

Viera East
Community Development District

Adopted Budget
FY 2026



**Viera East
Community Development District**

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

	Actuals FY 2024	Adopted Budget FY 2025	Actuals As Of 6/30/25	Projected Next 3 Months	Total Projected @ 9/30/25	Adopted Budget FY 2026
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Revenues

Maintenance Assessments	\$1,392,551	\$1,378,973	\$1,388,671	\$0	\$1,388,671	\$1,378,973
Golf Course Administrative Services	\$56,280	\$56,280	\$42,210	\$15,829	\$58,039	\$56,280
Donations for Park Materials	\$0	\$5,000	\$0	\$0	\$0	\$0
Miscellaneous Income - Farmers Market	\$4,166	\$20,000	\$7,049	\$2,643	\$9,692	\$10,000
Interest Income	\$1	\$100	\$14,489	\$5,433	\$19,922	\$5,000

Total Revenues	\$ 1,452,998	\$ 1,460,353	\$ 1,452,419	\$ 23,905	\$ 1,476,324	\$ 1,450,253
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Administrative Expenditures

Supervisors Fees	\$23,142	\$30,519	\$18,442	\$6,916	\$25,358	\$30,519
Engineering Fees	\$16,850	\$5,000	\$0	\$1,000	\$1,000	\$5,000
Attorney's Fees	\$6,629	\$20,000	\$2,988	\$1,120	\$4,108	\$20,000
Dissemination	\$1,000	\$1,050	\$788	\$295	\$1,083	\$1,082
Trustee Fees	\$673	\$5,600	\$3,030	\$1,136	\$4,167	\$6,160
Annual Audit	\$13,482	\$14,000	\$10,996	\$4,123	\$15,119	\$15,022
Collection Agent	\$0	\$2,500	\$0	\$2,500	\$2,500	\$2,575
Management Fees	\$109,754	\$115,242	\$86,432	\$32,412	\$118,843	\$118,700
Postage	\$745	\$2,000	\$12	\$500	\$512	\$2,000
Printing & Binding	\$380	\$2,500	\$325	\$122	\$447	\$2,500
Insurance - Liability	\$9,121	\$15,229	\$7,320	\$2,745	\$10,065	\$12,804
Legal Advertising	\$752	\$2,500	\$299	\$112	\$411	\$2,500
Other Current Charges	\$1,295	\$1,200	\$247	\$93	\$340	\$1,200
Office Supplies	\$1,848	\$2,000	\$103	\$39	\$142	\$2,000
Dues & Licenses	\$175	\$175	\$175	\$0	\$175	\$175
Information Technology	\$4,605	\$4,735	\$3,551	\$1,332	\$4,883	\$4,972

Total Administrative	\$ 190,452	\$ 224,250	\$ 134,707	\$ 54,445	\$ 189,152	\$ 227,208
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Operating Expenditures

Salaries	\$171,624	\$178,500	\$133,810	\$50,179	\$183,988	\$187,425
Administration Fee	\$1,053	\$1,436	\$1,690	\$634	\$2,324	\$1,508
FICA Expense	\$13,603	\$14,155	\$10,236	\$3,839	\$14,075	\$14,338
Health Insurance	\$6,076	\$5,000	\$1,039	\$390	\$1,429	\$5,250
Workers Compensation	\$2,810	\$3,790	\$2,039	\$764	\$2,803	\$4,169
Unemployment	\$756	\$1,119	\$610	\$229	\$839	\$1,119
Retirement Contribution	\$0	\$5,061	\$0	\$5,061	\$5,061	\$5,061
Other Contractual	\$6,541	\$10,000	\$6,101	\$2,288	\$8,389	\$10,000
Marketing - Lifestyle/Amenities	\$85,586	\$95,000	\$65,916	\$24,718	\$90,634	\$116,000
Training	\$0	\$500	\$0	\$500	\$500	\$500
Uniforms	\$168	\$0	\$0	\$0	\$0	\$0

Total Operating	\$ 288,217	\$ 314,561	\$ 221,441	\$ 88,601	\$ 310,042	\$ 345,370
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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	\$102,931	\$38,599	\$141,531	\$148,622
Midge Control	\$0	\$8,000	\$0	\$8,000	\$8,000	\$8,000
Contingencies	\$7,941	\$10,000	\$550	\$206	\$756	\$7,500
Fire Line Management	\$2,000	\$3,500	\$1,895	\$711	\$2,606	\$3,500
Basin Repair	\$1,100	\$3,000	\$0	\$3,000	\$3,000	\$3,000

Total Maintenance	\$ 420,594	\$ 349,748	\$ 275,997	\$ 77,516	\$ 353,513	\$ 361,622
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Viera East
Community Development District
General Fund
Aopted Operating Budget
Fiscal Year 2026

	Actuals FY 2024	Adopted Budget FY 2025	Actuals As Of 6/30/25	Projected Next 3 Months	Total Projected @ 9/30/25	Adopted Budget FY 2026
<i>Grounds Maintenance Expenditures</i>						
Salaries	\$196,723	\$232,730	\$154,703	\$58,014	\$212,716	\$244,367
Bonus Program	\$41,823	\$0	\$59,814	\$0	\$59,814	\$0
Administrative Fees	\$2,008	\$2,840	\$1,650	\$619	\$2,269	\$2,840
FICA Expense	\$15,626	\$19,787	\$11,835	\$4,438	\$16,273	\$18,694
Health Insurance	\$27,031	\$32,893	\$23,303	\$8,738	\$32,041	\$34,538
Workers Compensation	\$3,211	\$4,942	\$2,577	\$966	\$3,543	\$5,436
Unemployment	\$1,301	\$2,608	\$1,254	\$470	\$1,724	\$2,608
Retirement Contribution	\$0	\$6,682	\$0	\$6,682	\$6,682	\$6,682
Telephone/Internet	\$15,587	\$15,660	\$6,940	\$2,602	\$9,542	\$6,000
Utilities	\$7,556	\$15,000	\$4,434	\$1,663	\$6,097	\$8,020
Property Appraiser	\$1,989	\$1,990	\$2,391	\$0	\$2,391	\$2,100
Insurance - Property	\$3,592	\$3,344	\$2,727	\$1,023	\$3,750	\$3,711
Repairs	\$20,109	\$25,000	\$26,682	\$10,006	\$36,687	\$25,000
Fuel	\$17,783	\$21,000	\$11,089	\$4,159	\$15,248	\$18,000
Park Maintenance	\$29,505	\$45,000	\$22,640	\$8,490	\$31,130	\$35,000
Sidewalk Repair	\$13,712	\$15,000	\$0	\$5,000	\$5,000	\$15,000
Chemicals	\$1,604	\$4,000	\$1,611	\$604	\$2,215	\$4,000
Contingencies	\$10,392	\$10,000	\$14,731	\$5,524	\$20,255	\$10,000
Refuse	\$10,175	\$12,000	\$12,604	\$4,727	\$17,331	\$18,000
Office Supplies	\$170	\$0	\$1,411	\$529	\$1,941	\$2,500
Uniforms	\$3,152	\$4,000	\$1,325	\$497	\$1,821	\$4,000
Fire Alarm System	\$3,658	\$7,500	\$270	\$101	\$371	\$500
Rain Bird Pump System	\$28,041	\$28,041	\$9,194	\$3,448	\$12,641	\$0
Park Materials	\$0	\$10,000	\$262	\$98	\$360	\$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	\$19,058
Maintenance Reserve - Transfer Out (Excess)	\$96,816	\$0	\$0	\$0	\$0	\$0
Total Grounds Expenditures	\$ 551,564	\$ 571,793	\$ 405,223	\$ 128,398	\$ 533,621	\$ 516,053
Total Expenses	\$ 1,450,826	\$ 1,460,353	\$ 1,037,368	\$ 348,960	\$ 1,386,328	\$ 1,450,253
Excess Revenue/(Expenditures)	\$ 2,172	\$ (0)	\$ 415,051	\$ (325,055)	\$ 89,996	\$ -

	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	4,204	4,204
Assessable Units - Non-Residential	1,869	1,869
Total Units	6,073	6,073
Gross Assessment per Unit - General Fund	\$ 236	\$ 236
Gross Assessment per Unit - Recreation	\$ 129	\$ 129
Gross Assessment per Unit - Debt Service	\$ 139	\$ 139
	\$ 504	\$ 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	Annual 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.

o Series 2020 Special Assessment Revenue Bond \$ 1,081.50

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.

Insurance - Liability

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	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

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.

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.

Other Contractual

Miscellaneous fees and contracts incurred for the District.

Description	Annual 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	Monthly Amount	Annual Amount
Natural Areas Management	\$ 4,872	\$ 58,466
Wingate & Auburn Lake Aquatic Weed Control	\$ 982	\$ 11,783
Bayhill Wetland Maintenance (Bi-Monthly)	\$ 460	\$ 2,760
Natural Vegetation Management (Bi-Monthly)	\$ 230	\$ 1,380
Aquatic Weed Control	\$ 5,036	\$ 60,433
Header Canal Maintenance (Quarterly)	\$ 1,850	\$ 7,400
Woodside Park Maintenance	\$ 200	\$ 2,400
Unanticipated Repairs / Improvements	\$ -	\$ 4,000
Total	\$ 13,630	\$ 148,622

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	Monthly Amount	Annual 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	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.

Fuel

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 Alarm 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.

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.

Maintenance Reserves – Transfer Out

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

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

	Adopted Budget FY 2025	Actuals As Of 6/30/25	Projected Next 3 Months	Total Projected @ 9/30/25	Adopted Budget FY 2026
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Revenues

Beginning Fund Balance	\$1,660,412	\$1,582,623	\$0	\$1,582,623	\$ 1,407,203
Interest Income	\$500	\$16,023	\$6,009	\$22,031	\$2,500
Reserve Funding - Transfer In (General)	\$31,777	\$31,777	\$0	\$31,777	\$19,058
Reserve Funding - Transfer In (Golf)	\$84,410	\$84,410	\$0	\$84,410	\$166,149
Reserve Funding - Transfer In (General Excess)	\$0	\$0	\$0	\$0	\$0
Reserve Funding - Transfer In (Golf Excess)	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$ 1,777,098	\$ 1,714,833	\$ 6,009	\$ 1,720,841	\$ 1,594,910

Expenditures

Capital Outlay	\$80,000	\$278,638	\$0	\$278,638	\$0
Capital Outlay - General	\$0	\$0	\$0	\$0	\$84,180
Capital Outlay - Golf	\$0	\$0	\$0	\$0	\$154,741
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	\$ 283,921

Excess Revenues (Expenditures)	\$ 1,632,098	\$ 1,401,195	\$ 6,009	\$ 1,407,203	\$ 1,310,989
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Potential Capital Reserve Split			
	<u>General Fund</u>	<u>Golf Course</u>	<u>Total</u>
Beginning Balance - 9/30/25	\$ 580,243	\$ 1,002,380	\$ 1,582,623
FY25 Interest Income	\$ 8,077	\$ 13,954	\$ 22,031
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	\$ 577,357	\$ 829,847	\$ 1,407,203

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

	Adopted Budget FY 2025	Actuals As Of 6/30/25	Projected Next 3 Months	Total Projected @ 9/30/25	Adopted Budget FY 2026
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Revenues

Special Assessments	\$ 655,615	\$ 660,226	\$ -	\$ 660,226	\$ 655,615
Interest Income	\$ 500	\$ 17,115	\$ 6,418	\$ 23,533	\$ 5,000
Beginning Fund Balance	\$ 132,287	\$ 357,224	\$ -	\$ 357,224	\$ 379,668

Total Revenues	\$ 788,402	\$ 1,034,565	\$ 6,418	\$ 1,040,983	\$ 1,040,283
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Expenditures

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
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Excess Revenues (Expenditures)	\$ 127,087	\$ 373,250	\$ 6,418	\$ 379,668	\$ 93,968
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* Excess Revenues needed to pay the 11/1/26 Interest Payment \$ 67,708

Land Use	ERU	Units	Total ERU	Percentage	Net Per Unit	Net Assessments
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

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

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

Viera East
Community Development District
Golf Course & Restaurant
Aopted Operating Budget
Fiscal Year 2026

	Actuals FY 2024	Adopted Budget FY 2025	Actuals As Of 6/30/25	Projected Next 3 Months	Total Projected @ 9/30/25	Adopted Budget FY 2026
<u>Revenues</u>						
<u>Golf Course Revenue</u>						
Greens Fees	\$1,999,683	\$1,994,243	\$1,767,802	\$662,926	\$2,430,728	\$2,250,000
Gift Cards - Sales & Usage	\$5,953	\$26,523	\$5,193	\$1,947	\$7,140	\$0
Gift Cards - Usage	\$0	(\$26,523)	\$0	\$0	\$0	\$0
Season Advance/Trail Fees	\$117,319	\$125,000	\$67,747	\$25,405	\$93,152	\$100,000
Loyalty Program	\$26,245	\$25,000	\$20,284	\$7,606	\$27,890	\$25,000
Driving Range	\$93,469	\$84,872	\$81,633	\$30,612	\$112,246	\$87,418
Golf Lessons	\$14,957	\$7,000	\$14,174	\$5,315	\$19,490	\$15,000
Miscellaneous Income	\$6,271	\$15,000	\$17,817	\$6,681	\$24,498	\$15,000
Assessments - Recreation Operating	\$18,239	\$18,239	\$38,609	\$14,478	\$53,088	\$18,239
<u>Pro Shop Revenue</u>						
Merchandise Sales	\$145,705	\$122,004	\$106,238	\$39,839	\$146,078	\$125,664
<u>Restaurant Revenue</u>						
Food Sales	\$449,273	\$404,923	\$335,140	\$143,632	\$478,772	\$466,211
Snack Sales	\$9,935	\$11,000	\$566	\$242	\$808	\$0
Beverage Sales	\$52,995	\$34,106	\$29,296	\$12,555	\$41,851	\$37,516
Beer Sales	\$176,664	\$197,054	\$178,051	\$76,307	\$254,358	\$236,465
Wine Sales	\$7,228	\$13,642	\$14,823	\$6,353	\$21,176	\$20,463
Liquor Sales	\$147,337	\$101,442	\$155,612	\$66,691	\$222,303	\$202,884
Miscellaneous Income	\$968	\$0	\$2,106	\$903	\$3,008	\$0
Total Revenues	\$ 3,272,241	\$ 3,153,525	\$ 2,835,092	\$ 1,101,495	\$ 3,936,586	\$ 3,599,861
<u>General Expenditures</u>						
Other Contractual Services	\$13,710	\$20,000	\$13,420	\$5,033	\$18,453	\$20,000
Telephone	\$4,065	\$4,058	\$8,955	\$3,358	\$12,313	\$20,392
Utilities	\$4,244	\$5,400	\$3,252	\$1,219	\$4,471	\$5,348
Repairs & Maintenance	\$6,288	\$15,000	\$17,441	\$6,540	\$23,981	\$15,000
Bank Charges	\$66,211	\$55,000	\$61,722	\$23,146	\$84,867	\$75,000
Office Supplies	\$2,663	\$4,500	\$3,659	\$1,372	\$5,031	\$4,500
Operating Supplies	\$8,338	\$5,000	\$10,628	\$3,985	\$14,613	\$12,000
Dues, Licenses & Subscriptions	\$14,729	\$12,000	\$12,601	\$4,725	\$17,326	\$14,502
Drug Testing - All Departments	\$0	\$500	\$0	\$0	\$0	\$500
Training, Education & Employee Relations	\$245	\$9,000	\$3,040	\$1,140	\$4,181	\$5,000
Contractual Security	\$3,147	\$4,000	\$7,529	\$2,823	\$10,352	\$8,400
IT Services	\$3,377	\$3,000	\$6,017	\$2,256	\$8,273	\$8,400
Total Golf Course Expenditures	\$ 127,017	\$ 137,458	\$ 148,263	\$ 55,599	\$ 203,861	\$ 189,042
<u>Golf Course Operations</u>						
Salaries	\$316,736	\$314,250	\$265,527	\$99,573	\$365,100	\$383,355
Administrative Fee	\$14,005	\$16,848	\$10,752	\$4,032	\$14,784	\$16,848
FICA Expense	\$24,897	\$26,671	\$20,313	\$7,617	\$27,930	\$29,327
Health Insurance	\$9,575	\$10,500	\$2,742	\$1,028	\$3,770	\$10,500
Workers Compensation	\$4,697	\$7,077	\$4,381	\$1,643	\$6,024	\$7,077
Unemployment	\$7,609	\$10,935	\$6,096	\$2,286	\$8,382	\$10,935
Golf Printing	\$1,920	\$2,500	\$2,610	\$979	\$3,589	\$4,500
Utilities	\$16,623	\$22,500	\$13,671	\$5,127	\$18,798	\$18,980
Repairs	\$2,948	\$1,000	\$449	\$168	\$618	\$3,400
Pest Control	\$666	\$1,300	\$0	\$0	\$0	\$1,300
Supplies	\$14,186	\$15,000	\$5,880	\$2,205	\$8,086	\$10,000
Uniforms	\$130	\$1,500	\$1,675	\$628	\$2,303	\$1,750
Training, Education & Employee Relations	\$920	\$9,000	\$1,308	\$491	\$1,799	\$2,500
Cart Lease	\$119,228	\$135,196	\$103,284	\$38,731	\$142,015	\$137,684
Cart Maintenance	\$6,246	\$5,000	\$1,836	\$688	\$2,524	\$5,000
Driving Range Supplies	\$6,721	\$10,000	\$2,277	\$854	\$3,131	\$5,000
Total Golf Operation Expenditures	\$ 547,106	\$ 589,277	\$ 442,802	\$ 166,051	\$ 608,853	\$ 648,155

Viera East
Community Development District
Golf Course & Restaurant
Adopted Operating Budget
Fiscal Year 2026

	Actuals FY 2024	Adopted Budget FY 2025	Actuals As Of 6/30/25	Projected Next 3 Months	Total Projected @ 9/30/25	Adopted Budget FY 2026
<u><i>Golf Course Maintenance</i></u>						
Salaries	\$428,276	\$474,149	\$ 361,872	\$135,702	\$497,575	\$497,856
Administrative Fees	\$5,210	\$6,616	\$ 4,202	\$1,576	\$5,778	\$6,616
FICA Expense	\$33,705	\$43,881	\$ 27,683	\$10,381	\$38,064	\$38,086
Health Insurance	\$36,600	\$38,513	\$ 46,872	\$17,577	\$64,450	\$67,672
Workers Compensation	\$6,918	\$10,462	\$ 5,941	\$2,228	\$8,169	\$10,462
Unemployment	\$4,111	\$6,418	\$ 3,681	\$1,380	\$5,061	\$6,418
Utilities	\$31,363	\$30,000	\$ 23,437	\$8,789	\$32,226	\$32,080
Repairs	\$40,914	\$48,000	\$ 38,410	\$14,404	\$52,814	\$48,000
Restaurant Repairs	\$8,735	\$10,000	\$ 4,965	\$1,862	\$6,827	\$5,000
Fuel & Oil	\$34,353	\$40,000	\$ 22,415	\$8,405	\$30,820	\$35,000
Pest Control	\$2,995	\$2,000	\$ 3,013	\$1,130	\$4,143	\$4,600
Irrigation/Drainage	\$10,782	\$20,000	\$ 10,513	\$3,942	\$14,455	\$20,000
Sand/Topsoil	\$11,504	\$26,500	\$ 11,463	\$4,299	\$15,762	\$26,500
Flowers/Mulch	\$1,592	\$7,000	\$ 3,858	\$1,447	\$5,304	\$7,000
Fertilizer	\$168,566	\$175,000	\$ 84,589	\$31,721	\$116,309	\$175,000
Seed/Sod	\$0	\$10,000	\$ 272	\$102	\$374	\$10,000
Trash Removal	\$2,414	\$3,000	\$ 2,326	\$872	\$3,198	\$3,462
Contingencies	\$6,563	\$7,500	\$ 2,587	\$970	\$3,557	\$7,500
First Aid	\$259	\$800	\$ 277	\$104	\$380	\$800
Operating Supplies	\$8,636	\$20,000	\$ 10,907	\$4,090	\$14,997	\$15,000
Training	\$1,432	\$9,000	\$ 718	\$269	\$987	\$2,500
Janitorial Supplies	\$207	\$1,000	\$ 742	\$278	\$1,020	\$1,200
Janitorial Services	\$27,188	\$13,956	\$ 9,683	\$3,631	\$13,314	\$13,956
Soil & Water Testing	\$0	\$1,000	\$ -	\$0	\$0	\$1,000
Uniforms	\$10,421	\$10,000	\$ 8,618	\$3,232	\$11,850	\$11,550
Equipment Rental	\$6,696	\$2,000	\$ 5,187	\$1,945	\$7,132	\$4,606
Equipment Lease	\$220,829	\$216,000	\$ 168,374	\$63,140	\$231,514	\$243,144
Total Golf Course Maintenance	\$ 1,110,267	\$ 1,232,795	\$ 862,601	\$ 323,475	\$ 1,186,077	\$ 1,295,008
<u><i>Merchandise Sales</i></u>						
Cost of Goods Sold	\$100,277	\$90,000	\$73,278	\$27,479	\$100,757	\$87,965
Total Merchandise Sales	\$ 100,277	\$ 90,000	\$ 73,278	\$ 27,479	\$ 100,757	\$ 87,965
<u><i>Restaurant Expenditures</i></u>						
Restaurant Manager Contract	\$10,833	\$0	\$0	\$0	\$0	\$0
Salaries	\$301,530	\$320,250	\$252,337	\$108,144	\$360,481	\$336,263
Administrative Fee	\$7,639	\$7,956	\$6,248	\$2,678	\$8,926	\$8,354
FICA Expense	\$34,584	\$29,041	\$28,639	\$12,274	\$40,912	\$25,724
Health Insurance	\$17,211	\$14,000	\$10,829	\$4,641	\$15,471	\$14,700
Workers Compensation	\$4,608	\$7,300	\$3,700	\$1,586	\$5,286	\$7,300
Unemployment	\$5,939	\$6,882	\$5,037	\$2,159	\$7,196	\$6,882
Telephone	\$4,808	\$5,250	\$0	\$0	\$0	\$0
Utilities	\$8,245	\$11,000	\$7,540	\$3,231	\$10,771	\$12,100
Pest Control	\$666	\$1,200	\$0	\$0	\$0	\$1,200
Merchant Fees	\$25,084	\$27,500	\$19,969	\$8,558	\$28,527	\$32,208
Equipment Lease	\$1,230	\$1,500	\$1,285	\$551	\$1,835	\$1,750
Kitchen Equipment & Supplies	\$4,480	\$3,000	\$10,842	\$4,646	\$15,488	\$0
Paper & Plastic Supplies	\$13,561	\$15,000	\$10,745	\$4,605	\$15,350	\$15,000
Operating Supplies	\$20,301	\$20,000	(\$20)	\$500	\$480	\$23,043
Entertainment	\$585	\$0	\$767	\$329	\$1,096	\$0
Delivery/Gas	\$6,184	\$7,000	\$3,527	\$1,512	\$5,038	\$6,780
Dues & License	\$11,195	\$11,500	\$10,515	\$4,506	\$15,021	\$11,500
Total Restaurant Expenditures	\$ 478,684	\$ 488,379	\$ 371,960	\$ 159,920	\$ 531,880	\$ 502,803

Viera East
Community Development District
Golf Course & Restaurant
Adopted Operating Budget
Fiscal Year 2026

	Actuals FY 2024	Adopted Budget FY 2025	Actuals As Of 6/30/25	Projected Next 3 Months	Total Projected @ 9/30/25	Adopted Budget FY 2026
<u>Cost of Goods Sold</u>						
Food Cost	\$246,026	\$139,388	\$185,540	\$79,517	\$265,056	\$265,740
Snack Cost	\$3,939	\$5,250	\$4,963	\$2,127	\$7,090	\$0
Beverage Cost	\$32,849	\$16,800	\$26,355	\$11,295	\$37,650	\$33,764
Beer Cost	\$65,765	\$74,550	\$65,874	\$28,232	\$94,105	\$87,492
Wine Cost	\$6,870	\$5,250	\$7,800	\$3,343	\$11,143	\$10,846
Liquor Cost	\$63,615	\$32,550	\$48,309	\$20,704	\$69,013	\$62,894
Total Cost of Goods Sold	\$ 419,062	\$ 273,788	\$ 338,840	\$ 145,217	\$ 484,057	\$ 460,736
<u>Administrative Expenditures</u>						
Legal Fees	\$563	\$1,500	\$803	\$301	\$1,104	\$1,500
Engineering Fees	\$600	\$0	\$0	\$0	\$0	\$600
Arbitrage	\$1,000	\$600	\$900	\$338	\$1,238	\$600
Dissemination	\$500	\$1,050	\$788	\$295	\$1,083	\$1,103
Trustee Fees	\$4,089	\$4,100	\$3,067	\$1,150	\$4,217	\$4,510
Annual Audit	\$4,818	\$5,000	\$3,929	\$1,474	\$5,403	\$5,278
Golf Course Administrative Services	\$56,280	\$56,280	\$42,210	\$15,829	\$58,039	\$56,280
Insurance	\$146,804	\$161,889	\$118,025	\$44,259	\$162,284	\$166,132
Marketing	\$0	\$0	\$1,100	\$413	\$1,513	\$0
Property Taxes	\$9,420	\$15,000	\$7,020	\$2,633	\$9,653	\$12,000
Total Administrative Expenditures	\$ 224,073	\$ 245,419	\$ 177,842	\$ 66,691	\$ 244,532	\$ 248,003
<u>Reserves</u>						
Renewal & Replacement	\$140,691	\$84,410	\$84,410	\$0	\$84,410	\$166,149
Total Reserves	\$ 140,691	\$ 84,410	\$ 84,410	\$ -	\$ 84,410	\$ 166,149
Total Revenues	\$ 3,272,241	\$ 3,153,525	\$ 2,835,092	\$ 1,101,495	\$ 3,936,586	\$ 3,599,861
Total Expenditures	\$ 2,249,431	\$ 2,379,358	\$ 1,789,195	\$ 639,294	\$ 2,428,490	\$ 3,597,861
Operating Income (Loss)	\$ 1,022,809	\$ 774,167	\$ 1,045,897	\$ 462,200	\$ 1,508,097	\$ 2,000
<u>Non Operating Revenues/(Expenditures)</u>						
Assessments - Recreation Debt Service	\$589,195	\$560,250	\$420,188	\$157,570	\$577,758	\$560,250
Interest Income	\$18,140	\$1,000	\$16,808	\$6,303	\$23,111	\$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)	(\$39,938)	(\$14,977)	(\$54,914)	(\$27,250)
Principal Expense	(\$490,000)	(\$520,000)	(\$390,000)	(\$146,250)	(\$536,250)	(\$545,000)
Total Non Operating Revenues/(Expenditures)	\$ 39,585	\$ (12,000)	\$ 7,058	\$ 2,647	\$ 9,704	\$ (2,000)
Net Non Operating Income / (Loss)	\$ 1,062,395	\$ 762,167	\$ 1,052,954	\$ 464,847	\$ 1,517,801	\$ (0)

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.

Miscellaneous Income - Golf Course

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

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.

Merchandise Sales

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

Food & Snack Sales

Represents all food and 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.

Miscellaneous Income - Restaurant

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

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	Monthly Amount	Annual Amount
FPL	10579-42334	\$ 190	\$ 2,280
FPL	91273-57086	\$ 30	\$ 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	Annual Amount
Brevard County	Business Tax License	\$ 82
City of Rockledge	Business License	\$ 200
Lightspeed	Membership	\$ 7,000
DBPR	License	\$ 1,820
Florida State Golf Assoc.	Handicap Fees	\$ 5,000
Florida State Golf Assoc.	Membership	\$ 150
Contingency		\$ 250
Total		\$ 14,502

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.

Unemployment

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

Golf Printing

Printing for materials needed for the course.

Utilities

Estimated cost of basic utilities for golf operations.

Vendor	Account	Monthly 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.

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.

Unemployment

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	\$ 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 & Oil

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.

Fertilizer

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.

Janitorial Supplies

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

Janitorial 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.

Uniforms

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

Vendor	Monthly Amount	Annual Amount
Unifirst	\$ 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

Merchandise Sales:

Cost of Goods Sold

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

Restaurant 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	Monthly Amount	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

Paper & Plastic Supplies

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

Operating Supplies

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

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	Monthly Amount	Annual 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 DBPR.

Restaurant Cost of Goods Sold:

Food Cost

Represents food and snack supplies purchased for the restaurant or catering events.

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.

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	Annual 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 a portion 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