\$	11,001	\$	8,399	\$	8,916	\$	10,341	\$		\$	-		\$		\$			\$	64,888
Cost of Goods Sold Subtotal Merchandise Exp. Total Pro Shop Exp. Restaurant Expenditures Restaurant Expenditures Restaurant Manager Contract	\$	6,506	\$	6,800	\$	5,651	\$	7,275	\$	11,001	\$	8,399	\$	8,916	\$	10,341	\$		\$	-		\$	-	\$			\$	64,888
Cost of Goods Sold Subtotal Merchandise Exp. Total Pro Shop Exp. Restaurant Expenditures Restaurant Expenditures Restaurant Manager Contract Salaries	\$ \$	6,506	\$	6,800	\$ \$	5,651	\$ \$	7,275 7,275 - 30,353	\$ \$	11,001	\$ \$	8,399	\$ \$	8,916 8,916	\$ \$	10,341	\$ \$		\$ \$	-		\$ \$	-	\$ \$		-	\$ \$	64,888 64,888 225,200
Cost of Goods Sold Subtotal Merchandise Exp. Total Pro Shop Exp. Restaurant Expenditures Restaurant Expenditures Restaurant Manager Contract Salaries Administrative Fee	\$ \$ \$	6,506 6,506 - 29,058	\$ \$ \$	6,800 6,800 - 31,565 757	\$ \$ \$	5,651 5,651 - 31,244	\$ \$ \$ \$	7,275 7,275 - 30,353	\$ \$ \$ \$ \$	11,001 11,001 - - 25,492	\$ \$ \$ \$ \$	8,399 8,399 - - 27,321	\$ \$ \$	8,916 8,916 - 24,978 600	\$ \$ \$	10,341 10,341 - 25,195 632	\$ \$ \$ \$		\$ \$ \$	- - - -		\$ \$ \$ \$		\$ \$ \$ \$		-	\$ \$ \$ \$	64,883 64,883 225,200 5,40
Cost of Goods Sold Subtotal Merchandise Exp. Total Pro Shop Exp. Restaurant Expenditures Restaurant Expenditures Restaurant Manager Contract Salaries Administrative Fee FICA Expense	\$ \$ \$ \$ \$	6,506 6,506 - 29,058 731 3,070	\$ \$ \$ \$ \$	6,800 6,800 - 31,565 757 3,422	\$ \$ \$ \$ \$	5,651 5,651 - 31,244 765	\$ \$ \$ \$ \$	7,275 7,275 30,353 651 3,304	\$ \$ \$ \$ \$	11,001 11,001 - 25,492 680 2,945	\$ \$ \$ \$ \$ \$	8,399 8,399 - 27,321 585	\$ \$ \$ \$ \$	8,916 8,916 - 24,978 600	\$ \$ \$ \$ \$	10,341 10,341 - 25,195 632	\$ \$ \$ \$ \$ \$		\$ \$ \$ \$	-		\$ \$ \$ \$ \$	- -	\$ \$ \$ \$		- - -	\$ \$ \$ \$ \$	64,888 64,888 225,200 5,400 25,568
Cost of Goods Sold Subtotal Merchandise Exp. Total Pro Shop Exp. Restaurant Expenditures	\$ \$ \$ \$ \$ \$	6,506 6,506 - 29,058 731 3,070	\$ \$ \$ \$ \$	6,800 6,800 - 31,565 757 3,422	\$ \$ \$ \$ \$	5,651 5,651 31,244 765 3,409	\$ \$ \$ \$ \$	7,275 7,275 30,353 651 3,304 812	\$ \$ \$ \$ \$	11,001 11,001 - 25,492 680 2,945 909	\$ \$ \$ \$ \$	8,399 8,399 27,321 585 3,292	\$ \$ \$ \$ \$	8,916 8,916 - 24,978 600 3,143 940	\$ \$ \$ \$ \$	10,341 10,341 - 25,195 632 2,983 940	\$ \$ \$ \$ \$ \$		\$ \$ \$ \$ \$			\$ \$ \$ \$ \$ \$		\$ \$ \$ \$ \$ \$		- - -	\$ \$ \$ \$ \$	64,888

Viera East

Community Development District

		Oct		Nov		Dec	Jan	Feb		March	April	May	June	July	Aug	Sept			Total
Restaurant Expenditures Conti	nue	ed																	
Гelephone	\$	-	\$	-	\$	-	\$ -	\$ -	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$	-
Utilities	\$	827	\$	820	\$	668	\$ 651	\$ 911	\$	786	\$ 876	\$ 945	\$ -	\$ -	\$ -	\$ -		\$	6,484
Pest Control	\$	-	\$	-	\$	-	\$ -	\$ -	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$	-
Merchant Fees	\$	2,153	\$	2,338	\$	2,431	\$ 2,268	\$ 2,745	\$	2,923	\$ 2,989	\$ 429	\$ -	\$ -	\$ -	\$ -		\$	18,27
Equipment Lease	\$	143	\$	143	\$	143	\$ 143	\$ 143	\$	143	\$ 143	\$ 143	\$ -	\$ -	\$ -	\$ -		\$	1,14
Kitchen Equipment/Supplies	\$	1,580	\$	1,454	\$	1,333	\$ 1,403	\$ 746	\$	881	\$ 1,501	\$ 909	\$ -	\$ -	\$ -	\$ -		\$	9,80
Paper & Plastic Supplies	\$	1,385	\$	842	\$	1,117	\$ 578	\$ 1,804	\$	880	\$ 1,099	\$ 1,942	\$ -	\$ -	\$ -	\$ -		\$	9,64
First Aid	\$	-	\$	-	\$	-	\$ -	\$ -	\$	-	\$ -	\$ 32	\$ -	\$ -	\$ -	\$ -		\$	3
Operating Supplies	\$	194	\$	-	\$	-	\$ -	\$ 526	\$	(390)	\$ -	\$ 384	\$ -	\$ -	\$ -	\$ -		\$	71
Delivery/Gas	\$	476	\$	320	\$	451	\$ 400	\$ 358	\$	380	\$ 440	\$ 347	\$ -	\$ -	\$ -	\$ -		\$	3,17
Dues & License	\$	569	\$	871	\$	871	\$ 1,024	\$ 1,027	\$	1,027	\$ 2,011	\$ 1,508	\$ -	\$ -	\$ -	\$ -		\$	8,90
Subtotal Restaurant Exp.	\$	42,395	\$	45,042	\$	45,550	\$ 43,503	\$ 39,469	\$	39,746	\$ 39,453	\$ 37,110	\$ -	\$ -	\$ -	\$	-	\$	332,26
Cost of Goods Sold																			
Food & Snack Cost	\$	16,103	\$	23,957	\$	17,867	\$ 20,537	\$ 15,723	\$	25,161	\$ 24,466	\$ 26,985	\$ -	\$ -	\$ _	\$ -		\$	170,79
Beverage Cost	\$	3,808	\$	2,080	\$	2,452	\$ 2,845	\$ 963	\$	5,973	\$ 2,157	\$ 4,780	\$ -	\$ _	\$ _	\$ _		\$	25,05
Beer Cost	\$	7,345	\$	6,215	\$	7,523	\$ 5,025	\$ 8,431	\$	6,672	\$ 8,317	\$ 6,779	\$ -	\$ _	\$ _	\$ _		\$	56,30
Wine Cost	\$	440	\$	603	\$	966	\$ 708	\$ 749	\$	1,591	\$ 623	\$ 1,213	\$ -	\$ -	\$ _	\$ -		\$	6,89
Liquor Cost	\$	4,739	\$	5,982	\$		\$ 4,428	\$ 3,238	\$	7,414	\$ 3,952	\$ 6,212	\$ -	\$ -	\$ -	\$ -		\$	42,90
Subtotal Cost of Goods Sold	\$	32,435	\$	38,836	\$	35,743	\$ 33,543	\$ 29,104	\$	46,811	\$ 39,516	\$ 45,969	\$ -	\$ -	\$ -	\$	-	\$	301,95
Гotal Restaurant Exp.	\$	74,830	\$	83,879	\$	81,293	\$ 77,046	\$ 68,573	\$	86,557	\$ 78,969	\$ 83,078	\$ -	\$ -	\$ -	\$	-	\$	634,22
Total Expenditures	\$ 2	239,243	\$ 2	261,132	\$ 2	257,956	\$ 264,850	\$ 261,416	\$:	283,249	\$ 288,501	\$ 284,184	\$ -	\$ -	\$ -	\$	-	\$ 2	2,140,53
Excess (Def.) of Rev. over Exp.	\$	(26,356)	\$	13,504	\$	35,282	\$ 23,973	\$ 102,489	\$	136,596	\$ 74,519	\$ 32,320	\$ -	\$ -	\$ -	\$	-	\$	392,32
Other Financing Sources/Uses:																			
Assess Recreation Debt Service	\$	46,688	\$	46,688	\$	46,688	\$ 46,688	\$ 46,688	\$	46,688	\$ 46,688	\$ 46,688	\$ -	\$ _	\$ _	\$ _		\$	373,50
nterest Income	\$	1,226	\$	1,279	\$	1,112	\$ 1,300	\$ 1,849	\$	2,018	\$ 2,471	\$ 3,368	\$ -	\$ -	\$ -	\$ -		\$	14,62
ransfer In/(Out) - Cap. Reserve	\$	-	\$	-	\$	-	\$ -	\$ -	\$	(84,410)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$	(84,42
nterest Expense	\$	(4,438)	\$	(4,438)	\$	(4,438)	\$ (4,438)	\$ (4,438)		(4,438)	(4,438)	\$ (4,438)	\$ -	\$ -	\$ -	\$ -		\$	(35,50
Principal Expense	\$	(43,333)	\$	(43,333)	\$	(43,333)	\$,		(43,333)	\$	(43,333)	-	\$ -	\$ -	\$ -		\$	(346,66
Total Other Fin Sources/Uses	\$	142	\$	196	\$	29	\$ 216	\$ 766	\$	(83,475)	\$ 1,388	\$ 2,285	\$ _	\$ _	\$ -	\$	-	\$	(78,45

Viera East

Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	9	July		Aug	Sept		Total
Net Change in Fund Balance	\$ (26,213)	\$ 13,700	\$ 35,311	\$ 24,190	\$ 103,255	\$ 53,121	\$ 75,906	\$ 34,60	\$	- \$		- \$	-	\$	- \$	313,875
Cost of Goods Sold as a % of Sa	les:															
Food & Snack Cost	47.4%	65.5%	46.9%	57.2%	44.3%	58.2%	59.4%	73.5	6							
Beverage Cost	109.4%	60.0%	102.7%	90.5%	36.0%	197.5%	75.6%	162.0	6							
Beer Cost	52.6%	37.0%	39.7%	29.6%	40.2%	26.2%	36.1%	29.9	6							
Wine Cost	31.2%	32.4%	70.8%	53.5%	43.9%	76.6%	39.0%	78.8	6							
Liquor Cost	33.8%	37.7%	42.0%	26.5%	19.8%	35.0%	19.1%	33.4	6							

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted	Pror	ated Budget	Ge	neral Fund	G	olf Course	T	otal Actual
		Budget	Thru	u 05/31/25	A	Allocation	I	Allocation	Thr	u 05/31/25
Revenues										
Interest	\$	500	\$	333	\$	4,396	\$	7,595	\$	11,991
Total Revenues	\$	500	\$	333	\$	4,396	\$	7,595	\$	11,991
Expenditures:										
Capital Outlay	\$	80,000	\$	53,333	\$	42,740	\$	235,897	\$	278,638
Truck Maintenance	\$	25,000	\$	16,667	\$	-	\$	35,000	\$	35,000
Sign Project	\$	20,000	\$	13,333	\$	-	\$	-	\$	-
Vehicle Purchase	\$	20,000	\$	13,333	\$	-	\$	-	\$	-
Total Expenditures	\$	145,000	\$	96,667	\$	42,740	\$	270,897	\$	313,638
Excess (Deficiency) of Revenues over Expen	\$	(144,500)			\$	(38,344)	\$	(263,303)	\$	(301,647)
Other Financing Sources/(Uses)										
Transfer In/(Out) - General Fund	\$	31,777	\$	-	\$	31,777	\$	-	\$	31,777
Transfer In/(Out) - Golf Course	\$	84,410	\$	-	\$	-	\$	84,410	\$	84,410
Total Other Financing Sources (Uses)	\$	116,187	\$	-	\$	31,777	\$	84,410	\$	116,187
Net Change in Fund Balance	\$	(20 212)			\$	(6 567)	¢	(178,893)	¢	(105 460)
Net Ghange III Funu Dalance	Þ	(28,313)			Ţ	(6,567)		(1/0,093)	3	(185,460)
Fund Balance - Beginning	\$ 1	1,660,412			\$	580,243	\$	1,002,380	\$	1,582,623
Fund Balance - Ending	\$:	1,632,099			\$	573,675	\$	823,487	\$:	1,397,163

^{*} Please note that the FY24 Golf Course income will be transferred to the capital account. Estimated amount is \$189,324.

Community Development District

Capital Reserve Fund

Capital Outlay Check Register Detail

Check					
Date	Fund	Vendor	Detail		Amount
10/30/24	General	Viera East	Clean Up CPF Balance	\$	150
10/30/24	General	Reserve Advisors, LLC	Reserve Study	\$	4,875
11/30/24	General	Florida Coast Equipment	Utility Vehicle	\$	18,120
01/21/25	General	Environmental Restoration S	er Raccoon Court Fountain	\$	19,596
Total General F	und			\$	42,740
10/30/24	Golf Course	Landirr Inc.	Reno Green Side Bunkers	\$	91,980
11/30/24	Golf Course	WW Sod & Equipment	Kawasaki Mower	\$	12,410
11/30/24	Golf Course	Landirr	Renovation of Bunkers	\$	118,260
12/05/24	Golf Course	Accurate Air Conditioning	Cooler/Freezer Installation Final Pn	\$	13,247
03/31/25	Golf Course	Ruth Nichols	Truck	\$	35,000
Total Golf Cours	se			\$	270,897
				•	
Total				\$	313,638
			·		

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted	Pror	rated Budge		Actual		
	Budget		Thr	ru 05/31/25	Thr	ru 05/31/25	Variance	
Revenues:								
Assessments - Tax Roll	\$	655,615	\$	647,420	\$	647,420	\$	-
Interest	\$	500	\$	333	\$	15,905	\$	15,571
Total Revenues	\$	656,115	\$	647,754	\$	663,325	\$	15,571
Expenditures:								
Interest - 11/1	\$	80,658	\$	80,658	\$	80,658	\$	-
Principal - 5/1	\$	500,000	\$	500,000	\$	500,000	\$	-
Interest - 5/1	\$	80,658	\$	80,658	\$	80,658	\$	-
Total Expenditures	\$	661,315	\$	661,315	\$	661,315	\$	-
Excess (Deficiency) of Revenues over Expen	\$	(5,200)			\$	2,010		
Other Financing Sources/(Uses):								
Transfer In/(Out)	\$	-	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$	-	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$	(5,200)			\$	2,010		
Fund Balance - Beginning	\$	132,287			\$	357,224		
Fund Balance - Ending	\$	127,087			\$	359,234		

Community Development District

Capital Projects Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Ado	pted	Prorate	d Budget		Actual			
	Bu	Budget Thru 05/31/25			Thru	05/31/25	Variance		
Revenues									
Interest	\$	-	\$	-	\$	2,794	\$	2,794	
Total Revenues	\$	-	\$	-	\$	2,794	\$	2,794	
Expenditures:									
Capital Outlay	\$	-	\$	-	\$	(150)	\$	150	
Total Expenditures	\$	-	\$	-	\$	(150)	\$	150	
Excess (Deficiency) of Revenues over Expen	\$	-			\$	2,944			
Other Financing Sources/(Uses)									
Transfer In/(Out)	\$	-	\$	-	\$	-	\$	-	
Total Other Financing Sources (Uses)	\$	-	\$	-	\$	-	\$	-	
Net Change in Fund Balance	\$	-			\$	2,944			
Fund Balance - Beginning	\$	-			\$	61,662			
Fund Balance - Ending	\$				\$	64,607			