

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

***Proposed Budget***  
***FY 2027***



**Viera East  
Community Development District**

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**Viera East  
Community Development District  
General Fund  
Proposed Operating Budget  
Fiscal Year 2027**

	Actuals FY 2025	Adopted Budget FY 2026	Actuals As Of 4/31/26	Projected Next 5 Months	Total Projected @ 9/30/26	Proposed Budget FY 2027
<i>Revenues</i>						
Maintenance Assessments	\$1,389,162	\$1,378,973	\$1,355,253	\$23,720	\$1,378,973	\$1,949,835
Golf Course Administrative Services	\$56,280	\$56,280	\$32,830	\$23,450	\$56,280	\$56,280
Donations for Park Materials	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous Income - Farmers Market	\$8,292	\$10,000	\$3,354	\$2,396	\$5,751	\$6,000
Interest Income	\$20,176	\$5,000	\$13,452	\$4,804	\$18,256	\$10,000
<b>Total Revenues</b>	<b>\$ 1,473,909</b>	<b>\$ 1,450,253</b>	<b>\$ 1,404,889</b>	<b>\$ 54,371</b>	<b>\$ 1,459,260</b>	<b>\$ 2,022,115</b>

*Administrative Expenditures*

Supervisors Fees	\$25,322	\$30,519	\$15,105	\$10,789	\$25,894	\$30,519
Engineering Fees	\$0	\$5,000	\$0	\$350	\$350	\$5,000
Attorney's Fees	\$12,483	\$20,000	\$6,113	\$4,000	\$10,113	\$20,000
Dissemination	\$1,050	\$1,082	\$631	\$451	\$1,082	\$1,136
Trustee Fees	\$4,041	\$6,160	\$2,357	\$3,803	\$6,160	\$6,468
Annual Audit	\$14,661	\$15,022	\$8,763	\$6,259	\$15,022	\$15,170
Collection Agent	\$0	\$2,575	\$1,502	\$1,073	\$2,575	\$5,330
Management Fees	\$115,242	\$118,700	\$69,242	\$49,458	\$118,700	\$124,635
Postage	\$13	\$2,000	\$125	\$125	\$250	\$2,000
Printing & Binding	\$375	\$2,500	\$26	\$18	\$44	\$2,500
Insurance - Liability	\$9,760	\$12,804	\$6,327	\$6,477	\$12,804	\$13,444
Legal Advertising	\$770	\$2,500	\$110	\$78	\$188	\$2,500
Other Current Charges	\$6,407	\$1,200	\$217	\$155	\$371	\$1,200
Office Supplies	\$103	\$2,000	\$93	\$67	\$160	\$2,000
Dues & Licenses	\$175	\$175	\$175	\$0	\$175	\$175
Information Technology	\$4,735	\$4,972	\$2,900	\$2,072	\$4,972	\$5,221
<b>Total Administrative</b>	<b>\$ 195,137</b>	<b>\$ 227,208</b>	<b>\$ 113,684</b>	<b>\$ 85,175</b>	<b>\$ 198,859</b>	<b>\$ 237,298</b>

*Operating Expenditures*

Salaries	\$182,683	\$187,425	\$115,543	\$82,530	\$198,073	\$196,796
Administration Fee	\$1,900	\$1,508	\$353	\$252	\$605	\$1,583
FICA Expense	\$13,975	\$14,338	\$9,567	\$6,834	\$16,401	\$15,055
Health Insurance	\$1,366	\$5,250	\$587	\$419	\$1,006	\$5,513
Workers Compensation	\$2,811	\$4,169	\$2,274	\$1,624	\$3,899	\$4,377
Unemployment	\$610	\$1,119	\$476	\$340	\$816	\$1,119
Retirement Contribution	\$0	\$5,061	\$3,884	\$2,774	\$6,658	\$5,061
Other Contractual	\$9,283	\$10,000	\$6,707	\$4,790	\$11,497	\$10,000
Marketing - Lifestyle/Amenities	\$90,416	\$116,000	\$62,062	\$44,330	\$106,392	\$116,000
Training	(\$87)	\$500	\$710	\$507	\$1,218	\$500
<b>Total Operating</b>	<b>\$ 302,958</b>	<b>\$ 345,370</b>	<b>\$ 202,163</b>	<b>\$ 144,402</b>	<b>\$ 346,565</b>	<b>\$ 356,004</b>

*Maintenance Expenditures*

Canal Maintenance	\$9,850	\$14,000	\$11,780	\$2,220	\$14,000	\$14,000
Lake Bank Restoration	\$170,620	\$164,000	\$161,079	\$2,922	\$164,000	\$164,000
Lake Bank Education Project	\$0	\$3,000	\$0	\$3,000	\$3,000	\$3,000
Environmental Services	\$0	\$10,000	\$0	\$10,000	\$10,000	\$10,000
Water Management System	\$136,763	\$148,622	\$72,281	\$76,341	\$148,622	\$148,622
Midge Control	\$0	\$8,000	\$0	\$8,000	\$8,000	\$8,000
Contingencies	\$2,890	\$7,500	\$2,313	\$1,652	\$3,965	\$7,500
Fire Line Management	\$1,895	\$3,500	\$700	\$500	\$1,200	\$3,500
Basin Repair	\$0	\$3,000	\$0	\$3,000	\$3,000	\$3,000
<b>Total Maintenance</b>	<b>\$ 322,019</b>	<b>\$ 361,622</b>	<b>\$ 248,153</b>	<b>\$ 107,635</b>	<b>\$ 355,788</b>	<b>\$ 361,622</b>

**Viera East  
Community Development District  
General Fund  
Proposed Operating Budget  
Fiscal Year 2027**

	Actuals FY 2025	Adopted Budget FY 2026	Actuals As Of 4/31/26	Projected Next 5 Months	Total Projected @ 9/30/26	Proposed Budget FY 2027
<i>Grounds Maintenance Expenditures</i>						
Salaries	\$197,533	\$244,367	\$115,357	\$82,398	\$197,754	207,641.97
Bonus Program	\$59,814	\$0	\$75,108	\$0	\$75,108	\$0
Administrative Fees	\$2,162	\$2,840	\$1,402	\$1,002	\$2,404	\$2,982
FICA Expense	\$15,111	\$18,694	\$9,505	\$6,789	\$16,294	15,884.61
Health Insurance	\$32,068	\$34,538	\$20,559	\$14,685	\$35,244	\$36,265
Workers Compensation	\$3,254	\$5,436	\$2,316	\$1,654	\$3,970	\$5,708
Unemployment	\$1,254	\$2,608	\$1,106	\$790	\$1,895	\$2,608
Retirement Contribution	\$0	\$6,682	\$0	\$0	\$0	\$6,682
Telephone/Internet	\$9,063	\$6,000	\$5,244	\$3,746	\$8,990	\$6,600
Utilities	\$6,008	\$8,020	\$2,332	\$1,666	\$3,998	\$8,822
Property Appraiser	\$2,391	\$2,100	\$2,391	\$0	\$2,391	\$2,500
Insurance - Property	\$3,636	\$3,711	\$2,326	\$1,661	\$3,987	\$4,186
Repairs	\$40,261	\$25,000	\$34,054	\$24,325	\$58,379	\$50,000
Fuel	\$15,015	\$18,000	\$8,285	\$5,918	\$14,203	\$18,000
Park Maintenance	\$30,612	\$35,000	\$24,479	\$17,485	\$41,964	\$45,000
Sidewalk Repair	\$0	\$15,000	\$8,638	\$6,170	\$14,807	\$15,000
Chemicals	\$3,241	\$4,000	\$613	\$438	\$1,051	\$4,000
Contingencies	\$18,889	\$10,000	\$4,044	\$2,888	\$6,932	\$10,000
Refuse	\$15,121	\$18,000	\$8,196	\$5,854	\$14,050	\$18,000
Office Supplies	\$2,361	\$2,500	\$278	\$199	\$477	\$2,500
Uniforms	\$3,271	\$4,000	\$3,850	\$2,750	\$6,600	\$4,000
Fire Alarm System	\$270	\$500	\$0	\$500	\$500	\$500
Rain Bird Pump System	\$9,194	\$0	\$0	\$0	\$0	\$0
Park Materials	\$335	\$10,000	\$195	\$139	\$334	\$10,000
Bay Hill Flow Way Maintenance	\$0	\$20,000	\$0	\$20,000	\$20,000	\$20,000
Maintenance Reserve - Transfer Out	\$31,777	\$19,058	\$0	\$19,058	\$19,058	\$570,312
Maintenance Reserve - Transfer Out (Excess)	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Grounds Expenditures</b>	<b>\$ 502,640</b>	<b>\$ 516,053</b>	<b>\$ 330,278</b>	<b>\$ 220,114</b>	<b>\$ 550,393</b>	<b>\$ 1,067,191</b>
<b>Total Expenses</b>	<b>\$ 1,322,754</b>	<b>\$ 1,450,253</b>	<b>\$ 894,278</b>	<b>\$ 557,326</b>	<b>\$ 1,451,604</b>	<b>\$ 2,022,115</b>
<b>Excess Revenue/(Expenditures)</b>	<b>\$ 151,156</b>	<b>\$ -</b>	<b>\$ 510,611</b>	<b>\$ (502,956)</b>	<b>\$ 7,655</b>	<b>-</b>

	FY 2026	FY 2027	Change
Net Assessment - General	\$ 1,350,028	\$ 1,920,890	\$ 570,862
Net Assessment - Recreation	\$ 28,945	\$ 28,945	\$ -
Total Net Assessments	\$ 1,378,973	\$ 1,949,835	\$ 570,862
Discounts @ 6%	\$ 88,020	\$ 124,458	\$ 36,438
Gross Assessment	<b>\$ 1,466,993</b>	<b>\$ 2,074,293</b>	<b>607,300</b>
Assessable Units - Residential	4,204	4,204	
Assessable Units - Non-Residential	1,869	1,869	
Total Units	<b>6,073</b>	<b>6,073</b>	
Gross Assessment per Unit - General Fund	\$ 236.49	\$ 336.49	\$ 100.00
Gross Assessment per Unit - Recreation	\$ 128.67	\$ 8.27	\$ (120.40)
Gross Assessment per Unit - Debt Service	\$ 138.90	\$ 108.57	\$ (30.33)
	<b>\$ 504.06</b>	<b>\$ 453.32</b>	<b>\$ (50.74)</b>



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.

<b>Contractor</b>	<b>Services</b>	<b>Monthly</b>	<b>Annual</b>
GMS-Central Florida ,LLC	Assessments	\$ 444.17	\$ 5,330.00

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.

<b>Description</b>	<b>Admin. Amount</b>	<b>Field Amount</b>	<b>Annual Amount</b>
General Liability	\$ 8,173	\$ -	\$ 8,173
POL/EPLI	\$ 5,271	\$ -	\$ 5,271
Property	\$ -	\$ 4,186	\$ 4,186
<b>Total</b>	<b>\$ 13,444</b>	<b>\$ 4,186</b>	<b>\$ 17,631</b>

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 \$14.34 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.

<b>Provider</b>	<b>Policy Number</b>	<b>Insurance Description</b>
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.

<b>Description</b>	<b>Annual Amount</b>
Ecolab Pest Elimination	\$ 6,015
Xelar Copier	\$ 1,876
Additional Contract Funds	\$ 2,109
<b>Total</b>	<b>\$ 10,000</b>

Marketing- Lifestyle/Amenities

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

Training

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.

<b>Description</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
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
<b>Total</b>	<b>\$ 13,630</b>	<b>\$ 148,622</b>

Midge Control

Lake spraying for midge control throughout the CDD.

Contingencies

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

Fire Line Maintenance

Expenses related to the maintenance of the various fire lines throughout the District. This mainly includes the mechanical removal of vegetation between homeowners' 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 3 full-time employees and 2 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 \$14.34 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			\$ 1,802
<b>Total</b>			<b>\$ 8,822</b>

Property Appraiser

Fees incurred for the Brevard County Property Appraiser performing work in support of processing and distributing non-ad valorem assessment information. The cost for FY2027 is estimated to be \$2,500.

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	\$ 8,173	\$ -	\$ 8,173
POL/EPLI	\$ 5,271	\$ -	\$ 5,271
Property	\$ -	\$ 4,186	\$ 4,186
<b>Total</b>	<b>\$ 13,444</b>	<b>\$ 4,186</b>	<b>\$ 17,631</b>

Repairs

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

Fuel

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

Park Maintenance

Represents 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:

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

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.

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

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  
Proposed Budget FY 2026**

	Adopted Budget FY 2026	Actuals As Of 4/30/26	Projected Next 5 Months	Total Projected @ 9/30/26	Proposed Budget FY 2027
<i>Revenues</i>					
Beginning Fund Balance	\$1,407,203	\$1,573,325	\$0	\$1,573,325	\$ 1,510,391
Interest Income	\$2,500	\$26,580	\$9,493	\$36,073	\$18,000
Reserve Funding - Transfer In (General)	\$19,058	\$0	\$19,058	\$19,058	\$570,312
Reserve Funding - Transfer In (Golf)	\$166,149	\$0	\$166,149	\$166,149	\$275,288
Reserve Funding - Transfer In (General Excess)	\$0	\$0	\$0	\$0	\$0
Reserve Funding - Transfer In (Golf Excess)	\$0	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$ 1,594,910</b>	<b>\$ 1,599,905</b>	<b>\$ 194,699</b>	<b>\$ 1,794,604</b>	<b>\$ 2,373,990</b>

*Expenditures*

Capital Outlay - General	\$84,180	\$79,411	\$4,769	\$84,180	\$117,559
Capital Outlay - Golf	\$154,741	\$67,370	\$87,371	\$154,741	\$81,921
Truck Maintenance	\$25,000	\$0	\$25,000	\$25,000	\$25,000
Sign Project	\$20,000	\$3,362	\$16,639	\$20,000	\$0
Bank Fees	\$0	\$170	\$122	\$292	\$300
<b>Total Expenditures</b>	<b>\$ 283,921</b>	<b>\$ 150,313</b>	<b>\$ 133,901</b>	<b>\$ 284,213</b>	<b>\$ 224,780</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 1,310,989</b>	<b>\$ 1,449,593</b>	<b>\$ 60,799</b>	<b>\$ 1,510,391</b>	<b>\$ 2,149,210</b>

**Potential Capital Reserve Split**

	<u>General Fund</u>	<u>Golf Course</u>	<u>Total</u>
Beginning Balance - 9/30/26	\$ 468,559	\$ 1,104,767	\$ 1,573,325
FY26 Interest Income	\$ 10,743	\$ 25,330	\$ 36,073
FY26 Contributions	\$ 19,058	\$ 166,149	\$ 185,206
FY26 Projected Excess	\$ -	\$ -	\$ -
FY26 Expenses	\$ (129,180)	\$ (154,741)	\$ (283,921)
FY25 Bank Fees	\$ (87)	\$ (205)	\$ (292)
<b>Projected Excess Revenue Fund End of FY26</b>	<b>\$ 369,092</b>	<b>\$ 1,141,299</b>	<b>\$ 1,510,391</b>

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

	Adopted Budget FY 2026	Actuals As Of 4/30/26	Projected Next 5 Months	Total Projected @ 9/30/26	Proposed Budget FY 2027
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Revenues

Special Assessments	\$ 655,615	\$ 644,337	\$ 11,278	\$ 655,615	\$ 512,530
Interest Income	\$ 5,000	\$ 11,608	\$ -	\$ 11,608	\$ 5,000
Beginning Fund Balance	\$ 379,668	\$ 137,708	\$ -	\$ 137,708	\$ 67,708
<b>Total Revenues</b>	<b>\$ 1,040,283</b>	<b>\$ 793,654</b>	<b>\$ 11,278</b>	<b>\$ 804,931</b>	<b>\$ 585,238</b>

Expenditures

Series 2020

Interest-11/1	\$ 75,658	\$ 75,658	\$ -	\$ 75,658	\$ 67,708
Principal- 5/1	\$ 795,000	\$ -	\$ 795,000	\$ 795,000	\$ 380,000
Interest-5/1	\$ 75,658	\$ -	\$ 75,658	\$ 75,658	\$ 67,708
<b>Total Expenditures</b>	<b>\$ 946,315</b>	<b>\$ 75,658</b>	<b>\$ 870,658</b>	<b>\$ 946,315</b>	<b>\$ 515,415</b>

Transfer In

Transfer In	\$ -	\$ 200,021	\$ 9,070	\$ 209,092	\$ -
<b>Excess Revenues (Expenditures)</b>	<b>\$ 93,968</b>	<b>\$ 918,017</b>	<b>\$ (850,310)</b>	<b>\$ 67,708</b>	<b>\$ 69,823</b>

\* Excess Revenues needed to pay the 11/1/27 Interest Payment \$ 63,908

Land Use	ERU	Units	Total ERU	Percentage	Net Per Unit	Net Assessments
Residential	1.00	4,204.00	4,204.00	84%	\$ 102.05	\$ 429,026.91
Commercial	4.00	204.56	818.24	16%	\$ 408.21	\$ 83,503.09
<b>Net Annual Assessment</b>		<b>4,408.56</b>	<b>5,022.24</b>			<b>\$ 512,530.00</b>

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

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

Viera East  
Community Development District  
Golf Course & Restaurant  
Proposed Operating Budget  
Fiscal Year 2027

	Actuals FY 2025	Adopted Budget FY 2026	Actuals As Of 4/31/26	Projected Next 5 Months	Total Projected @ 9/30/26	Proposed Budget FY 2027
<i>Revenues</i>						
<i>Golf Course Revenue</i>						
Greens Fees	\$2,174,412	\$2,250,000	\$1,495,134	\$1,067,953	\$2,563,087	\$2,407,500
Gift Cards - Sales & Usage	\$7,339	\$0	\$4,429	\$3,163	\$7,592	\$0
Season Advance/Trail Fees	\$90,443	\$100,000	\$55,902	\$39,930	\$95,832	\$100,000
Loyalty Program	\$25,625	\$25,000	\$14,824	\$10,589	\$25,413	\$25,000
Driving Range	\$113,460	\$87,418	\$70,481	\$50,344	\$120,825	\$87,418
Golf Lessons	\$19,254	\$15,000	\$19,690	\$14,064	\$33,754	\$15,000
Golf Simulator	\$0	\$0	\$0	\$0	\$0	\$100,000
Miscellaneous Income	\$12,345	\$15,000	\$10,119	\$7,228	\$17,346	\$15,000
Assessments - Recreation Operating	\$43,169	\$18,239	\$10,639	\$7,600	\$18,239	\$18,239
<i>Pro Shop Revenue</i>						
Merchandise Sales	\$145,175	\$125,664	\$105,442	\$75,316	\$180,757	\$125,664
<i>Restaurant Revenue</i>						
Food & Snack Sales	\$438,967	\$466,211	\$254,862	\$182,045	\$436,907	\$489,522
Beverage Sales	\$47,518	\$37,516	\$37,047	\$26,462	\$63,510	\$39,392
Beer Sales	\$229,449	\$236,465	\$132,415	\$94,582	\$226,998	\$260,111
Wine Sales	\$20,506	\$20,463	\$17,754	\$12,681	\$30,435	\$22,510
Liquor Sales	\$203,053	\$202,884	\$112,925	\$80,661	\$193,586	\$233,317
Miscellaneous Income	\$5,230	\$0	\$4,850	\$3,464	\$8,314	\$0
<b>Total Revenues</b>	<b>\$ 3,575,946</b>	<b>\$ 3,599,861</b>	<b>\$ 2,346,514</b>	<b>\$ 1,676,081</b>	<b>\$ 4,022,595</b>	<b>\$ 3,938,672</b>
<i>General Expenditures</i>						
Other Contractual Services	\$15,728	\$20,000	\$7,173	\$5,123	\$12,296	\$20,000
Telephone	\$11,870	\$20,392	\$6,185	\$4,418	\$10,602	\$20,392
Utilities	\$30,718	\$5,348	\$9,712	\$6,937	\$16,648	\$5,348
Repairs & Maintenance	\$18,266	\$15,000	\$6,439	\$4,600	\$11,039	\$15,000
Bank Charges	\$76,597	\$75,000	\$50,254	\$35,896	\$86,150	\$75,000
Office Supplies	\$5,519	\$4,500	\$2,975	\$2,125	\$5,100	\$4,500
Operating Supplies	\$15,656	\$12,000	\$13,295	\$9,496	\$22,792	\$12,000
Dues, Licenses & Subscriptions	\$18,126	\$14,502	\$8,530	\$6,093	\$14,623	\$14,502
Drug Testing - All Departments	\$0	\$500	\$0	\$0	\$0	\$500
Training, Education & Employee Relations	\$6,208	\$5,000	\$5,855	\$4,182	\$10,037	\$5,000
Contractual Security	\$11,327	\$8,400	\$2,607	\$1,862	\$4,468	\$8,400
IT Services	\$7,758	\$8,400	\$3,345	\$2,389	\$5,734	\$8,400
<b>Total Golf Course Expenditures</b>	<b>\$ 217,774</b>	<b>\$ 189,042</b>	<b>\$ 116,369</b>	<b>\$ 83,121</b>	<b>\$ 199,489</b>	<b>\$ 189,042</b>
<i>Golf Course Operations</i>						
Salaries	\$353,177	\$383,355	\$228,163	\$162,973	\$391,136	\$410,693
Administrative Fee	\$13,903	\$16,848	\$7,904	\$5,646	\$13,550	\$16,848
FICA Expense	\$27,018	\$29,327	\$18,575	\$13,268	\$31,843	\$31,418
Health Insurance	\$3,023	\$10,500	\$5,149	\$3,678	\$8,827	\$9,268
Workers Compensation	\$5,766	\$7,077	\$4,573	\$3,266	\$7,839	\$8,231
Unemployment	\$7,426	\$10,935	\$4,257	\$3,041	\$7,298	\$10,935
Retirement Contribution	\$0	\$0	\$24	\$17	\$41	\$250
Golf Printing	\$4,139	\$4,500	\$2,674	\$1,910	\$4,584	\$4,500
Utilities	\$19,011	\$18,980	\$12,182	\$8,702	\$20,884	\$22,973
Repairs	\$574	\$3,400	\$1,196	\$854	\$2,050	\$3,400
Pest Control	\$0	\$1,300	\$0	\$650	\$650	\$1,300
Supplies	\$6,472	\$10,000	\$7,145	\$5,104	\$12,249	\$12,500
Uniforms	\$3,003	\$1,750	\$1,141	\$815	\$1,956	\$2,000
Training, Education & Employee Relations	\$2,058	\$2,500	\$272	\$195	\$467	\$2,500
Cart Lease	\$137,496	\$137,684	\$87,161	\$55,829	\$142,991	\$137,684
Cart Maintenance	\$2,719	\$5,000	\$2,620	\$1,872	\$4,492	\$5,000
Driving Range Supplies	\$606	\$5,000	\$2,390	\$1,707	\$4,097	\$5,000
<b>Total Golf Operation Expenditures</b>	<b>\$ 586,391</b>	<b>\$ 648,155</b>	<b>\$ 385,427</b>	<b>\$ 269,526</b>	<b>\$ 654,953</b>	<b>\$ 684,499</b>

Viera East  
Community Development District  
Golf Course & Restaurant  
Proposed Operating Budget  
Fiscal Year 2027

	Actuals FY 2025	Adopted Budget FY 2026	Actuals As Of 4/31/26	Projected Next 5 Months	Total Projected @ 9/30/26	Proposed Budget FY 2027
<i>Golf Course Maintenance</i>						
Salaries	\$496,608	\$497,856	\$ 337,013	\$240,724	\$577,737	\$606,624
Administrative Fees	\$5,640	\$6,616	\$ 2,993	\$2,138	\$5,130	\$6,616
FICA Expense	\$37,991	\$38,086	\$ 27,571	\$19,694	\$47,265	\$46,407
Health Insurance	\$60,590	\$67,672	\$ 42,736	\$30,526	\$73,262	\$76,925
Workers Compensation	\$8,051	\$10,462	\$ 6,673	\$4,767	\$11,440	\$12,012
Unemployment	\$4,159	\$6,418	\$ 3,182	\$2,273	\$5,454	\$6,418
Retirement Contribution	\$0	\$0	\$ 1,888	\$1,349	\$3,237	\$3,500
Utilities	\$31,527	\$32,080	\$ 15,406	\$11,005	\$26,411	\$32,080
Repairs	\$55,352	\$48,000	\$ 22,894	\$16,353	\$39,246	\$48,000
Restaurant Repairs	\$5,565	\$5,000	\$ 6,703	\$4,788	\$11,491	\$10,000
Fuel & Oil	\$30,331	\$35,000	\$ 17,122	\$12,230	\$29,352	\$35,000
Pest Control	\$3,013	\$4,600	\$ 812	\$580	\$1,392	\$4,600
Irrigation/Drainage	\$12,710	\$20,000	\$ 4,186	\$2,990	\$7,175	\$20,000
Sand/Topsoil	\$19,826	\$26,500	\$ 20,567	\$14,690	\$35,257	\$35,000
Flowers/Mulch	\$3,858	\$7,000	\$ -	\$3,500	\$3,500	\$7,000
Fertilizer	\$106,764	\$175,000	\$ 106,059	\$75,756	\$181,815	\$182,000
Seed/Sod	\$272	\$10,000	\$ -	\$5,000	\$5,000	\$10,000
Trash Removal	\$3,004	\$3,462	\$ 2,661	\$1,900	\$4,561	\$4,500
Contingencies	\$3,481	\$7,500	\$ 6,273	\$4,481	\$10,754	\$7,500
First Aid	\$277	\$800	\$ 39	\$28	\$67	\$800
Operating Supplies	\$12,965	\$15,000	\$ 8,112	\$5,794	\$13,906	\$15,000
Training	\$865	\$2,500	\$ 1,030	\$736	\$1,766	\$2,500
Janitorial Supplies	\$769	\$1,200	\$ 1,894	\$1,353	\$3,247	\$3,500
Janitorial Services	\$13,439	\$13,956	\$ 8,599	\$6,142	\$14,741	\$15,000
Soil & Water Testing	\$0	\$1,000	\$ 1,695	\$1,211	\$2,906	\$3,000
Uniforms	\$11,042	\$11,550	\$ 7,260	\$5,186	\$12,446	\$13,000
Equipment Rental	\$10,187	\$4,606	\$ 4,000	\$2,857	\$6,857	\$4,606
Equipment Lease	\$221,669	\$243,144	\$ 133,994	\$95,710	\$229,705	\$243,144
<b>Total Golf Course Maintenance</b>	<b>\$ 1,159,954</b>	<b>\$ 1,295,008</b>	<b>\$ 791,363</b>	<b>\$ 573,759</b>	<b>\$ 1,365,122</b>	<b>\$ 1,454,732</b>
<i>Merchandise Sales</i>						
Cost of Goods Sold	\$112,464	\$87,965	\$55,194	\$39,424	\$94,618	\$87,965
<b>Total Merchandise Sales</b>	<b>\$ 112,464</b>	<b>\$ 87,965</b>	<b>\$ 55,194</b>	<b>\$ 39,424</b>	<b>\$ 94,618</b>	<b>\$ 87,965</b>
<i>Restaurant Expenditures</i>						
Salaries	\$358,295	\$336,263	\$231,971	\$165,693	\$397,664	\$353,076
Administrative Fee	\$8,674	\$8,354	\$4,264	\$3,046	\$7,310	\$7,675
FICA Expense	\$38,252	\$25,724	\$25,264	\$18,046	\$43,310	\$27,010
Health Insurance	\$13,742	\$14,700	\$13,304	\$9,503	\$22,807	\$23,948
Workers Compensation	\$5,136	\$7,300	\$4,599	\$3,285	\$7,884	\$7,900
Unemployment	\$6,309	\$6,882	\$4,533	\$3,238	\$7,770	\$7,800
Utilities	\$11,123	\$12,100	\$8,867	\$6,334	\$15,201	\$16,721
Pest Control	\$0	\$1,200	\$0	\$600	\$600	\$1,200
Merchant Fees	\$25,904	\$32,208	\$14,381	\$10,272	\$24,654	\$32,208
Equipment Lease	\$1,713	\$1,750	\$1,057	\$755	\$1,811	\$1,750
Kitchen Equipment & Supplies	\$14,421	\$0	\$8,777	\$6,270	\$15,047	\$14,000
Paper & Plastic Supplies	\$13,360	\$15,000	\$4,568	\$3,263	\$7,831	\$15,000
Operating Supplies	\$2,002	\$23,043	\$5,832	\$4,165	\$9,997	\$23,043
Delivery/Gas	\$5,491	\$6,780	\$3,778	\$2,699	\$6,477	\$6,780
Dues & License	\$12,561	\$11,500	\$7,158	\$5,113	\$12,271	\$11,500
<b>Total Restaurant Expenditures</b>	<b>\$ 516,984</b>	<b>\$ 502,803</b>	<b>\$ 338,353</b>	<b>\$ 242,281</b>	<b>\$ 580,634</b>	<b>\$ 549,611</b>

Viera East  
Community Development District  
Golf Course & Restaurant  
Proposed Operating Budget  
Fiscal Year 2027

	Actuals FY 2025	Adopted Budget FY 2026	Actuals As Of 4/31/26	Projected Next 5 Months	Total Projected @ 9/30/26	Proposed Budget FY 2027
<i>Cost of Goods Sold</i>						
Food Cost	\$234,573	\$265,740	\$121,296	\$86,640	\$207,937	\$279,027
Beverage Cost	\$32,314	\$33,764	\$21,961	\$15,686	\$37,647	\$35,453
Beer Cost	\$84,489	\$87,492	\$50,219	\$35,871	\$86,091	\$96,241
Wine Cost	\$11,543	\$10,846	\$6,008	\$4,291	\$10,299	\$11,930
Liquor Cost	\$62,656	\$62,894	\$34,653	\$24,752	\$59,405	\$72,328
<b>Total Cost of Goods Sold</b>	<b>\$ 425,575</b>	<b>\$ 460,736</b>	<b>\$ 234,137</b>	<b>\$ 167,241</b>	<b>\$ 401,378</b>	<b>\$ 494,980</b>
<i>Administrative Expenditures</i>						
Legal Fees	\$0	\$1,500	\$0	\$0	\$0	\$1,500
Engineering Fees	\$0	\$600	\$0	\$0	\$0	\$600
Arbitrage	\$1,050	\$600	\$350	\$250	\$600	\$600
Dissemination	\$1,050	\$1,103	\$643	\$460	\$1,103	\$0
Trustee Fees	\$4,089	\$4,510	\$2,385	\$1,704	\$4,089	\$4,961
Annual Audit	\$5,239	\$5,278	\$3,079	\$2,199	\$5,278	\$5,330
Golf Course Administrative Services	\$56,280	\$56,280	\$32,830	\$23,450	\$56,280	\$56,280
Insurance	\$157,164	\$166,132	\$80,722	\$57,659	\$138,381	\$133,286
Marketing	\$1,100	\$0	\$0	\$0	\$0	\$0
Property Taxes	\$9,444	\$12,000	\$5,913	\$4,223	\$10,136	\$12,000
<b>Total Administrative Expenditures</b>	<b>\$ 235,417</b>	<b>\$ 248,003</b>	<b>\$ 125,923</b>	<b>\$ 89,945</b>	<b>\$ 215,867</b>	<b>\$ 214,557</b>
<i>Reserves</i>						
Renewal & Replacement	\$84,410	\$166,149	\$0	\$166,149	\$166,149	\$275,288
<b>Total Reserves</b>	<b>\$ 84,410</b>	<b>\$ 166,149</b>	<b>\$ -</b>	<b>\$ 166,149</b>	<b>\$ 166,149</b>	<b>\$ 275,288</b>
<b>Total Revenues</b>	<b>\$ 3,575,946</b>	<b>\$ 3,599,861</b>	<b>\$ 2,346,514</b>	<b>\$ 1,676,081</b>	<b>\$ 4,022,595</b>	<b>\$ 3,938,672</b>
<b>Total Expenditures</b>	<b>\$ 3,338,969</b>	<b>\$ 3,597,861</b>	<b>\$ 2,046,765</b>	<b>\$ 1,631,445</b>	<b>\$ 3,678,210</b>	<b>\$ 3,950,672</b>
<b>Operating Income (Loss)</b>	<b>\$ 236,977</b>	<b>\$ 2,000</b>	<b>\$ 299,749</b>	<b>\$ 44,636</b>	<b>\$ 344,385</b>	<b>\$ (12,000)</b>
<i>Non Operating Revenues/(Expenditures)</i>						
Assessments - Recreation Debt Service	\$564,524	\$560,250	\$326,813	\$0	\$326,813	\$0
Interest Income	\$23,853	\$10,000	\$17,921	\$5,000	\$22,921	\$12,000
Reserve Funding - Transfer Out (PY Excess)	\$0	\$0	\$0	\$0	\$0	\$0
Interfund Transfer Out - Debt Service	\$0	\$0	(\$200,021)	(\$9,070)	(\$209,092)	\$0
Recreation Fees	\$0	\$0	\$0	\$0	\$0	\$0
Interest Expense	(\$53,250)	(\$27,250)	(\$15,896)	\$0	(\$15,896)	\$0
Principal Expense	(\$520,000)	(\$545,000)	(\$317,917)	\$0	(\$317,917)	\$0
<b>Total Non Operating Revenues/(Expenditures)</b>	<b>\$ 15,128</b>	<b>\$ (2,000)</b>	<b>\$ (189,101)</b>	<b>\$ (4,070)</b>	<b>\$ (193,171)</b>	<b>\$ 12,000</b>
<b>Net Non Operating Income / (Loss)</b>	<b>\$ 252,104</b>	<b>\$ (0)</b>	<b>\$ 110,648</b>	<b>\$ 40,566</b>	<b>\$ 151,214</b>	<b>\$ (0)</b>

# 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.

### Golf Simulator

Estimated revenue from golfing simulator use at the golf course.

### 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.

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

Telephone

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

<b>Vendor</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
Cricket Wireless	\$ 239	\$ 2,868
Fusion	\$ 690	\$ 8,280
Hulu Subscription	\$ 106	\$ 1,272
Contingency		\$ 7,972
<b>Total</b>		<b>\$ 20,392</b>

Utilities

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

<b>Vendor</b>	<b>Account</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
FPL	45156	\$ 365	\$ 4,380
Florida City Gas	9398	\$ 565	\$ 6,780
City of Cocoa	112664	\$ 495	\$ 5,940
City of Cocoa	141774	\$ 98	\$ 1,176
Contingency			\$ (12,928)
<b>Total</b>			<b>\$ 5,348</b>

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
<b>Total</b>		<b>\$ 14,502</b>

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 3 full-time and 27 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 \$14.34 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.

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	33189	\$ 705	\$ 8,460
FPL	42334	\$ 100	\$ 1,200
FPL	52104	\$ 750	\$ 9,000
City of Cocoa	112664	\$ 350	\$ 4,200
Contingency			\$ 113
<b>Total</b>			<b>\$ 22,973</b>

Repairs

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

Pest Control

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

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

Supplies

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

Uniforms

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

Training, Education & Employee Relations

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

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
<b>Total</b>		<b>\$ 137,684</b>

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 13 full-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 \$14.34 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.

<b>Provider</b>	<b>Policy Number</b>	<b>Insurance Description</b>
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.

**Utilities**

Estimated cost of basic utilities for golf operations.

<b>Vendor</b>	<b>Account</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
FPL	83490-45156	\$ 2,150	\$ 25,800
City of Cocoa	313093-70192	\$ 440	\$ 5,280
Contingency			\$ 1,000
<b>Total</b>			<b>\$ 32,080</b>

**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.

<b>Vendor</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
Ecolab Pest Elimination	\$ 375	\$ 4,500
Contingency		\$ 100
<b>Total</b>		<b>\$ 4,600</b>

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.

<b>Vendor</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
Waste Management, Inc.	\$ 232	\$ 2,784
Contingency		\$ 1,716
<b>Total</b>		<b>\$ 4,500</b>

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		\$ 2,200
<b>Total</b>		<b>\$ 13,000</b>

Equipment Rental

Rental of larger capital items required for course maintenance.

Equipment Lease

The District currently has the following equipment leases for the golf course.

Vendor	Monthly Amount	Annual Amount
Dex Imaging	\$ 110	\$ 1,320
The Huntington National	\$ 19,500	\$ 234,000
Wells Fargo	\$ 652	\$ 7,824
<b>Total</b>		<b>\$ 243,144</b>

**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 5 full-time and 13 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 \$14.34 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	33189	\$ 705	\$ 8,460
City of Cocoa	112664	\$ 535	\$ 6,420
Contingency			\$ 1,841
<b>Total</b>			<b>\$ 16,721</b>

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
<b>Total</b>		<b>\$ 1,750</b>

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
<b>Total</b>			<b>\$ 6,780</b>

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.

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)
<b>Total</b>	<b>\$ 56,280.00</b>

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	\$ 48,160
Property	\$ 85,126
<b>Total</b>	<b>\$ 133,286</b>

Property Taxes

This amount is an estimate of property taxes that will need to be paid throughout this fiscal year.

**Reserves:**

Renewal & Replacement

The golf course transfers 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.