

Viera East Community Development District

Inspected: September 12, 2024 • Revised on: June 06, 2025
Rockledge, FL

RESERVE STUDY



Viera East Community Development District
Rockledge, Florida

Dear Board of Supervisors of Viera East Community Development District:

At the direction of the Board and Management that recognizes the need for proper reserve planning, we have conducted a *Reserve Study* of Viera East Community Development District in Rockledge, Florida and submit our findings in this report. The effective date of this study is the date of our visual, noninvasive inspection, September 12, 2024.

This *Reserve Study* exceeds the Association of Professional Reserve Analysts (APRA) standards fulfilling the requirements of a “Level II Reserve Study Update.”

An ongoing review by the Board and Management and an Update of this Reserve Study are necessary to ensure an equitable funding plan since a Reserve Study is a snapshot in time. We recommend the District budget for an Update to this Reserve Study in two-to three-years. We look forward to continuing to help Viera East Community Development District plan for a successful future.

As part of our long-term thinking and everyday commitment to our clients, we are available to answer any questions you may have regarding this study.

Respectfully submitted on June 6, 2025 by

Reserve Advisors, LLC

Visual Inspection and Report by: Jared W. Kelley

Review by: Tamara S. Samhouri, RS¹, Quality Assurance Engineer

Alan M. Ebert, RS, PRA², Director of Quality Assurance



¹ RS (Reserve Specialist) is the reserve provider professional designation of the Community Associations Institute (CAI) representing America's more than 300,000 condominium, cooperative and homeowners associations.

² PRA (Professional Reserve Analyst) is the professional designation of the Association of Professional Reserve Analysts. Learn more about APRA at <http://www.apra-usa.com>.



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1. RESERVE STUDY EXECUTIVE SUMMARY

Client: Viera East Community Development District (Viera East)

Location: Rockledge, Florida

Reference: 081121

Property Basics: Viera East Community Development District is a local governmental entity which is responsible for the common elements shared by 6,073 single family homes, multi-family developments, and commercial units in Brevard County, Florida. Development of the district was approved in 1991 as authorized by Chapter 190 of the Florida Statutes. Construction of the common elements began in approximately 1994 and was completed by approximately 2005. The Community Development District maintains a public golf course with related infrastructure and amenities, several parks, a system of nature trails and walking paths, and the storm water management system including more than 80 ponds and lakes.

Reserve Components Identified: Viera East uses multiple cost centers. We identify the following number of Reserve Components per cost center

- **Golf Course Expenditures:** 113 Reserve Components
- **General Fund Expenditures:** 63 Reserve Components

Inspection Date: September 12, 2024. We conducted a previous inspection on January 22, 2009.

Funding Goal: The Funding Goal of this Reserve Study is to maintain reserves above an adequate, not excessive threshold during one or more years of significant expenditures.

- **Golf Course:** Our recommended Cash Flow Funding Plan recognizes this threshold funding year in 2052 due to the replacement of the golf course irrigation system pipes, heads, valves and controllers. In addition, the Reserve Funding Plan recommends 2055 year end accumulated reserves of approximately \$3,344,651. We judge this amount of accumulated reserves in 2055 necessary to fund the likely subsequent rebuilding of the greens and tee areas after 2055. These future needs, although beyond the limit of the Cash Flow Analysis of this Reserve Study, are reflected in the amount of accumulated 2055 year end reserves.
- **General Fund:** Our recommended Cash Flow Funding Plan recognizes these threshold funding years in 2044 due to the implementation of erosion control measures at the ponds and in 2051 due to the replacement of the light truck maintenance vehicles. In addition, the Reserve Funding Plan recommends 2055 year end accumulated reserves of approximately \$308,858. We judge this amount of accumulated reserves in 2055 necessary to fund the replacement of the pedestrian bridges at the recreation lake and repaving of the clubhouse parking area after 2055. These future needs, although beyond the limit of the Cash Flow Analysis of this Reserve Study, are reflected in the amount of accumulated 2055 year end reserves.

Methodology:

We use the Cash Flow Method to compute the Reserve Funding Plan. This method offsets future variable Reserve Expenditures with existing and future stable levels of reserve funding. Our application of this method also considers:

- Current and future local costs of replacement
- 3.0% anticipated annual rate of return on invested reserves
- 3.3% future Inflation Rate for estimating Future Replacement Costs

Project Prioritization: We note anticipated Reserve Expenditures for the next 30 years in the **Reserve Expenditures** tables and include a **Five-Year Outlook** table following the **Reserve Funding Plan** in section 3. We recommend the District prioritize the following projects in the next five years based on the conditions identified:

- **Golf Course Priority Projects:**
 - Partial replacement of concrete cart paths to address undermining, cracks and settlement
 - Replacement of the various Golf Course vehicles and maintenance equipment as necessary
 - Interior renovations at the maintenance building with coordinated paint finish applications to the exposed structural frame, metal siding and roof
 - Replacement of yardage and hole markers to maintain the desired appearance of the course
 - Renovation of the rest room buildings to ensure player comfort while on the course
- **General Fund Priority Projects:**
 - Replacement of the various District vehicles and maintenance equipment as necessary
 - Inspections and capital repairs to the drainage control structures and stormwater outflow pipes to ensure continued functionality
 - Partial replacement of concrete sidewalks and nature trails to address trip hazards, cracks and settlement



Golf Course Cost Center

Unaudited Cash Status of Reserve Fund:

- Fiscal Year 2024 begins October 1, 2023 and ends September 30, 2024¹
- \$982,675 as of September 30, 2024 which EXCLUDES any Interest allocated to the Golf Course Reserve Fund
- 2024 budgeted Reserve Contributions of \$140,691
- 2025 budgeted Reserve Contributions of \$84,000
- The Association informs us that approximately \$200,000 will be added annually to the Golf Course Reserve as a result of excess revenue
- A potential deficit in reserves was not identified during the first five years of the analysis based upon the most recent annual reserve contribution of \$284,000 and the identified Reserve Expenditures.

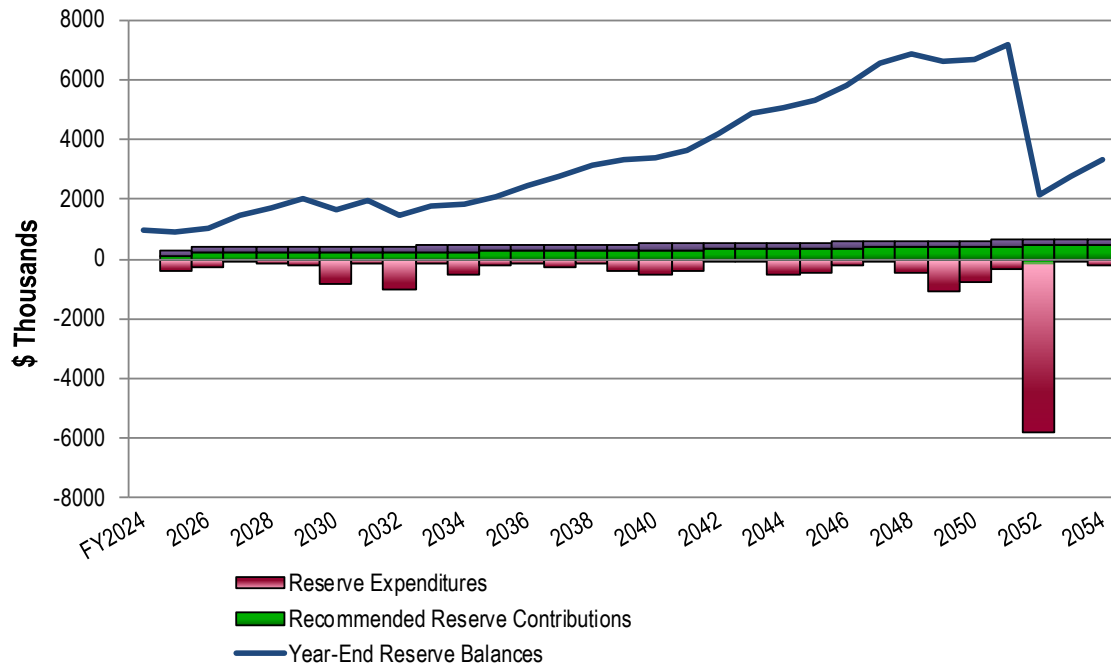
Recommended Reserve Funding: We recommend the following in order to achieve a stable and equitable Cash Flow Methodology Funding Plan:

- Increase Golf Course Reserve Contributions to \$192,000 in 2026, and contribute the anticipated \$200,000 in excess revenue annually
- Inflationary increases in the recommended Reserve Contribution thereafter through 2054, the limit of this study's Cash Flow Analysis
- The District may ascribe the actual contributions and assessments per owner based upon percent ownership, as defined by the District's governing documents

¹ The Fiscal Year (FY 2024) for Viera East CDD begins October 1, 2023, and ends September 30, 2024. For brevity, we refer to the Fiscal Year by its ending year, i.e. Fiscal Year 2023-24 is FY 2024 or simply 2024.

Recommended Reserve Funding Table and Graph

Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)
2025	84,000 (Budgeted)	904,294	2035	257,200	2,092,158	2045	356,100	5,343,334
2026	192,000	1,055,383	2036	265,700	2,480,357	2046	367,900	5,835,527
2027	198,300	1,446,706	2037	274,500	2,750,006	2047	380,000	6,569,737
2028	204,800	1,741,246	2038	283,600	3,154,331	2048	392,500	6,893,413
2029	211,600	2,017,289	2039	293,000	3,334,823	2049	405,500	6,608,977
2030	218,600	1,634,329	2040	302,700	3,409,082	2050	418,900	6,672,718
2031	225,800	1,983,683	2041	312,700	3,650,870	2051	432,700	7,178,468
2032	233,300	1,453,969	2042	323,000	4,224,598	2052	447,000	2,154,171
2033	241,000	1,806,538	2043	333,700	4,871,870	2053	461,800	2,789,550
2034	249,000	1,806,962	2044	344,700	5,066,290	2054	477,000	3,344,651





General Fund Cost Center

Unaudited Cash Status of Reserve Fund:

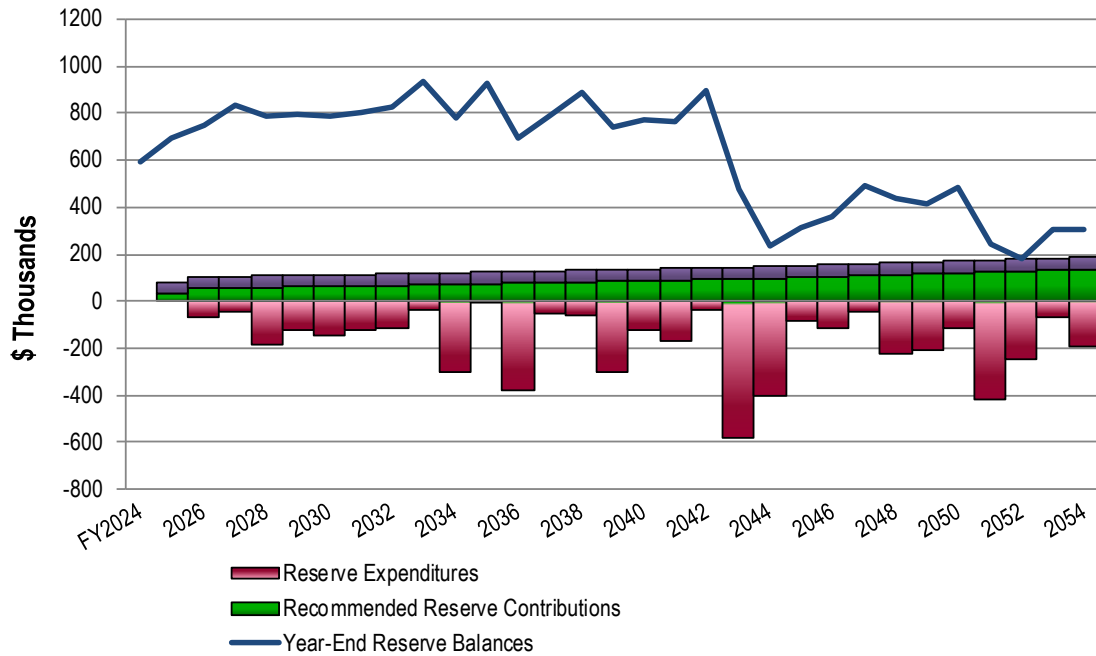
- Fiscal Year 2024 begins October 1, 2023 and ends September 30, 2024.
- \$592,672 as of September 30, 2024 which EXCLUDES any interest allocated to the General Reserve Fund
- FY2024 budgeted Reserve Contributions of \$96,816
- FY2025 budgeted Reserve Contributions of \$31,777
- The Association informs us that approximately \$50,000 will be added annually to the Golf Course Reserve as a result of excess revenue
- A potential deficit in reserves was not identified during the first five years of the analysis based upon the most recent annual Reserve contribution of \$81,777 and the identified Reserve Expenditures.

Recommended Reserve Funding: We recommend the following in order to achieve a stable and equitable Cash Flow Methodology Funding Plan:

- Increase General Reserve Contributions to \$55,000 in 2026, and contribute the anticipated \$50,000 in excess revenue annually
- Inflationary increases in the recommended Reserve Contribution thereafter through 2054, the limit of this study's Cash Flow Analysis
- The District may ascribe the actual contributions and assessments per owner based upon percent ownership, as defined by the District's governing documents

Recommended Reserve Funding Table and Graph

Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)
2025	31,777 (Budgeted)	693,456	2035	73,700	924,400	2045	102,200	312,284
2026	55,000	748,121	2036	76,100	693,031	2046	105,600	363,608
2027	56,800	834,437	2037	78,600	787,384	2047	109,100	490,812
2028	58,700	784,020	2038	81,200	886,613	2048	112,700	441,202
2029	60,600	797,803	2039	83,900	741,299	2049	116,400	412,500
2030	62,600	788,751	2040	86,700	774,420	2050	120,200	481,122
2031	64,700	804,018	2041	89,600	766,655	2051	124,200	244,491
2032	66,800	828,905	2042	92,600	896,521	2052	128,300	184,399
2033	69,000	938,124	2043	95,700	480,288	2053	132,500	305,425
2034	71,300	779,853	2044	98,900	238,626	2054	136,900	308,858





2.RESERVE STUDY REPORT

At the direction of the Board that recognizes the need for proper reserve planning, we have conducted a *Reserve Study* of

Viera East Community Development District

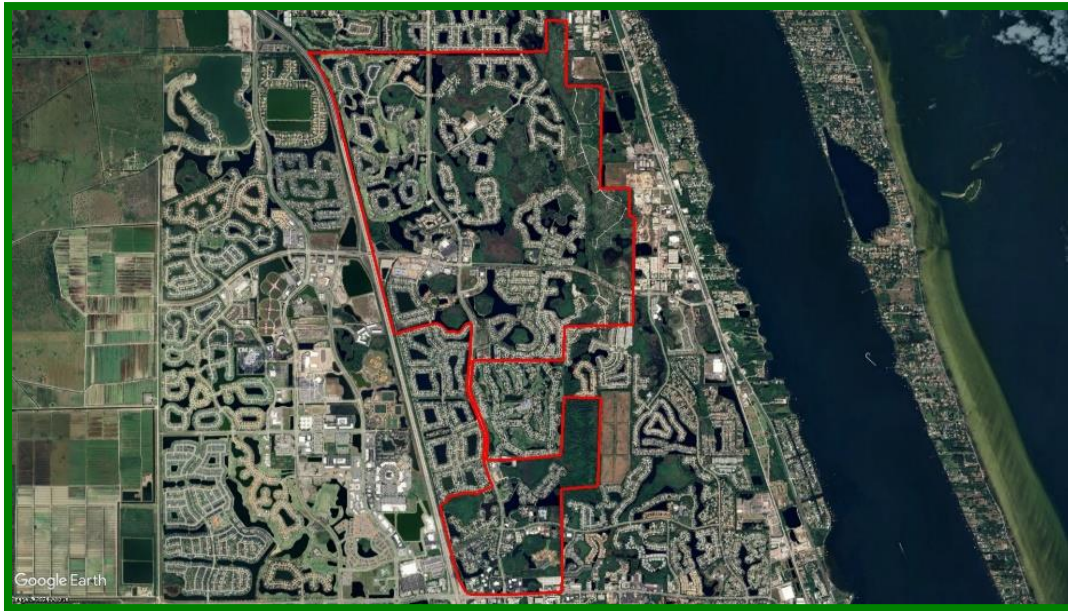
Rockledge, Florida

and submit our findings in this report. The effective date of this study is the date of our visual, noninvasive inspection, September 12, 2024. We conducted the original inspection on January 22, 2009.

We present our findings and recommendations in the following report sections and spreadsheets:

- **Identification of Property** - Segregates all property into several areas of responsibility for repair or replacement
- **Reserve Expenditures** - Identifies reserve components and related quantities, useful lives, remaining useful lives and future reserve expenditures during the next 30 years
- **Reserve Funding Plan** - Presents the recommended Reserve Contributions and year-end Reserve Balances for the next 30 years
- **Five-Year Outlook** - Identifies reserve components and anticipated reserve expenditures during the first five years
- **Reserve Component Detail** - Describes the reserve components, includes photographic documentation of the condition of various property elements, describes our recommendations for repairs or replacement, and includes detailed solutions and procedures for replacements for the benefit of current and future Board of Supervisors members and Management professionals
- **Methodology** - Lists the national standards, methods and procedures used to develop the Reserve Study
- **Definitions** - Contains definitions of terms used in the Reserve Study, consistent with national standards
- **Professional Service Conditions** - Describes Assumptions and Professional Service Conditions
- **Credentials and Resources**

IDENTIFICATION OF PROPERTY



Our investigation includes Reserve Components or property elements as set forth in your Declaration or which were identified as part of your request for proposed services. The Expenditure tables in Section 3 list the elements contained in this study. Our analysis begins by segregating the property elements into several areas of responsibility for repair and replacement.

Our process of identification helps assure that future boards and the management team understand whether reserves, the operating budget or Owners fund certain replacements and assists in preparation of the annual budget. We derive these segregated classes of property from our review of the information provided by the District and through conversations with Management and the Board. These classes of property include:

- Reserve Components
- Long-Lived Property Elements
- Operating Budget Funded Repairs and Replacements
- Property Maintained by Owners
- Property Maintained by Others

We advise the Board conduct an annual review of these classes of property to confirm its policy concerning the manner of funding, i.e., from reserves or the operating budget. Reserve Components are defined by CAI as property elements with:

- Viera East responsibility
- Limited useful life expectancies
- Predictable remaining useful life expectancies
- Replacement cost above a minimum threshold

The following tables depict the items excluded from the Reserve Expenditure plan:

Excluded Components

for
Viera East
Community Development District
Rockledge, Florida

Operating Budget Components

Repairs normally funded through the Operating Budget and Expenditures less than \$3,800 (These relatively minor expenditures have a limited effect on the recommended Reserve Contributions.)

The operating budget provides money for the repair and replacement of certain Reserve Components. The Association may develop independent criteria for use of operating and reserve funds.

- Appliances, Cart Barn¹
- Beverage Cooler, Pro Shop
- Bunkers, Interim Maintenance
- Carports, Maintenance Facility, Paint Finishes and Interim Repairs
- Carts and Utility Vehicles, Repairs
- Ceiling Coverings, Maintenance Building
- Computer Equipment, Peripherals¹
- Concrete Curbs, Maintenance Facility
- Detail Lighting, Pro Shop¹
- Dog Park Features, Interim Replacement
- Doors, Interior
- Drainage Control Structures, Metal Grates
- Electrical Systems, Common¹
- Exhaust System and Ductwork, Cart Barn
- Eye Wash Stations, Maintenance Facility and Cart Barn
- Fairways, Maintenance
- Fences and Gates, Wood (Excl. Woodside Park)
- Fertilizer Building and Storage Room, Interior
- Fish Screens¹
- Flagpoles
- Folding Furniture¹
- Furnishings, Clubhouse Offices, Interim Replacements
- Gravel and Dirt Hiking Trails
- Kitchen Equipment, Blender, Coffee Brewer, Espresso Machine, Hot Dog Steamer, Microwave and Warming Light
- Kitchen Equipment, Griddle, Outdoor
- Landscape, Mowing, Graveling, and Maintenance
- Laundry Equipment
- Light Fixtures and Ceiling Fans, Clubhouse Exterior and Starter's Station¹
- Light Fixtures, Clubhouse Parking Area and Maintenance Facility, Interim Replacement
- Light Poles, Clubhouse Parking Area, Paint Finishes
- Lights, Interior, Cart Barn and Maintenance Building¹

Excluded Components

for
Viera East
Community Development District
Rockledge, Florida

Operating Budget Components (Continued)	
• Mirrors, Nature Trails	
• Motors, Interim Replacement	
• Overhead Dors	
• Paint Finishes, Touch Up	
• Playground Equipment, Crawling Tunnel, Detail Paint Finish Applications	
• Ponds, Aerators	
• Ponds, Chemical Treatments	
• Ponds, Erosion Control ²	
• Recessed Lighting, Clubhouse ¹	
• Rest Room Buildings, Golf Course, Louvers	
• Rest Room, Cart Barn, Paint Finish Applications	
• Restaurant, Decorative Signage and Wood Accent Wall	
• Restaurant, Linens, Tableware, Flatware, Menus, Napkin Dispensers and Cooking Utensils ¹	
• Roof Assemblies, Clubhouse and Starter's Station, Periodic Inspections	
• Security Gate, Rest Room Building, Woodside Park	
• Security Light Fixtures ¹	
• Shade Structures, Woodside Park, Paint Finishes	
• Shelving, Maintenance Building	
• Signage	
• Skylights, Maintenance Building, Interim Repairs	
• Storage Shed, Maintenance Facility, Interim Repairs	
• Storage Shed, Maintenance Facility, Interior	
• Striping and Wheel Stops, Woodside Park and Clubhouse Parking Areas	
• Tanks, Fuel Storage and Oil Separation, Pump Systems	
• Telephone Systems	
• Televisions, Restaurant and Patio	
• Tools and Equipment, Handheld	
• Trailers and Maintenance Vehicles, Repairs	
• Valves, Backflow Prevention, Common Buildings	
• Vehicle Barriers, Nature Trails	
• Wall Display Systems, Pro Shop	
• Wetlands and Conservation Areas	
• Yardage and Hole Markers, Detail Paint Finish Applications, Repairs and Resetting	
¹ Replacement as-needed in lieu of an aggregate replacement	
² Annual expenditure	

Excluded Components

for
Viera East
Community Development District
Rockledge, Florida

Long-Lived Components		
These elements may not have predictable Remaining Useful Lives or their replacement may occur beyond the scope of this study. The operating budget should fund infrequent repairs. Funding untimely or unexpected replacements from reserves will necessitate increases to Reserve Contributions. Periodic updates of this Reserve Study will help determine the merits of adjusting the Reserve Funding Plan.	Useful Life	Estimated Cost
• Cart Barn, Concrete Floor	Indeterminate	N/A
• Foundations, Common Buildings	Indeterminate	N/A
• Kitchen Equipment, Freezers and Refrigerators, Outdoor ¹	Indeterminate	N/A
• Pipes, Interior Building, Domestic Water and Sanitary Waste	to 80+	N/A
• Pipes, Subsurface, Storm Water Drainage	to 85+	N/A
• Ponds, Sediment Removal	Indeterminate	N/A
• Structural Frames, Common Buildings	Indeterminate	N/A
¹ Management reports that the freestanding outdoor refrigerators and freezers will be removed upon installation of the new walk-in fridge/freezer combination unit.		

Owners Responsibility Components
Certain items have been designated as the responsibility of the Owners to repair or replace at their cost, including items billed back.
• Commercial, Religious and Institutional Developments
• Homes and Lots, Single-Family Developments

Excluded Components

for
Viera East
Community Development District
Rockledge, Florida

Others Responsibility Components

Certain items have been designated as the responsibility of Others to repair or replace.

- Clubhouse Park Elements¹
- Clubhouses and Pools²
- Crane Creek and Six Mile Creek Elements (Incl. Ponds & Twin Creeks Park)²
- Cross Creek Elements (Incl. Ponds)²
- Entrance Monuments, Subdivisions²
- Gates, Operators and Entry Systems²
- Golf Carts, Rental and Beverage (Incl. Charging Systems)³
- Indian River Colony Club Elements (Incl. Ponds, Golf Course and Clubhouse)⁴
- Irrigation Systems, Subdivision Entrance Monuments²
- Maintenance Equipment, Golf Course, Greensmaster, Reelmaster and Groundskeeper Mowers and Equipment, Sand Pro Bunker Maintenance Equipment, Cushman and Yamaha Utility Vehicles and Golf Carts³
- Mission Bay Circle Apartments⁵
- Ponds, Miscellaneous (As Depicted in Report)⁶
- School Elements, Ralph M. Williams Jr. Elementary⁷
- Sport Courts, Tennis and Shuffleboard, Near Hole 5²
- Street Systems, Gated Communities (Incl. Sidewalks, Curbs and Gutters, and Catch Basins)²
- Street Systems, Public (Incl. Sidewalks, Curbs and Gutters, and Catch Basins)⁸
- Suseda Park¹
- The Greens Condominiums⁹
- The Lakes Condominiums⁹

¹ Viera East Community Association, Inc.

² Individual Subdivision Associations

³ Leased

⁴ Indian River Colony Club, Inc.

⁵ 1703 Mission Bay Circle (FL) Owner LLC

⁶ Various

⁷ School Board of Brevard County

⁸ Brevard County

⁹ Individual Condominium Associations

3. RESERVE EXPENDITURES and FUNDING PLAN

The tables following this introduction present:

Reserve Expenditures

- Line item numbers
- Total quantities
- Quantities replaced per phase (in a single year)
- Reserve component inventory
- Estimated first year of event (i.e., replacement, application, etc.)
- Life analysis showing
 - useful life
 - remaining useful life
- FY2025 local cost of replacement
 - Per unit
 - Per phase
 - Replacement of total quantity
- Percentage of future expenditures anticipated during the next 30 years
- Schedule of estimated future costs for each reserve component including inflation

Reserve Funding Plan

- Reserves at the beginning of each year
- Total recommended reserve contributions
- Estimated interest earned from invested reserves
- Anticipated expenditures by year
- Anticipated reserves at year end

Five-Year Outlook

- Line item numbers
- Reserve component inventory of only the expenditures anticipated to occur within the first five years
- Schedule of estimated future costs for each reserve component anticipated to occur within the first five years

The purpose of a Reserve Study is to provide an opinion of reasonable annual Reserve Contributions. Prediction of exact timing and costs of minor Reserve Expenditures typically will not significantly affect the 30-year cash flow analysis. Adjustments to the times and/or costs of expenditures may not always result in an adjustment in the recommended Reserve Contributions.

Financial statements prepared by the District, by you or others might rely in part on information contained in this section. For your convenience, we have provided an electronic data file containing the tables of ***Reserve Expenditures*** and ***Reserve Funding Plan***.

Golf Course

RESERVE EXPENDITURES

Viera East
Community Development District
Rockledge, Florida

Explanatory Notes:

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

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	RUL = 0 FY2024	1 2025	2 2026	3 2027	4 2028	5 2029	6 2030	7 2031	8 2032	9 2033	10 2034	11 2035	12 2036	13 2037	14 2038	15 2039
						Useful	Remaining	Unit (2024)	Per Phase (2024)	Total (2024)																	
Clubhouse Exterior Building Elements																											
1.100	7	7	Each	Doors, Metal, Rest Rooms and Utility	2029	to 35	5	1,800.00	12,600	12,600	0.1%						14,821										
1.101	7,450	7,450	Square Feet	Patio, Gemstone Coating, Interim Sealant Application (Incl. Restaurant and Rest Room Floors)	2026	4 to 6	2	4.00	29,800	29,800	1.5%		31,799							38,638						46,948	
1.102	7,450	7,450	Square Feet	Patio, Gemstone Coating (Incl. Restaurant and Rest Room Floors)	2044	20 to 25	20	22.00	163,900	163,900	2.0%																
1.103	310	310	Linear Feet	Railings, Aluminium, Patio	2034	to 35	10	140.00	43,400	43,400	0.4%											60,047					
1.104	205	205	Squares	Roof Assemblies, Asphalt Shingles (Incl. Starter's Station)	2040	12 to 18	16	480.00	98,400	98,400	1.0%																
1.105	9,600	9,600	Square Feet	Walls, Stucco, Paint Finishes and Capital Repairs (Incl. Starter's Station)	2027	5 to 7	3	2.00	19,200	19,200	0.8%				21,164							26,565					
1.106	1,150	1,150	Square Feet	Windows and Doors, Pro Shop and Restaurant	2034	to 40	10	110.00	126,500	126,500	1.1%											175,022					
Clubhouse Interior Building Elements																											
1.200	1	1	Allowance	Bar and Countertop, Restaurant (Incl. Patio Bar and Starter's Station)	2038	15 to 20	14	12,500.00	12,500	12,500	0.1%															19,693	
1.201	2,000	2,000	Square Feet	Ceilings, Acoustical Tiles and Grid (Incl. Light Fixtures)	2028	to 30	4	8.50	17,000	17,000	0.1%					19,358											
1.202	780	780	Square Feet	Floor and Wall Coverings, Ceramic Tile, Kitchen	2032	to 30	8	12.00	9,360	9,360	0.1%											12,136					
1.203	170	170	Square Yards	Floor Coverings, Carpet, Pro Shop and Offices	2030	8 to 10	6	56.00	9,520	9,520	0.3%							11,567									
1.204	10	10	Each	Furnishings, Pro Shop, Display Fixtures	2035	to 15	11	750.00	7,500	7,500	0.2%												10,719				
1.205	78	39	Each	Furnishings, Restaurant, Chairs and Booths, Phased	2027	to 15	3 to 10	325.00	12,675	25,350	0.5%				13,972							17,537					
1.206	22	22	Each	Furnishings, Restaurant, Tables	2034	to 15	10	550.00	12,100	12,100	0.3%											16,741					
1.207	7	7	Each	Light Fixtures, Pendants and Chandeliers, Restaurant	2045	20 to 25	21	650.00	4,550	4,550	0.1%																
1.208	1	1	Each	Rest Room, Cart Barn	2029	20 to 25	5	4,500.00	4,500	4,500	0.1%						5,293										
1.209	2	2	Each	Rest Rooms, Main (Excl. Floor Coatings)	2040	to 20	16	24,000.00	48,000	48,000	0.5%																
1.210	1	1	Allowance	Sales Counter and Cabinetry, Pro Shop	2050	to 30	26	45,000.00	45,000	45,000	0.7%																
1.211	5	5	Each	Window Treatments, Restaurant	2030	8 to 10	6	950.00	4,750	4,750	0.2%							5,772									
Clubhouse Kitchen Equipment																											
1.300	1	1	Each	Beverage Dispenser, Soda/Juice, 10 Valves	2026	4 to 6	2	6,200.00	6,200	6,200	0.4%			6,616					7,782						9,154		
1.301	1	1	Each	Dishwasher, Semi-Automatic, Ecolab	2040	to 20	16	7,500.00	7,500	7,500	0.1%																
1.302	1	1	Each	Exhaust Hood with Integrated Fire Suppression	2034	to 20	10	30,000.00	30,000	30,000	0.8%											41,507					
1.303	1	1	Each	Freezer, Freestanding with 2 Doors, True	2032	to 15	8	6,700.00	6,700	6,700	0.1%										8,687						
1.304	1	1	Each	Freezer, Undercounter with 2 Drawers, Dukers	2032	to 15	8	2,600.00	2,600	2,600	0.1%										3,371						
1.305	1	1	Each	Fryer, Double, Avantco	2030	to 12	6	9,200.00	9,200	9,200	0.3%							11,179									
1.306	1	1	Each	Fryer, Double, Royal	2030	to 12	6	9,200.00	9,200	9,200	0.3%							11,179									
1.307	1	1	Each	Ice Machine, Freestanding, Manitowoc	2032	to 15	8	4,500.00	4,500	4,500	0.1%										5,835						
1.308	1	1	Each	Ice Machine, Undercounter	2031	to 15	7	3,200.00	3,200	3,200	0.1%								4,017								
1.309	1	1	Each	Kegerator, 4 Taps, Avantco, Patio Bar	2030	10 to 15	6	3,100.00	3,100	3,100	0.1%							3,767									
1.310	1	1	Each	Kegerator, 8 Taps, Avantco, Restaurant Bar	2035	to 15	11	3,800.00	3,800	3,800	0.1%												5,431				
1.311	1	1	Each	Range, 6 Burners with Griddle and 2 Underlying Ovens, Propane, Vulcan 60SS	2040	to 20	16	9,000.00	9,000	9,000	0.1%																
1.312	2	2	Each	Refrigerated Prep Tables, Avantco	2035	to 15	11	2,800.00	5,600	5,600	0.1%													8,004			
1.313	1	1	Each	Refrigerator, Freestanding with 2 Doors, Procool	2034	to 15	10	1,800.00	1,800	1,800	0.0%											2,490					
1.314	1	1	Each	Refrigerator, Undercounter with 2 Doors, Avantco (Large)	2030	10 to 15	6	4,500.00	4,500	4,500	0.2%							5,468									
1.315	1	1	Each	Refrigerator, Undercounter with 2 Doors, Avantco (Small)	2029	10 to 15	5	2,800.00	2,800	2,800	0.1%						3,294									4,557	
1.316	1	1	Each	Refrigerator, Undercounter with 2 Drawers, Avantco	2030	10 to 15	6	2,900.00	2,900	2,900	0.1%							3,524									
1.317	1	1	Each	Refrigerator, Undercounter with 3 Doors, Avantco	2031	10 to 15	7	3,800.00	3,800	3,800	0.1%								4,770								
1.318	1	1	Each	Refrigerator, Undercounter with Top Access, Avantco	2030	10 to 15	6	2,800.00	2,800	2,800	0.1%							3,402									

Golf Course

RESERVE EXPENDITURES

Years 2040 to 2054

Viera East Community Development District Rockledge, Florida				Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	16 2040	17 2041	18 2042	19 2043	20 2044	21 2045	22 2046	23 2047	24 2048	25 2049	26 2050	27 2051	28 2052	29 2053	30 2054		
Line Item	Total Quantity	Per Phase Quantity	Units		Useful	Remaining	Unit (2024)	Per Phase (2024)	Total (2024)																		
Reserve Component Inventory																											
Clubhouse Exterior Building Elements																											
1.100	7	7 Each	Doors, Metal, Rest Rooms and Utility	2029	to 35	5	1,800.00	12,600	12,600	0.1%																	
1.101	7,450	7,450 Square Feet	Patio, Gemstone Coating, Interim Sealant Application (Incl. Restaurant and Rest Room Floors)	2026	4 to 6	2	4.00	29,800	29,800	1.5%					57,046						69,315						
1.102	7,450	7,450 Square Feet	Patio, Gemstone Coating (Incl. Restaurant and Rest Room Floors)	2044	20 to 25	20	22.00	163,900	163,900	2.0%					313,751												
1.103	310	310 Linear Feet	Railings, Aluminium, Patio	2034	to 35	10	140.00	43,400	43,400	0.4%																	
1.104	205	205 Squares	Roof Assemblies, Asphalt Shingles (Incl. Starter's Station)	2040	12 to 18	16	480.00	98,400	98,400	1.0%	165,425																
1.105	9,600	9,600 Square Feet	Walls, Stucco, Paint Finishes and Capital Repairs (Incl. Starter's Station)	2027	5 to 7	3	2.00	19,200	19,200	0.8%		33,343							41,851								
1.106	1,150	1,150 Square Feet	Windows and Doors, Pro Shop and Restaurant	2034	to 40	10	110.00	126,500	126,500	1.1%																	
Clubhouse Interior Building Elements																											
1.200	1	1 Allowance	Bar and Countertop, Restaurant (Incl. Patio Bar and Starter's Station)	2038	15 to 20	14	12,500.00	12,500	12,500	0.1%																	
1.201	2,000	2,000 Square Feet	Ceilings, Acoustical Tiles and Grid (Incl. Light Fixtures)	2028	to 30	4	8.50	17,000	17,000	0.1%																	
1.202	780	780 Square Feet	Floor and Wall Coverings, Ceramic Tile, Kitchen	2032	to 30	8	12.00	9,360	9,360	0.1%																	
1.203	170	170 Square Yards	Floor Coverings, Carpet, Pro Shop and Offices	2030	8 to 10	6	56.00	9,520	9,520	0.3%	16,005										22,143						
1.204	10	10 Each	Furnishings, Pro Shop, Display Fixtures	2035	to 15	11	750.00	7,500	7,500	0.2%											17,445						
1.205	78	39 Each	Furnishings, Restaurant, Chairs and Booths, Phased	2027	to 15	3 to 10	325.00	12,675	25,350	0.5%		22,012							27,628								
1.206	22	22 Each	Furnishings, Restaurant, Tables	2034	to 15	10	550.00	12,100	12,100	0.3%									26,375								
1.207	7	7 Each	Light Fixtures, Pendants and Chandeliers, Restaurant	2045	20 to 25	21	650.00	4,550	4,550	0.1%					8,997												
1.208	1	1 Each	Rest Room, Cart Barn	2029	20 to 25	5	4,500.00	4,500	4,500	0.1%															11,919		
1.209	2	2 Each	Rest Rooms, Main (Excl. Floor Coatings)	2040	to 20	16	24,000.00	48,000	48,000	0.5%	80,695																
1.210	1	1 Allowance	Sales Counter and Cabinetry, Pro Shop	2050	to 30	26	45,000.00	45,000	45,000	0.7%											104,670						
1.211	5	5 Each	Window Treatments, Restaurant	2030	8 to 10	6	950.00	4,750	4,750	0.2%	7,985										11,048						
Clubhouse Kitchen Equipment																											
1.300	1	1 Each	Beverage Dispenser, Soda/Juice, 10 Valves	2026	4 to 6	2	6,200.00	6,200	6,200	0.4%		10,767					12,665				14,897						
1.301	1	1 Each	Dishwasher, Semi-Automatic, Ecolab	2040	to 20	16	7,500.00	7,500	7,500	0.1%	12,609																
1.302	1	1 Each	Exhaust Hood with Integrated Fire Suppression	2034	to 20	10	30,000.00	30,000	30,000	0.8%															79,457		
1.303	1	1 Each	Freezer, Freestanding with 2 Doors, True	2032	to 15	8	6,700.00	6,700	6,700	0.1%									14,138								
1.304	1	1 Each	Freezer, Undercounter with 2 Drawers, Dukers	2032	to 15	8	2,600.00	2,600	2,600	0.1%									5,486								
1.305	1	1 Each	Fryer, Double, Avantco	2030	to 12	6	9,200.00	9,200	9,200	0.3%				16,504											24,367		
1.306	1	1 Each	Fryer, Double, Royal	2030	to 12	6	9,200.00	9,200	9,200	0.3%				16,504											24,367		
1.307	1	1 Each	Ice Machine, Freestanding, Manitowoc	2032	to 15	8	4,500.00	4,500	4,500	0.1%									9,496								
1.308	1	1 Each	Ice Machine, Undercounter	2031	to 15	7	3,200.00	3,200	3,200	0.1%							6,537										
1.309	1	1 Each	Kegerator, 4 Taps, Avantco, Patio Bar	2030	10 to 15	6	3,100.00	3,100	3,100	0.1%	5,212										7,211						
1.310	1	1 Each	Kegerator, 8 Taps, Avantco, Restaurant Bar	2035	to 15	11	3,800.00	3,800	3,800	0.1%											8,839						
1.311	1	1 Each	Range, 6 Burners with Griddle and 2 Underlying Ovens, Propane, Vulcan 60SS	2040	to 20	16	9,000.00	9,000	9,000	0.1%	15,130																
1.312	2	2 Each	Refrigerated Prep Tables, Avantco	2035	to 15	11	2,800.00	5,600	5,600	0.1%											13,026						
1.313	1	1 Each	Refrigerator, Freestanding with 2 Doors, Procool	2034	to 15	10	1,800.00	1,800	1,800	0.0%										4,053							
1.314	1	1 Each	Refrigerator, Undercounter with 2 Doors, Avantco (Large)	2030	10 to 15	6	4,500.00	4,500	4,500	0.2%				8,073											11,919		
1.315	1	1 Each	Refrigerator, Undercounter with 2 Doors, Avantco (Small)	2029	10 to 15	5	2,800.00	2,800	2,800	0.1%										6,305							
1.316	1	1 Each	Refrigerator, Undercounter with 2 Drawers, Avantco	2030	10 to 15	6	2,900.00	2,900	2,900	0.1%				5,202											7,681		
1.317	1	1 Each	Refrigerator, Undercounter with 3 Doors, Avantco	2031	10 to 15	7	3,800.00	3,800	3,800	0.1%						7,514											
1.318	1	1 Each	Refrigerator, Undercounter with Top Access, Avantco	2030	10 to 15	6	2,800.00	2,800	2,800	0.1%				5,023												7,416	

Golf Course

RESERVE EXPENDITURES

Viera East
Community Development District
Rockledge, Florida

Explanatory Notes:

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

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	RUL = 0 FY2024	1 2025	2 2026	3 2027	4 2028	5 2029	6 2030	7 2031	8 2032	9 2033	10 2034	11 2035	12 2036	13 2037	14 2038	15 2039	
						Useful	Remaining	Unit (2024)	Per Phase (2024)	Total (2024)																		
1.319	2	2	Each	Walk In Coolers, Capital Repairs	2040	to 15	16	8,000.00	16,000	16,000	0.2%																	
1.320	1	1	Each	Walk In Cooler, Existing, Replacement (2025 is Planned)	2025	to 45	1	60,000.00	60,000	60,000	0.4%		61,980															
1.321	1	1	Each	Walk In Cooler, Proposed Installation (2025 is Planned)	2025	to 45	1	55,000.00	55,000	55,000	0.4%		56,815															
Clubhouse Building Services Elements																												
1.400	1	1	Each	Air Handling Unit, Pro Shop and Offices	2051	to 30	27	12,300.00	12,300	12,300	0.2%																	
1.401	1	1	Each	Air Handling Unit, Restaurant	2053	to 30	29	20,800.00	20,800	20,800	0.3%																	
1.402	1	1	Allowance	Computer Equipment, Point of Sale	2030	to 10	6	4,500.00	4,500	4,500	0.1%							5,468										
1.403	1	1	Allowance	Computer Equipment, Workstations, Pro Shop	2030	to 10	6	7,200.00	7,200	7,200	0.2%							8,749										
1.404	1	1	Each	Condensing Unit, Pro Shop and Office	2036	15 to 20	12	10,700.00	10,700	10,700	0.3%													15,797				
1.405	1	1	Each	Condensing Unit, Restaurant	2038	15 to 20	14	18,000.00	18,000	18,000	0.5%														28,358			
1.406	1	1	Each	Defibrillator	2032	10 to 15	8	3,800.00	3,800	3,800	0.1%																	
1.407	1	1	Each	Ice Machine, Cart Barn, Manitowoc	2029	to 15	5	4,500.00	4,500	4,500	0.1%							5,293										
1.408	1	1	Allowance	Life Safety System	2035	to 15	11	14,000.00	14,000	14,000	0.3%													20,009				
1.409	1	1	Allowance	Security System	2035	10 to 15	11	20,000.00	20,000	20,000	0.5%													28,585				
1.410	1	1	Each	Water Heater, 75-MBH, Tankless	2029	to 10	5	4,200.00	4,200	4,200	0.1%							4,940									6,835	
Property Site Elements																												
1.500	46	46	Each	Funishings, Outdoor Patio, Chairs and Barstools	2032	10 to 15	8	375.00	17,250	17,250	0.3%														22,366			
1.501	9	9	Each	Funishings, Outdoor Patio, Tables	2032	10 to 15	8	600.00	5,400	5,400	0.1%														7,002			
Golf Course Elements																												
1.600	1	1	Each	Ball Machine, Driving Range, Range Servant Ultima 8	2040	to 20	16	9,700.00	9,700	9,700	0.1%																	
1.601	1	1	Each	Ball Washer, Easy Picker	2035	10 to 15	11	4,500.00	4,500	4,500	0.1%														6,432			
1.602	1,050	1,050	Linear Feet	Bulkheads, Timber, Capital Repairs	2034	15 to 20	10	60.00	63,000	63,000	0.5%													87,165				
1.603	1,050	1,050	Linear Feet	Bulkheads, Timber, Replacement	2049	to 30	25	375.00	393,750	393,750	5.6%																	
1.604	72,000	72,000	Square Feet	Bunkers, Greenside, Rebuild, Near-Term (2025 is Planned)	2025	N/A	1	3.65	262,800	262,800	1.7%		271,472															
1.605	36,000	36,000	Square Feet	Bunkers, Greenside, Rebuild, Subsequent	2045	to 20	21	3.65	131,400	131,400	1.6%																	
1.606	80,000	20,000	Square Feet	Bunkers, Fairway, Rebuild, Phased	2030	to 20	6 to 21	3.65	73,000	292,000	4.0%							88,700					104,334					
1.607	114,000	5,700	Square Feet	Concrete Cart Paths, Partial	2026	to 65	2 to 30+	12.00	68,400	1,368,000	4.3%				72,989				85,854						100,986			
1.608	87,600	87,600	Square Feet	Greens, Rebuild (Incl. Practice Green)	2032	to 30	8	7.50	657,000	657,000	5.4%									851,859								
1.609	6	6	Each	Irrigation System, Controllers	2037	to 15	13	10,000.00	60,000	60,000	1.5%														91,507			
1.610	1	1	Allowance	Irrigation System, Pipes, Heads and Valves, Interim Repairs and Leak Remediation	2037	to 15	13	125,000.00	125,000	125,000	1.2%														190,640			
1.611	1,960	1,960	Heads	Irrigation System, Pipes, Heads and Valves, Replacement	2052	to 30	28	1,150.00	2,254,000	2,254,000	35.2%																	
1.612	1	1	Allowance	Irrigation System, Pump Station, Rebuild (Incl. Central Computer)	2033	to 15	9	102,000.00	102,000	102,000	2.3%										136,616							
1.613	1	1	Each	Range Cart, Toro Workman HDC (Incl. ProSweep)	2026	to 15	2	34,600.00	34,600	34,600	0.6%				36,921													
1.614	4	4	Each	Rest Room Buildings, Doors	2026	to 30	2	2,000.00	8,000	8,000	0.1%				8,537													
1.615	1,600	1,600	Square Feet	Rest Room Buildings, Paint Finishes, Exterior	2026	4 to 6	2	5.50	8,800	8,800	0.5%				9,390					11,410						13,864		
1.616	4	4	Each	Rest Room Buildings, Rest Rooms, Renovations	2026	to 25	2	4,500.00	18,000	18,000	0.4%				19,208													
1.617	8	8	Squares	Rest Room Buildings, Roofs, Asphalt Shingles	2026	12 to 18	2	680.00	5,440	5,440	0.1%				5,805													
1.618	140,000	140,000	Square Feet	Tees, Rebuild (Incl. Driving Range)	2030	to 30	6	3.25	455,000	455,000	3.5%								552,858									
1.619	18	18	Each	Yardage and Hole Markers, Stone	2029	25 to 35	5	1,800.00	32,400	32,400	0.2%							38,111										

Golf Course

Years 2040 to 2054

RESERVE EXPENDITURES

Viera East Community Development District Rockledge, Florida				Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	16 2040	17 2041	18 2042	19 2043	20 2044	21 2045	22 2046	23 2047	24 2048	25 2049	26 2050	27 2051	28 2052	29 2053	30 2054
Line Item	Total Quantity	Per Phase Quantity	Units		Useful	Remaining	Unit (2024)	Per Phase (2024)	Total (2024)																
Reserve Component Inventory																									
1.319	2	2 Each	Walk In Coolers, Capital Repairs	2040	to 15	16	8,000.00	16,000	16,000	0.2%	26,898														
1.320	1	1 Each	Walk In Cooler, Existing, Replacement (2025 is Planned)	2025	to 45	1	60,000.00	60,000	60,000	0.4%															
1.321	1	1 Each	Walk In Cooler, Proposed Installation (2025 is Planned)	2025	to 45	1	55,000.00	55,000	55,000	0.4%															
Clubhouse Building Services Elements																									
1.400	1	1 Each	Air Handling Unit, Pro Shop and Offices	2051	to 30	27	12,300.00	12,300	12,300	0.2%												29,554			
1.401	1	1 Each	Air Handling Unit, Restaurant	2053	to 30	29	20,800.00	20,800	20,800	0.3%														53,330	
1.402	1	1 Allowance	Computer Equipment, Point of Sale	2030	to 10	6	4,500.00	4,500	4,500	0.1%	7,565											10,467			
1.403	1	1 Allowance	Computer Equipment, Workstations, Pro Shop	2030	to 10	6	7,200.00	7,200	7,200	0.2%	12,104											16,747			
1.404	1	1 Each	Condensing Unit, Pro Shop and Office	2036	15 to 20	12	10,700.00	10,700	10,700	0.3%													25,709		
1.405	1	1 Each	Condensing Unit, Restaurant	2038	15 to 20	14	18,000.00	18,000	18,000	0.5%														46,151	
1.406	1	1 Each	Defibrillator	2032	10 to 15	8	3,800.00	3,800	3,800	0.1%						7,274									
1.407	1	1 Each	Ice Machine, Cart Barn, Manitowoc	2029	to 15	5	4,500.00	4,500	4,500	0.1%						8,614									
1.408	1	1 Allowance	Life Safety System	2035	to 15	11	14,000.00	14,000	14,000	0.3%												32,564			
1.409	1	1 Allowance	Security System	2035	10 to 15	11	20,000.00	20,000	20,000	0.5%												46,520			
1.410	1	1 Each	Water Heater, 75-MBH, Tankless	2029	to 10	5	4,200.00	4,200	4,200	0.1%								9,457							
Property Site Elements																									
1.500	46	46 Each	Funishings, Outdoor Patio, Chairs and Barstools	2032	10 to 15	8	375.00	17,250	17,250	0.3%						33,021									
1.501	9	9 Each	Funishings, Outdoor Patio, Tables	2032	10 to 15	8	600.00	5,400	5,400	0.1%						10,337									
Golf Course Elements																									
1.600	1	1 Each	Ball Machine, Driving Range, Range Servant Ultima 8	2040	to 20	16	9,700.00	9,700	9,700	0.1%	16,307														
1.601	1	1 Each	Ball Washer, Easy Picker	2035	10 to 15	11	4,500.00	4,500	4,500	0.1%												10,467			
1.602	1,050	1,050 Linear Feet	Bulkheads, Timber, Capital Repairs	2034	15 to 20	10	60.00	63,000	63,000	0.5%															
1.603	1,050	1,050 Linear Feet	Bulkheads, Timber, Replacement	2049	to 30	25	375.00	393,750	393,750	5.6%												886,602			
1.604	72,000	72,000 Square Feet	Bunkers, Greenside, Rebuild, Near-Term (2025 is Planned)	2025	N/A	1	3.65	262,800	262,800	1.7%															
1.605	36,000	36,000 Square Feet	Bunkers, Greenside, Rebuild, Subsequent	2045	to 20	21	3.65	131,400	131,400	1.6%							259,838								
1.606	80,000	20,000 Square Feet	Bunkers, Fairway, Rebuild, Phased	2030	to 20	6 to 21	3.65	73,000	292,000	4.0%	122,724						144,354					169,797			
1.607	114,000	5,700 Square Feet	Concrete Cart Paths, Partial	2026	to 65	2 to 30+	12.00	68,400	1,368,000	4.3%			118,785				139,721						164,348		
1.608	87,600	87,600 Square Feet	Greens, Rebuild (Incl. Practice Green)	2032	to 30	8	7.50	657,000	657,000	5.4%															
1.609	6	6 Each	Irrigation System, Controllers	2037	to 15	13	10,000.00	60,000	60,000	1.5%														148,922	
1.610	1	1 Allowance	Irrigation System, Pipes, Heads and Valves, Interim Repairs and Leak Remediation	2037	to 15	13	125,000.00	125,000	125,000	1.2%															
1.611	1,960	1,960 Heads	Irrigation System, Pipes, Heads and Valves, Replacement	2052	to 30	28	1,150.00	2,254,000	2,254,000	35.2%														5,594,521	
1.612	1	1 Allowance	Irrigation System, Pump Station, Rebuild (Incl. Central Computer)	2033	to 15	9	102,000.00	102,000	102,000	2.3%									222,335						
1.613	1	1 Each	Range Cart, Toro Workman HDC (Incl. ProSweep)	2026	to 15	2	34,600.00	34,600	34,600	0.6%			60,087												
1.614	4	4 Each	Rest Room Buildings, Doors	2026	to 30	2	2,000.00	8,000	8,000	0.1%															
1.615	1,600	1,600 Square Feet	Rest Room Buildings, Paint Finishes, Exterior	2026	4 to 6	2	5.50	8,800	8,800	0.5%						16,846						20,469			
1.616	4	4 Each	Rest Room Buildings, Rest Rooms, Renovations	2026	to 25	2	4,500.00	18,000	18,000	0.4%													43,250		
1.617	8	8 Squares	Rest Room Buildings, Roofs, Asphalt Shingles	2026	12 to 18	2	680.00	5,440	5,440	0.1%						10,414									
1.618	140,000	140,000 Square Feet	Tees, Rebuild (Incl. Driving Range)	2030	to 30	6	3.25	455,000	455,000	3.5%															
1.619	18	18 Each	Yardage and Hole Markers, Stone	2029	25 to 35	5	1,800.00	32,400	32,400	0.2%															

Golf Course
RESERVE EXPENDITURES

Viera East
Community Development District
Rockledge, Florida

Explanatory Notes:

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

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	RUL = 0 FY2024	1 2025	2 2026	3 2027	4 2028	5 2029	6 2030	7 2031	8 2032	9 2033	10 2034	11 2035	12 2036	13 2037	14 2038	15 2039	
						Useful	Remaining	Unit (2024)	Per Phase (2024)	Total (2024)																		
Maintenance Facility Elements																												
3.100	4,600	4,600	Each	Asphalt Pavement, Patch and Seal Coat	2026	3 to 5	2	2.00	6,164	6,164	0.2%			6,578										8,810				
3.101	4,600	4,600	Square Yards	Asphalt Pavement, Mill and Overlay	2030	15 to 20	6	19.00	58,558	58,558	1.3%							71,152										
3.102	450	450	Square Feet	Carport, Irrigation Pump Station	2035	to 25	11	28.00	12,600	12,600	0.1%													18,008				
3.103	600	600	Square Feet	Carport, Vehicle and Equipment Storage	2043	to 25	19	28.00	11,256	11,256	0.1%																	
3.104	7,100	475	Square Feet	Concrete Flatwork, Partial (Incl. Wash Station)	2026	to 65+	2 to 30+	13.00	4,137	61,841	0.3%			4,415					5,193					6,108				
3.105	1,050	1,050	Square Feet	Fences, Chain Link (Incl. Gates)	2030	to 25	6	32.00	22,512	22,512	0.2%							27,354										
3.106	1	1	Each	Fertilizer Building, Door, Overhead	2030	to 25	6	3,200.00	3,200	3,200	0.0%							3,888										
3.107	1	1	Each	Fertilizer Building, Door, Utility	2039	to 30	15	2,000.00	2,000	2,000	0.0%																3,255	
3.108	1	1	Each	Fertilizer Building, Exhaust Fan	2030	to 20	6	6,500.00	6,500	6,500	0.1%							7,898										
3.109	2,370	2,370	Square Feet	Fertilizer Building, Metal Frame, Roof and Siding, Paint Finishes and Repairs	2030	8 to 10	6	2.00	4,740	4,740	0.1%							5,759										
3.110	1,850	1,850	Square Feet	Fertilizer Building, Roof and Siding, Metal	2039	to 45	15	14.00	25,900	25,900	0.3%																42,151	
3.111	10	10	Each	Light Poles and Fixtures	2030	to 25	6	1,600.00	10,720	10,720	0.1%							13,026										
3.112	3	3	Each	Material Storage Bins	2035	to 40	11	4,500.00	13,500	13,500	0.1%													19,295				
3.114	2	2	Each	Tanks, Fuel Storage, 1,000-Gallon	2030	to 20	6	6,200.00	8,308	8,308	0.2%							10,095										
3.115	1	1	Each	Tanks, Oil Separation	2030	to 20	6	5,800.00	3,886	3,886	0.1%							4,722										
Maintenance Building Elements																												
3.200	1	1	Each	Air Handling and Condensing Units, Split System	2036	10 to 15	12	7,500.00	5,025	5,025	0.1%														7,419			
3.201	8	8	Each	Doors, Overhead	2029	to 25	5	3,200.00	17,152	17,152	0.4%							20,175										
3.202	1	1	Each	Ice Machine, Manitowoc	2029	to 15	5	4,500.00	3,015	3,015	0.1%							3,546										
3.203	1,400	1,400	Square Feet	Interior Renovation, Complete	2028	to 30	4	60.00	56,280	56,280	0.4%					64,085												
3.204	1,400	1,400	Square Feet	Interior Renovation, Partial, Subsequent	2038	8 to 12	14	8.00	7,504	7,504	0.2%															11,822		
3.205	23,900	23,900	Square Feet	Metal Frame, Roof and Siding, Paint Finishes and Repairs	2028	8 to 10	4	2.00	32,026	32,026	0.7%					36,467												
3.206	18,600	18,600	Square Feet	Roof and Siding, Metal	2039	to 45	15	14.00	174,468	174,468	1.8%																283,936	
3.207	225	225	Square Feet	Windows and Doors	2039	to 40	15	110.00	16,583	16,583	0.2%																26,987	
Maintenance Equipment (Golf Course and Shared)																												
4.112	2	2	Each	Carts and Utility Vehicles, Toro Workman HDX	2026	to 15	2	28,800.00	57,600	57,600	1.0%			61,464														
4.118	1	1	Each	Loaders, Wheeled, Caterpillar (Shared)	2034	to 25	10	80,800.00	54,136	54,136	0.5%											74,901						
4.119	1	1	Each	Implements, Aerators, Multi Silt MS-4	2027	to 15	3	4,200.00	4,200	4,200	0.1%					4,630												
4.120	1	1	Each	Implements, Aerators, Toro Turf Aerator 686	2027	to 15	3	3,800.00	3,800	3,800	0.1%					4,189												
4.121	1	1	Each	Implements, Aerators, Toro ProCore 648	2032	to 20	8	22,700.00	22,700	22,700	0.5%										29,433							
4.122	1	1	Each	Implements, Chippers, Vermeer	2031	25 to 30	7	4,500.00	4,500	4,500	0.0%								5,648									
4.123	1	1	Allowance	Implements, Miscellaneous	2029	to 10	5	25,000.00	25,000	25,000	0.8%							29,406									40,686	
4.124	1	1	Each	Implements, Mowers and Rollers, Greens Roller (Incl. Trailer)	2032	8 to 12	8	14,000.00	14,000	14,000	0.3%										18,152							
4.125	1	1	Each	Implements, Mowers and Rollers, Toro Thatching Reel (Incl. Trailer)	2028	8 to 12	4	3,800.00	6,500	3,800	0.2%					4,327							5,610					
4.127	1	1	Each	Mowers, Self-Propelled, Billy Goat	2028	8 to 10	4	4,100.00	4,100	4,100	0.1%					4,669										6,459		
4.132	1	1	Each	Mowers, Self-Propelled, Kubota Zero Turn (Shared, Incl. Miscellaneous Attachments)	2031	8 to 10	7	19,800.00	13,266	13,266	0.5%								16,651									
4.138	2	1	Allowance	Parts and Components, Miscellaneous, Phased	2028	to 20	4 to 14	25,000.00	25,000	50,000	0.8%					28,467										39,386		
4.142	1	1	Each	Tractors, Kubota M6060D	2040	20 to 25	16	17,300.00	17,300	17,300	0.2%																	
4.144	1	1	Each	Tractors, Kubota M660HD	2046	20 to 25	22	36,000.00	36,000	36,000	0.5%																	
4.146	1	1	Each	Vehicle and Implement Maintenance Equipment, Reel Grinder, Bernhard Express Dual 4100	2029	to 20	5	52,000.00	52,000	52,000	1.1%							61,165										

Golf Course

RESERVE EXPENDITURES

Years 2040 to 2054

Viera East Community Development District Rockledge, Florida				Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	16 2040	17 2041	18 2042	19 2043	20 2044	21 2045	22 2046	23 2047	24 2048	25 2049	26 2050	27 2051	28 2052	29 2053	30 2054
Line Item	Total Quantity	Per Phase Quantity	Units		Useful	Remaining	Unit (2024)	Per Phase (2024)	Total (2024)																
Reserve Component Inventory																									
Maintenance Facility Elements																									
3.100	4,600	4,600	Each	Asphalt Pavement, Patch and Seal Coat	2026	3 to 5	2	2.00	6,164	6,164	0.2%	10,363				12,189									
3.101	4,600	4,600	Square Yards	Asphalt Pavement, Mill and Overlay	2030	15 to 20	6	19.00	58,558	58,558	1.3%										136,205				
3.102	450	450	Square Feet	Carport, Irrigation Pump Station	2035	to 25	11	28.00	12,600	12,600	0.1%														
3.103	600	600	Square Feet	Carport, Vehicle and Equipment Storage	2043	to 25	19	28.00	11,256	11,256	0.1%				20,859										
3.104	7,100	475	Square Feet	Concrete Flatwork, Partial (Incl. Wash Station)	2026	to 65+	2 to 30+	13.00	4,137	61,841	0.3%		7,185				8,451					9,941			
3.105	1,050	1,050	Square Feet	Fences, Chain Link (Incl. Gates)	2030	to 25	6	32.00	22,512	22,512	0.2%														
3.106	1	1	Each	Fertilizer Building, Door, Overhead	2030	to 25	6	3,200.00	3,200	3,200	0.0%														
3.107	1	1	Each	Fertilizer Building, Door, Utility	2039	to 30	15	2,000.00	2,000	2,000	0.0%														
3.108	1	1	Each	Fertilizer Building, Exhaust Fan	2030	to 20	6	6,500.00	6,500	6,500	0.1%											15,119			
3.109	2,370	2,370	Square Feet	Fertilizer Building, Metal Frame, Roof and Siding, Paint Finishes and Repairs	2030	8 to 10	6	2.00	4,740	4,740	0.1%											11,025			
3.110	1,850	1,850	Square Feet	Fertilizer Building, Roof and Siding, Metal	2039	to 45	15	14.00	25,900	25,900	0.3%														
3.111	10	10	Each	Light Poles and Fixtures	2030	to 25	6	1,600.00	10,720	10,720	0.1%														
3.112	3	3	Each	Material Storage Bins	2035	to 40	11	4,500.00	13,500	13,500	0.1%														
3.114	2	2	Each	Tanks, Fuel Storage, 1,000-Gallon	2030	to 20	6	6,200.00	8,308	8,308	0.2%											19,324			
3.115	1	1	Each	Tanks, Oil Separation	2030	to 20	6	5,800.00	3,886	3,886	0.1%											9,039			
Maintenance Building Elements																									
3.200	1	1	Each	Air Handling and Condensing Units, Split System	2036	10 to 15	12	7,500.00	5,025	5,025	0.1%											12,074			
3.201	8	8	Each	Doors, Overhead	2029	to 25	5	3,200.00	17,152	17,152	0.4%														45,428
3.202	1	1	Each	Ice Machine, Manitowoc	2029	to 15	5	4,500.00	3,015	3,015	0.1%					5,772									
3.203	1,400	1,400	Square Feet	Interior Renovation, Complete	2028	to 30	4	60.00	56,280	56,280	0.4%														
3.204	1,400	1,400	Square Feet	Interior Renovation, Partial, Subsequent	2038	8 to 12	14	8.00	7,504	7,504	0.2%									16,357					
3.205	23,900	23,900	Square Feet	Metal Frame, Roof and Siding, Paint Finishes and Repairs	2028	8 to 10	4	2.00	32,026	32,026	0.7%									69,809					
3.206	18,600	18,600	Square Feet	Roof and Siding, Metal	2039	to 45	15	14.00	174,468	174,468	1.8%														
3.207	225	225	Square Feet	Windows and Doors	2039	to 40	15	110.00	16,583	16,583	0.2%														
Maintenance Equipment (Golf Course and Shared)																									
4.112	2	2	Each	Carts and Utility Vehicles, Toro Workman HDX	2026	to 15	2	28,800.00	57,600	57,600	1.0%		100,029												
4.118	1	1	Each	Loaders, Wheeled, Caterpillar (Shared)	2034	to 25	10	80,800.00	54,136	54,136	0.5%														
4.119	1	1	Each	Implements, Aerators, Multi Silt MS-4	2027	to 15	3	4,200.00	4,200	4,200	0.1%				7,535										
4.120	1	1	Each	Implements, Aerators, Toro Turf Aerator 686	2027	to 15	3	3,800.00	3,800	3,800	0.1%				6,817										
4.121	1	1	Each	Implements, Aerators, Toro ProCore 648	2032	to 20	8	22,700.00	22,700	22,700	0.5%												56,342		
4.122	1	1	Each	Implements, Chippers, Vermeer	2031	25 to 30	7	4,500.00	4,500	4,500	0.0%														
4.123	1	1	Allowance	Implements, Miscellaneous	2029	to 10	5	25,000.00	25,000	25,000	0.8%										56,292				
4.124	1	1	Each	Implements, Mowers and Rollers, Greens Roller (Incl. Trailer)	2032	8 to 12	8	14,000.00	14,000	14,000	0.3%					26,800									
4.125	1	1	Each	Implements, Mowers and Rollers, Toro Thatching Reel (Incl. Trailer)	2028	8 to 12	4	3,800.00	6,500	3,800	0.2%					7,274							9,432		
4.127	1	1	Each	Mowers, Self-Propelled, Billy Goat	2028	8 to 10	4	4,100.00	4,100	4,100	0.1%									8,937					
4.132	1	1	Each	Mowers, Self-Propelled, Kubota Zero Turn (Shared, Incl. Miscellaneous Attachments)	2031	8 to 10	7	19,800.00	13,266	13,266	0.5%		23,038									31,875			
4.138	2	1	Allowance	Parts and Components, Miscellaneous, Phased	2028	to 20	4 to 14	25,000.00	25,000	50,000	0.8%									54,494					
4.142	1	1	Each	Tractors, Kubota M6060D	2040	20 to 25	16	17,300.00	17,300	17,300	0.2%	29,084													
4.144	1	1	Each	Tractors, Kubota M660HD	2046	20 to 25	22	36,000.00	36,000	36,000	0.5%							73,538							
4.146	1	1	Each	Vehicle and Implement Maintenance Equipment, Reel Grinder, Bernhard Express Dual 4100	2029	to 20	5	52,000.00	52,000	52,000	1.1%										117,088				

RESERVE EXPENDITURES

Viera East
Community Development District
Rockledge, Florida

Explanatory Notes:

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

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	RUL = 0 FY2024	1 2025	2 2026	3 2027	4 2028	5 2029	6 2030	7 2031	8 2032	9 2033	10 2034	11 2035	12 2036	13 2037	14 2038	15 2039
						Useful	Remaining	Unit (2024)	Per Phase (2024)	Total (2024)																	
4,147	1	1 Allowance		Vehicle and Implement Maintenance Equipment, Remaining	2029	to 20	5	4,300.00	4,300	4,300	0.1%						5,058										
		1 Allowance		Reserve Study Update with Site Visit	2026	to 2	2	8,200.00	6,150	6,150	0.0%		6,150														
				Anticipated Expenditures, By Year (\$15,873,748 over 30 years)						8,308,760		0	390,267	269,872	43,954	157,372	191,103	855,525	129,914	1,013,816	136,616	501,977	229,627	145,074	282,147	166,531	408,407

RESERVE EXPENDITURES

				Viera East Community Development District Rockledge, Florida																						
Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	16 2040	17 2041	18 2042	19 2043	20 2044	21 2045	22 2046	23 2047	24 2048	25 2049	26 2050	27 2051	28 2052	29 2053	30 2054
						Useful	Remaining	Unit (2024)	Per Phase (2024)	Total (2024)																
4,147	1	1 Allowance		Vehicle and Implement Maintenance Equipment, Remaining	2029	to 20	5	4,300.00	4,300	4,300	0.1%										9,682					
		1 Allowance		Reserve Study Update with Site Visit	2026	to 2	2	8,200.00	6,150	6,150	0.0%															
				Anticipated Expenditures, By Year (\$15,873,748 over 30 years)						8,308,760		528,105	375,246	65,658	20,859	497,149	432,893	240,912	29,120	467,786	1,089,479	751,440	331,647	5,809,218	99,481	212,552

RESERVE FUNDING PLAN

Golf Course

CASH FLOW ANALYSIS

Viera East

Community Development District

Rockledge, Florida

Individual Reserve Budgets & Cash Flows for the Next 30 Years

		FY2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Reserves at Beginning of Year	(Note 1)	N/A	982,675	904,294	1,055,383	1,446,706	1,741,246	2,017,289	1,634,329	1,983,683	1,453,969	1,806,538	1,806,962	2,092,158	2,480,357	2,750,006	3,154,331
Recommended Reserve Contributions		N/A	84,000	192,000	198,300	204,800	211,600	218,600	225,800	233,300	241,000	249,000	257,200	265,700	274,500	283,600	293,000
Additional Reserve Contributions		N/A	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
Total Recommended Reserve Contributions	(Note 2)	N/A	284,000	392,000	398,300	404,800	411,600	418,600	425,800	433,300	441,000	449,000	457,200	465,700	474,500	483,600	493,000
Estimated Interest Earned, During Year	(Note 3)	N/A	27,886	28,961	36,977	47,113	55,545	53,965	53,468	50,803	48,185	53,401	57,622	67,574	77,296	87,256	95,899
Anticipated Expenditures, By Year		N/A	(390,267)	(269,872)	(43,954)	(157,372)	(191,103)	(855,525)	(129,914)	(1,013,816)	(136,616)	(501,977)	(229,627)	(145,074)	(282,147)	(166,531)	(408,407)
Anticipated Reserves at Year End		<u>\$982,675</u>	<u>\$904,294</u>	<u>\$1,055,383</u>	<u>\$1,446,706</u>	<u>\$1,741,246</u>	<u>\$2,017,289</u>	<u>\$1,634,329</u>	<u>\$1,983,683</u>	<u>\$1,453,969</u>	<u>\$1,806,538</u>	<u>\$1,806,962</u>	<u>\$2,092,158</u>	<u>\$2,480,357</u>	<u>\$2,750,006</u>	<u>\$3,154,331</u>	<u>\$3,334,823</u>

Predicted Reserves based on 2025 funding level of: \$284,000 982,675 904,294 945,763 1,217,783 1,382,843 1,518,620 984,081 1,170,001

(continued)

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

	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Reserves at Beginning of Year	3,334,823	3,409,082	3,650,870	4,224,598	4,871,870	5,066,290	5,343,334	5,835,527	6,569,737	6,893,413	6,608,977	6,672,718	7,178,468	2,154,171	2,789,550
Recommended Reserve Contributions	302,700	312,700	323,000	333,700	344,700	356,100	367,900	380,000	392,500	405,500	418,900	432,700	447,000	461,800	477,000
Additional Reserve Contributions	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
Total Recommended Reserve Contributions	502,700	512,700	523,000	533,700	544,700	556,100	567,900	580,000	592,500	605,500	618,900	632,700	647,000	661,800	677,000
Estimated Interest Earned, During Year	99,664	104,334	116,386	134,431	146,869	153,837	165,205	183,329	198,963	199,543	196,281	204,697	137,921	73,060	90,653
Anticipated Expenditures, By Year	(528,105)	(375,246)	(65,658)	(20,859)	(497,149)	(432,893)	(240,912)	(29,120)	(467,786)	(1,089,479)	(751,440)	(331,647)	(5,809,218)	(99,481)	(212,552)
Anticipated Reserves at Year End	<u>\$3,409,082</u>	<u>\$3,650,870</u>	<u>\$4,224,598</u>	<u>\$4,871,870</u>	<u>\$5,066,290</u>	<u>\$5,343,334</u>	<u>\$5,835,527</u>	<u>\$6,569,737</u>	<u>\$6,893,413</u>	<u>\$6,608,977</u>	<u>\$6,672,718</u>	<u>\$7,178,468</u>	<u>\$2,154,171</u>	<u>\$2,789,550</u>	<u>\$3,344,651</u>
													(NOTE 5)		(NOTE 4)

Explanatory Notes:

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

Golf Course
FIVE-YEAR OUTLOOK

Viera East
Community Development District
Rockledge, Florida

Line Item	Reserve Component Inventory	Percentage Ownership	RUL = 0 FY2024	1 2025	2 2026	3 2027	4 2028	5 2029
<u>Clubhouse Exterior Building Elements</u>								
1.100	Doors, Metal, Rest Rooms and Utility	100%						14,821
1.101	Patio, Gemstone Coating, Interim Sealant Application (Incl. Restaurant and Rest Room Floors)	100%			31,799			
1.105	Walls, Stucco, Paint Finishes and Capital Repairs (Incl. Starter's Station)	100%				21,164		
<u>Clubhouse Interior Building Elements</u>								
1.201	Ceilings, Acoustical Tiles and Grid (Incl. Light Fixtures)	100%					19,358	
1.205	Furnishings, Restaurant, Chairs and Booths, Phased	100%				13,972		
1.208	Rest Room, Cart Barn	100%						5,293
<u>Clubhouse Kitchen Equipment</u>								
1.300	Beverage Dispenser, Soda/Juice, 10 Valves	100%			6,616			
1.315	Refrigerator, Undercounter with 2 Doors, Avantco (Small)	100%						3,294
1.320	Walk In Cooler, Existing, Replacement (2025 is Planned)	100%		61,980				
1.321	Walk In Cooler, Proposed Installation (2025 is Planned)	100%		56,815				
<u>Clubhouse Building Services Elements</u>								
1.407	Ice Machine, Cart Barn, Manitowoc	100%						5,293
1.410	Water Heater, 75-MBH, Tankless	100%						4,940
<u>Golf Course Elements</u>								
1.604	Bunkers, Greenside, Rebuild, Near-Term (2025 is Planned)	100%		271,472				
1.607	Concrete Cart Paths, Partial	100%			72,989			
1.613	Range Cart, Toro Workman HDC (Incl. ProSweep)	100%			36,921			
1.614	Rest Room Buildings, Doors	100%			8,537			
1.615	Rest Room Buildings, Paint Finishes, Exterior	100%			9,390			
1.616	Rest Room Buildings, Rest Rooms, Renovations	100%			19,208			
1.617	Rest Room Buildings, Roofs, Asphalt Shingles	100%			5,805			
1.619	Yardage and Hole Markers, Stone	100%						38,111
<u>Maintenance Facility Elements</u>								
3.100	Asphalt Pavement, Patch and Seal Coat	67%			6,578			
3.104	Concrete Flatwork, Partial (Incl. Wash Station)	67%			4,415			
<u>Maintenance Building Elements</u>								
3.201	Doors, Overhead	67%						20,175
3.202	Ice Machine, Manitowoc	67%						3,546
3.203	Interior Renovation, Complete	67%					64,085	
3.205	Metal Frame, Roof and Siding, Paint Finishes and Repairs	67%					36,467	
<u>Maintenance Equipment (Golf Course and Shared)</u>								
4.112	Carts and Utility Vehicles, Toro Workman HDX	100%			61,464			
4.119	Implements, Aerators, Multi Silt MS-4	100%				4,630		

Golf Course
FIVE-YEAR OUTLOOK

Viera East
Community Development District
Rockledge, Florida

Line Item	Reserve Component Inventory	Percentage Ownership	RUL = 0 FY2024	1 2025	2 2026	3 2027	4 2028	5 2029
4.120	Implements, Aerators, Toro Turf Aerator 686	100%				4,189		
4.123	Implements, Miscellaneous	100%						29,406
4.125	Implements, Mowers and Rollers, Toro Thatching Reel (Incl. Trailer)	100%					4,327	
4.127	Mowers, Self-Propelled, Billy Goat	100%					4,669	
4.138	Parts and Components, Miscellaneous, Phased	100%					28,467	
4.146	Vehicle and Implement Maintenance Equipment, Reel Grinder, Bernhard Express Dual 4100	100%						61,165
4.147	Vehicle and Implement Maintenance Equipment, Remaining	100%						5,058
	Reserve Study Update with Site Visit	75%			6,150			
	Anticipated Expenditures, By Year (\$15,873,748 over 30 years)		0	390,267	269,872	43,954	157,372	191,103

General Fund

RESERVE EXPENDITURES

Years 2024 to 2039

Viera East
Community Development District
Rockledge, Florida

Explanatory Notes:

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

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	RUL = 0 FY2024	1 2025	2 2026	3 2027	4 2028	5 2029	6 2030	7 2031	8 2032	9 2033	10 2034	11 2035	12 2036	13 2037	14 2038	15 2039	
						Useful	Remaining	Unit (2024)	Per Phase (2024)	Total (2024)																		
Clubhouse Elements																												
2.100	2	2 Each		Computer Equipment, Workstations, Accounting	2027	to 5	3	2,400.00	4,800	4,800	1.0%				5,291				6,224						7,321			
2.101	1	1 Allowance		Furnishings, Offices	2027	to 20	3	9,500.00	9,500	9,500	0.6%				10,472													
Pond Elements																												
2.200	1	1 Each		Pond, Aerator, Woodside Park	2037	10 to 15	13	32,000.00	32,000	32,000	2.6%														48,804			
2.201	40	40 Each		Drainage Control Structures, Inspections and Capital Repairs	2029	to 5	5	850.00	34,000	34,000	7.5%						39,993					47,042				55,333		
2.203	110	110 Each		Outflow Pipes, Mitered End Sections, Capital Repairs	2029	to 5	5	275.00	30,250	30,250	6.7%						35,582					41,853				49,230		
Property Site Elements																												
2.300	13,400	13,400 Square Yards	Asphalt Pavement, Patch and Seal Coat (Adjusted Scope When in Coordination with Paving)		2028	3 to 5	4	2.00	26,800	26,800	5.6%					26,076				35,895						42,222		
2.301	11,450	11,450 Square Yards	Asphalt Pavement, Mill and Overlay, Clubhouse Parking Area (Incl. Access Drive)		2043	15 to 20	19	19.00	217,550	217,550	8.1%																	
2.302	1,950	1,950 Square Yards	Asphalt Pavement, Mill and Overlay, Woodside Park		2028	15 to 20	4	19.00	37,050	37,050	2.5%					42,188												
2.303	1,250	1,250 Square Feet	Bridges, Pedestrian, Recreation Lake, Paint Finishes and Capital Repairs		2028	6 to 8	4	18.00	22,500	22,500	3.2%					25,620								33,219				
2.304	1,250	1,250 Square Feet	Bridges, Pedestrian, Recreation Lake, Replacement		2036	20 to 25	12	78.00	97,500	97,500	2.9%													143,949				
2.305	5	5 Each	Catch Basins, Landscape, Clubhouse Parking Area, Inspections and Capital Repairs		2028	15 to 20	4	1,200.00	6,000	6,000	0.4%					6,832												
2.306	6,700	1,340 Linear Feet	Concrete Curbs and Gutters, Clubhouse Parking Area, Partial		2043	to 65	19 to 30+	48.00	64,320	321,600	2.4%																	
2.307	750	300 Linear Feet	Concrete Curbs and Gutters, Woodside Park, Partial		2028	to 65	4 to 30+	48.00	14,400	36,000	1.0%					16,397												
2.308	27,600	1,380 Square Feet	Concrete Sidewalks, Clubhouse and Woodside Park, Partial		2026	to 65	2 to 30+	12.00	16,560	331,200	3.3%			17,671				20,786						24,449				
2.309	69,600	2,320 Square Feet	Concrete Sidewalks, Nature Trails, Partial		2026	to 65	2 to 30+	12.00	27,840	835,200	5.6%			29,708				34,944						41,103				
2.310	12	12 Each	Light Poles and Fixtures, Clubhouse Parking Area		2032	to 25	8	2,400.00	28,800	28,800	0.7%							37,342										
Woodside Park Elements																												
2.400	200	200 Square Feet	Bridges, Pedestrian, Playground and Dog Park, Decking and Structure Repairs		2032	10 to 15	8	28.00	5,600	5,600	0.1%							7,261										
2.401	200	200 Square Feet	Bridges, Pedestrian, Playground and Dog Park, Replacement		2044	20 to 25	20	74.00	14,800	14,800	0.6%																	
2.402	1	1 Allowance	Dog Park Features		2030	to 10	6	9,000.00	9,000	9,000	0.9%							10,936										
2.403	700	700 Linear Feet	Fences, Chain Link		2045	to 25	21	24.00	16,800	16,800	0.7%																	
2.404	600	600 Linear Feet	Fences, Wood, Split Rail		2040	to 20	16	26.00	15,600	15,600	0.5%																	
2.405	1	1 Each	Irrigation System, Pump		2042	to 20	18	16,000.00	16,000	16,000	0.6%																	
2.406	1	1 Allowance	Irrigation System, Replacement		2052	to 30	28	24,900.00	24,900	24,900	1.2%																	
2.407	1	1 Allowance	Playground Equipment		2040	15 to 20	16	30,000.00	30,000	30,000	1.0%																	
2.408	2	2 Each	Rest Room Building, Doors		2026	to 30	2	2,000.00	4,000	4,000	0.1%			4,268														
2.409	1,000	1,000 Square Feet	Rest Room Building, Paint Finishes, Exterior		2026	4 to 6	2	5.50	5,500	5,500	0.9%			5,869				7,131							8,665			
2.410	2	2 Each	Rest Room Building, Rest Rooms, Renovations (Incl. Patio Ceiling)		2044	to 25	20	7,500.00	15,000	15,000	0.6%																	
2.411	8	8 Squares	Rest Room Building, Roof, Asphalt Shingles		2026	12 to 18	2	780.00	6,240	6,240	0.4%			6,659														
2.412	1,200	1,200 Square Feet	Shade Structures, Canvas, Interim Replacement		2028	6 to 8	4	12.00	14,400	14,400	2.0%					16,397							21,260					
2.413	1,200	1,200 Square Feet	Shade Structures, Canvas and Frames, Total Replacement		2044	to 25	20	32.00	38,400	38,400	1.5%																	
2.414	1	1 Allowance	Site Furniture		2032	10 to 15	8	27,000.00	27,000	27,000	1.7%							35,008										
Maintenance Facility Elements																												
3.100	4,600	4,600 Square Yards	Asphalt Pavement, Patch and Seal Coat		2026	3 to 5	2	2.00	3,036	3,036	0.4%			3,240								4,339						
3.101	4,600	4,600 Square Yards	Asphalt Pavement, Mill and Overlay		2030	15 to 20	6	19.00	28,842	28,842	2.0%							35,045										
3.103	600	600 Square Feet	Carport, Vehicle and Equipment Storage		2043	to 25	19	28.00	5,544	5,544	0.2%																	
3.104	7,100	475 Square Feet	Concrete Flatwork, Partial (Incl. Wash Station)		2026	to 65+	2 to 30+	13.00	2,038	30,459	0.4%			2,174				2,558					3,009					

General Fund

RESERVE EXPENDITURES

Years 2040 to 2054

Viera East Community Development District Rockledge, Florida				Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	16 2040	17 2041	18 2042	19 2043	20 2044	21 2045	22 2046	23 2047	24 2048	25 2049	26 2050	27 2051	28 2052	29 2053	30 2054		
Line Item	Total Quantity	Per Phase Quantity	Units		Useful	Remaining	Unit (2024)	Per Phase (2024)	Total (2024)																		
Reserve Component Inventory																											
Clubhouse Elements																											
2.100	2	2 Each	Computer Equipment, Workstations, Accounting	2027	to 5	3	2,400.00	4,800	4,800	1.0%			8,611					10,129					11,914				
2.101	1	1 Allowance	Furnishings, Offices	2027	to 20	3	9,500.00	9,500	9,500	0.6%								20,046									
Pond Elements																											
2.200	1	1 Each	Pond, Aerator, Woodside Park	2037	10 to 15	13	32,000.00	32,000	32,000	2.6%													79,425				
2.201	40	40 Each	Drainage Control Structures, Inspections and Capital Repairs	2029	to 5	5	850.00	34,000	34,000	7.5%					65,086					76,557					90,051		
2.203	110	110 Each	Outflow Pipes, Mitered End Sections, Capital Repairs	2029	to 5	5	275.00	30,250	30,250	6.7%					57,907					68,114					80,119		
Property Site Elements																											
2.300	13,400	13,400 Square Yards	Asphalt Pavement, Patch and Seal Coat (Adjusted Scope When in Coordination with Paving)	2028	3 to 5	4	2.00	26,800	26,800	5.6%				49,664					58,417					68,714			
2.301	11,450	11,450 Square Yards	Asphalt Pavement, Mill and Overlay, Clubhouse Parking Area (Incl. Access Drive)	2043	15 to 20	19	19.00	217,550	217,550	8.1%				403,149													
2.302	1,950	1,950 Square Yards	Asphalt Pavement, Mill and Overlay, Woodside Park	2028	15 to 20	4	19.00	37,050	37,050	2.5%									80,760								
2.303	1,250	1,250 Square Feet	Bridges, Pedestrian, Recreation Lake, Paint Finishes and Capital Repairs	2028	6 to 8	4	18.00	22,500	22,500	3.2%					43,071								55,846				
2.304	1,250	1,250 Square Feet	Bridges, Pedestrian, Recreation Lake, Replacement	2036	20 to 25	12	78.00	97,500	97,500	2.9%																	
2.305	5	5 Each	Catch Basins, Landscape, Clubhouse Parking Area, Inspections and Capital Repairs	2028	15 to 20	4	1,200.00	6,000	6,000	0.4%									13,079								
2.306	6,700	1,340 Linear Feet	Concrete Curbs and Gutters, Clubhouse Parking Area, Partial	2043	to 65	19 to 30+	48.00	64,320	321,600	2.4%				119,193													
2.307	750	300 Linear Feet	Concrete Curbs and Gutters, Woodside Park, Partial	2028	to 65	4 to 30+	48.00	14,400	36,000	1.0%									31,388								
2.308	27,600	1,380 Square Feet	Concrete Sidewalks, Clubhouse and Woodside Park, Partial	2026	to 65	2 to 30+	12.00	16,560	331,200	3.3%		28,758					33,827					39,790					
2.309	69,600	2,320 Square Feet	Concrete Sidewalks, Nature Trails, Partial	2026	to 65	2 to 30+	12.00	27,840	835,200	5.6%		48,348					56,869					66,893					
2.310	12	12 Each	Light Poles and Fixtures, Clubhouse Parking Area	2032	to 25	8	2,400.00	28,800	28,800	0.7%																	
Woodside Park Elements																											
2.400	200	200 Square Feet	Bridges, Pedestrian, Playground and Dog Park, Decking and Structure Repairs	2032	10 to 15	8	28.00	5,600	5,600	0.1%																	
2.401	200	200 Square Feet	Bridges, Pedestrian, Playground and Dog Park, Replacement	2044	20 to 25	20	74.00	14,800	14,800	0.6%					28,331												
2.402	1	1 Allowance	Dog Park Features	2030	to 10	6	9,000.00	9,000	9,000	0.9%	15,130											20,934					
2.403	700	700 Linear Feet	Fences, Chain Link	2045	to 25	21	24.00	16,800	16,800	0.7%						33,221											
2.404	600	600 Linear Feet	Fences, Wood, Split Rail	2040	to 20	16	26.00	15,600	15,600	0.5%	26,226																
2.405	1	1 Each	Irrigation System, Pump	2042	to 20	18	16,000.00	16,000	16,000	0.6%			28,703														
2.406	1	1 Allowance	Irrigation System, Replacement	2052	to 30	28	24,900.00	24,900	24,900	1.2%													61,803				
2.407	1	1 Allowance	Playground Equipment	2040	15 to 20	16	30,000.00	30,000	30,000	1.0%	50,434																
2.408	2	2 Each	Rest Room Building, Doors	2026	to 30	2	2,000.00	4,000	4,000	0.1%																	
2.409	1,000	1,000 Square Feet	Rest Room Building, Paint Finishes, Exterior	2026	4 to 6	2	5.50	5,500	5,500	0.9%						10,529						12,793					
2.410	2	2 Each	Rest Room Building, Rest Rooms, Renovations (Incl. Patio Ceiling)	2044	to 25	20	7,500.00	15,000	15,000	0.6%					28,714												
2.411	8	8 Squares	Rest Room Building, Roof, Asphalt Shingles	2026	12 to 18	2	780.00	6,240	6,240	0.4%					11,945												
2.412	1,200	1,200 Square Feet	Shade Structures, Canvas, Interim Replacement	2028	6 to 8	4	12.00	14,400	14,400	2.0%					27,566								35,741				
2.413	1,200	1,200 Square Feet	Shade Structures, Canvas and Frames, Total Replacement	2044	to 25	20	32.00	38,400	38,400	1.5%					73,509												
2.414	1	1 Allowance	Site Furniture	2032	10 to 15	8	27,000.00	27,000	27,000	1.7%					51,686												
Maintenance Facility Elements																											
3.100	4,600	4,600 Square Yards	Asphalt Pavement, Patch and Seal Coat	2026	3 to 5	2	2.00	3,036	3,036	0.4%	5,104					6,004											
3.101	4,600	4,600 Square Yards	Asphalt Pavement, Mill and Overlay	2030	15 to 20	6	19.00	28,842	28,842	2.0%												67,086					
3.103	600	600 Square Feet	Carport, Vehicle and Equipment Storage	2043	to 25	19	28.00	5,544	5,544	0.2%				10,274													
3.104	7,100	475 Square Feet	Concrete Flatwork, Partial (Incl. Wash Station)	2026	to 65+	2 to 30+	13.00	2,038	30,459	0.4%		3,539					4,163					4,896					

RESERVE EXPENDITURES

Viera East
Community Development District
Rockledge, Florida

Explanatory Notes:

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

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	RUL = 0 FY2024	1 2025	2 2026	3 2027	4 2028	5 2029	6 2030	7 2031	8 2032	9 2033	10 2034	11 2035	12 2036	13 2037	14 2038	15 2039
						Useful	Remaining	Unit (2024)	Per Phase (2024)	Total (2024)																	
3.105	1,050	1,050	Square Feet	Fences, Chain Link (Incl. Gate)	2030	to 25	6	32.00	11,088	11,088	0.3%							13,473									
3.111	10	10	Each	Light Poles and Fixtures	2030	to 25	6	1,600.00	5,280	5,280	0.1%							6,416									
3.113	200	200	Square Feet	Storage Shed	2032	to 30	8	55.00	11,000	11,000	0.3%									14,262							
3.114	2	2	Each	Tanks, Fuel Storage, 1,000-Gallon	2030	to 20	6	6,200.00	4,092	4,092	0.3%							4,972									
3.115	1	1	Each	Tanks, Oil Separation	2030	to 20	6	5,800.00	1,914	1,914	0.1%							2,326									
Maintenance Building Elements																											
3.200	1	1	Each	Air Handling and Condensing Units, Split System	2036	10 to 15	12	7,500.00	2,475	2,475	0.2%													3,654			
3.201	8	8	Each	Doors, Overhead	2029	to 25	5	3,200.00	8,448	8,448	0.6%							9,937									
3.202	1	1	Each	Ice Machine, Manitowoc	2029	to 15	5	4,500.00	1,485	1,485	0.1%							1,747									
3.203	1,400	1,400	Square Feet	Interior Renovation, Complete	2028	to 30	4	60.00	27,720	27,720	0.6%						31,564										
3.204	1,400	1,400	Square Feet	Interior Renovation, Partial, Subsequent	2038	8 to 12	14	8.00	3,696	3,696	0.3%															5,823	
3.205	23,900	23,900	Square Feet	Metal Frame, Paint Finishes and Repairs	2028	8 to 10	4	2.00	15,774	15,774	1.1%						17,962										
3.206	18,600	18,600	Square Feet	Roof and Siding, Metal	2039	to 45	15	14.00	85,932	85,932	2.8%																139,849
3.207	225	225	Square Feet	Windows and Doors	2039	to 40	15	110.00	8,168	8,168	0.3%																13,292
Maintenance Equipment (CDD and Shared)																											
4.101	1	1	Each	Carts and Utility Vehicles, Cub Cadet	2032	to 15	8	6,800.00	6,800	6,800	0.5%									8,817							
4.103	1	1	Each	Carts and Utility Vehicles, Cushman Hauler 800X EFI	2034	10 to 15	10	9,500.00	9,500	9,500	0.7%											13,144					
4.109	1	1	Each	Carts and Utility Vehicles, Kawasaki	2030	to 15	6	11,500.00	11,500	11,500	0.7%							13,973									
4.110	1	1	Each	Carts and Utility Vehicles, Kubota RTV 520	2030	to 15	6	12,500.00	12,500	12,500	0.8%							15,188									
4.114	1	1	Each	Excavator, Volvo EC 25	2030	20 to 25	6	18,700.00	18,700	18,700	0.5%							22,722									
4.115	1	1	Each	Light Trucks, Ford F-150	2031	10 to 15	7	45,000.00	45,000	45,000	4.9%									56,483							
4.116	1	1	Each	Light Trucks, Ford F-250	2036	10 to 15	12	75,000.00	75,000	75,000	5.8%													110,730			
4.117	2	2	Each	Loaders, Tracked, Caterpillar	2034	20 to 25	10	60,000.00	120,000	120,000	3.3%											166,029					
4.118	1	1	Each	Loaders, Wheeled, Caterpillar (Shared)	2034	to 25	10	80,800.00	26,664	26,664	0.7%											36,892					
4.126	1	1	Each	Implements, Mulcher	2029	to 10	5	28,000.00	6,500	28,000	2.8%							32,935									45,568
4.132	1	1	Each	Mowers, Self-Propelled, Kubota Zero Turn (Shared, Incl. Miscellaneous Attachments)	2031	8 to 10	7	19,800.00	6,534	6,534	0.7%									8,201							
4.140	1	1	Each	Tractors, Case 580 Super K	2027	to 35	3	19,500.00	19,500	19,500	0.4%																
4.141	1	1	Each	Tractors, Ford 5030	2027	to 35	3	6,000.00	6,000	6,000	0.1%																
4.143	1	1	Each	Tractors, Kubota M6060D	2040	20 to 25	16	17,300.00	17,300	17,300	0.6%																
4.145	3	3	Each	Trailers, Miscellaneous	2030	20 to 25	6	5,500.00	16,500	16,500	0.4%							20,049									
		1 Allowance		Reserve Study Update with Site Visit	2026	to 2	2	8,200.00	2,050	2,050	0.0%						2,050										
Anticipated Expenditures, By Year (\$4,984,026 over 30 years)										2,990,491		0	0	71,639	43,872	183,036	120,193	145,099	122,971	116,045	35,895	304,960	4,339	381,373	56,124	56,710	303,273

RESERVE EXPENDITURES

Viera East
Community Development District
Rockledge, Florida

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	16 2040	17 2041	18 2042	19 2043	20 2044	21 2045	22 2046	23 2047	24 2048	25 2049	26 2050	27 2051	28 2052	29 2053	30 2054
						Useful	Remaining	Unit (2024)	Per Phase (2024)	Total (2024)																
3.105	1,050	1,050	Square Feet	Fences, Chain Link (Incl. Gate)	2030	to 25	6	32.00	11,088	11,088	0.3%															
3.111	10	10	Each	Light Poles and Fixtures	2030	to 25	6	1,600.00	5,280	5,280	0.1%															
3.113	200	200	Square Feet	Storage Shed	2032	to 30	8	55.00	11,000	11,000	0.3%															
3.114	2	2	Each	Tanks, Fuel Storage, 1,000-Gallon	2030	to 20	6	6,200.00	4,092	4,092	0.3%											9,518				
3.115	1	1	Each	Tanks, Oil Separation	2030	to 20	6	5,800.00	1,914	1,914	0.1%											4,452				
				Maintenance Building Elements																						
3.200	1	1	Each	Air Handling and Condensing Units, Split System	2036	10 to 15	12	7,500.00	2,475	2,475	0.2%											5,947				
3.201	8	8	Each	Doors, Overhead	2029	to 25	5	3,200.00	8,448	8,448	0.6%														22,375	
3.202	1	1	Each	Ice Machine, Manitowoc	2029	to 15	5	4,500.00	1,485	1,485	0.1%					2,843										
3.203	1,400	1,400	Square Feet	Interior Renovation, Complete	2028	to 30	4	60.00	27,720	27,720	0.6%															
3.204	1,400	1,400	Square Feet	Interior Renovation, Partial, Subsequent	2038	8 to 12	14	8.00	3,696	3,696	0.3%								8,056							
3.205	23,900	23,900	Square Feet	Metal Frame, Paint Finishes and Repairs	2028	8 to 10	4	2.00	15,774	15,774	1.1%								34,383							
3.206	18,600	18,600	Square Feet	Roof and Siding, Metal	2039	to 45	15	14.00	85,932	85,932	2.8%															
3.207	225	225	Square Feet	Windows and Doors	2039	to 40	15	110.00	8,168	8,168	0.3%															
				Maintenance Equipment (CDD and Shared)																						
4.101	1	1	Each	Carts and Utility Vehicles, Cub Cadet	2032	to 15	8	6,800.00	6,800	6,800	0.5%								14,349							
4.103	1	1	Each	Carts and Utility Vehicles, Cushman Hauler 800X EFI	2034	10 to 15	10	9,500.00	9,500	9,500	0.7%							19,406								
4.109	1	1	Each	Carts and Utility Vehicles, Kawasaki	2030	to 15	6	11,500.00	11,500	11,500	0.7%						22,741									
4.110	1	1	Each	Carts and Utility Vehicles, Kubota RTV 520	2030	to 15	6	12,500.00	12,500	12,500	0.8%						24,718									
4.114	1	1	Each	Excavator, Volvo EC 25	2030	20 to 25	6	18,700.00	18,700	18,700	0.5%															
4.115	1	1	Each	Light Trucks, Ford F-150	2031	10 to 15	7	45,000.00	45,000	45,000	4.9%		78,148									108,124				
4.116	1	1	Each	Light Trucks, Ford F-250	2036	10 to 15	12	75,000.00	75,000	75,000	5.8%											180,206				
4.117	2	2	Each	Loaders, Tracked, Caterpillar	2034	20 to 25	10	60,000.00	120,000	120,000	3.3%															
4.118	1	1	Each	Loaders, Wheeled, Caterpillar (Shared)	2034	to 25	10	80,800.00	26,664	26,664	0.7%															
4.126	1	1	Each	Implements, Mulcher	2029	to 10	5	28,000.00	6,500	28,000	2.8%							63,047								
4.132	1	1	Each	Mowers, Self-Propelled, Kubota Zero Turn (Shared, Incl. Miscellaneous Attachments)	2031	8 to 10	7	19,800.00	6,534	6,534	0.7%		11,347									15,700				
4.140	1	1	Each	Tractors, Case 580 Super K	2027	to 35	3	19,500.00	19,500	19,500	0.4%															
4.141	1	1	Each	Tractors, Ford 5030	2027	to 35	3	6,000.00	6,000	6,000	0.1%															
4.143	1	1	Each	Tractors, Kubota M6060D	2040	20 to 25	16	17,300.00	17,300	17,300	0.6%	29,084														
4.145	3	3	Each	Trailers, Miscellaneous	2030	20 to 25	6	5,500.00	16,500	16,500	0.4%															
		1	Allowance	Reserve Study Update with Site Visit	2026	to 2	2	8,200.00	2,050	2,050	0.0%															
				Anticipated Expenditures, By Year (\$4,984,026 over 30 years)																						
										2,990,491		125,978	170,140	37,314	582,280	401,186	86,684	114,265	44,524	226,084	207,718	114,783	421,555	244,729	68,714	192,545

RESERVE FUNDING PLAN

General Fund

CASH FLOW ANALYSIS

Viera East

Community Development District

Rockledge, Florida

Individual Reserve Budgets & Cash Flows for the Next 30 Years

		FY2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Reserves at Beginning of Year	(Note 1)	N/A	592,672	693,456	748,121	834,437	784,020	797,803	788,751	804,018	828,905	938,124	779,853	924,400	693,031	787,384	886,613
Recommended Reserve Contributions		N/A	31,777	55,000	56,800	58,700	60,600	62,600	64,700	66,800	69,000	71,300	73,700	76,100	78,600	81,200	83,900
Additional Reserve Contributions		N/A	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Total Recommended Reserve Contributions	(Note 2)	N/A	81,777	105,000	106,800	108,700	110,600	112,600	114,700	116,800	119,000	121,300	123,700	126,100	128,600	131,200	133,900
Estimated Interest Earned, During Year	(Note 3)	N/A	19,007	21,304	23,388	23,918	23,377	23,447	23,538	24,132	26,114	25,389	25,186	23,903	21,878	24,739	24,058
Anticipated Expenditures, By Year		N/A	0	(71,639)	(43,872)	(183,036)	(120,193)	(145,099)	(122,971)	(116,045)	(35,895)	(304,960)	(4,339)	(381,373)	(56,124)	(56,710)	(303,273)
Anticipated Reserves at Year End		<u>\$592,672</u>	<u>\$693,456</u>	<u>\$748,121</u>	<u>\$834,437</u>	<u>\$784,020</u>	<u>\$797,803</u>	<u>\$788,751</u>	<u>\$804,018</u>	<u>\$828,905</u>	<u>\$938,124</u>	<u>\$779,853</u>	<u>\$924,400</u>	<u>\$693,031</u>	<u>\$787,384</u>	<u>\$886,613</u>	<u>\$741,299</u>

Predicted Reserves based on 2025 funding level of: \$81,777 592,672 693,456 724,550 784,760 705,526 687,699 644,058 621,568

(continued)

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

		2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Reserves at Beginning of Year		741,299	774,420	766,655	896,521	480,288	238,626	312,284	363,608	490,812	441,202	412,500	481,122	244,491	184,399	305,425
Recommended Reserve Contributions		86,700	89,600	92,600	95,700	98,900	102,200	105,600	109,100	112,700	116,400	120,200	124,200	128,300	132,500	136,900
Additional Reserve Contributions		50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Total Recommended Reserve Contributions		136,700	139,600	142,600	145,700	148,900	152,200	155,600	159,100	162,700	166,400	170,200	174,200	178,300	182,500	186,900
Estimated Interest Earned, During Year		22,400	22,775	24,579	20,347	10,624	8,142	9,989	12,627	13,774	12,616	13,206	10,723	6,338	7,239	9,078
Anticipated Expenditures, By Year		(125,978)	(170,140)	(37,314)	(582,280)	(401,186)	(86,684)	(114,265)	(44,524)	(226,084)	(207,718)	(114,783)	(421,555)	(244,729)	(68,714)	(192,545)
Anticipated Reserves at Year End		<u>\$774,420</u>	<u>\$766,655</u>	<u>\$896,521</u>	<u>\$480,288</u>	<u>\$238,626</u>	<u>\$312,284</u>	<u>\$363,608</u>	<u>\$490,812</u>	<u>\$441,202</u>	<u>\$412,500</u>	<u>\$481,122</u>	<u>\$244,491</u>	<u>\$184,399</u>	<u>\$305,425</u>	<u>\$308,858</u>
						(NOTE 5)							(NOTE 5)			(NOTE 4)

Explanatory Notes:

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

General Fund
FIVE-YEAR OUTLOOK

Viera East
Community Development District
Rockledge, Florida

Line Item	Reserve Component Inventory	Percentage Ownership	RUL = 0 FY2024	1 2025	2 2026	3 2027	4 2028	5 2029
<u>Pond Elements</u>								
2.201	Drainage Control Structures, Inspections and Capital Repairs	100%						39,993
2.203	Outflow Pipes, Mitered End Sections, Capital Repairs	100%						35,582
<u>Property Site Elements</u>								
2.300	Asphalt Pavement, Patch and Seal Coat (Adjusted Scope When in Coordination with Paving)	100%					26,076	
2.302	Asphalt Pavement, Mill and Overlay, Woodside Park	100%					42,188	
2.303	Bridges, Pedestrian, Recreation Lake, Paint Finishes and Capital Repairs	100%					25,620	
2.305	Catch Basins, Landscape, Clubhouse Parking Area, Inspections and Capital Repairs	100%					6,832	
2.307	Concrete Curbs and Gutters, Woodside Park, Partial	100%					16,397	
2.308	Concrete Sidewalks, Clubhouse and Woodside Park, Partial	100%			17,671			
2.309	Concrete Sidewalks, Nature Trails, Partial	100%			29,708			
<u>Woodside Park Elements</u>								
2.408	Rest Room Building, Doors	100%			4,268			
2.409	Rest Room Building, Paint Finishes, Exterior	100%			5,869			
2.411	Rest Room Building, Roof, Asphalt Shingles	100%			6,659			
2.412	Shade Structures, Canvas, Interim Replacement	100%					16,397	
<u>Maintenance Facility Elements</u>								
3.100	Asphalt Pavement, Patch and Seal Coat	33%			3,240			
3.104	Concrete Flatwork, Partial (Incl. Wash Station)	33%			2,174			
<u>Maintenance Building Elements</u>								
3.201	Doors, Overhead	33%						9,937
3.202	Ice Machine, Manitowoc	33%						1,747
3.203	Interior Renovation, Complete	33%					31,564	
3.205	Metal Frame, Paint Finishes and Repairs	33%					17,962	
<u>Maintenance Equipment (CDD and Shared)</u>								
4.126	Implements, Mulcher	100%						32,935
4.140	Tractors, Case 580 Super K	100%				21,495		
4.141	Tractors, Ford 5030	100%				6,614		
Reserve Study Update with Site Visit		25%			2,050			
Anticipated Expenditures, By Year (\$4,984,026 over 30 years)			0	0	71,639	43,872	183,036	120,193

4. RESERVE COMPONENT DETAIL

The Reserve Component Detail of this *Reserve Study* includes enhanced solutions and procedures for select significant components. This section describes the Reserve Components, documents specific problems and condition assessments, and may include detailed solutions and procedures for necessary capital repairs and replacements for the benefit of current and future board members. We advise Management and the Board use this information to help define the scope and procedures for repair or replacement when soliciting bids or proposals from contractors. *However, the Report in whole or part is not and should not be used as a design specification or design engineering service.*

GOLF - Clubhouse Exterior Building Elements



Clubhouse exterior overview



Starter's Station overview

Doors, Metal

Line Item: 1.100

Quantity: Seven metal doors at the clubhouse rest rooms, cart barn, kitchen exit and office

History: Likely original to construction with the benefit of paint finish applications and repairs performed on an as-needed basis

Condition: Good to fair overall with no significant visible deterioration



Metal door at rest room



Metal doors at cart barn

Useful Life: Up to 35 years

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair any damage, base corrosion or alignment issues
 - Replace deteriorated hardware and loose weather stripping
 - Periodic touch-up paint finish applications as needed

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Patio, Gemstone Coating

Line Items: 1.101 and 1.102

Quantity: Approximately 7,450 square feet of horizontal surface area at the patio, rest rooms and restaurant. These surfaces comprise concrete with a gemstone waterproof coating

History: Repaired and coated in 2020

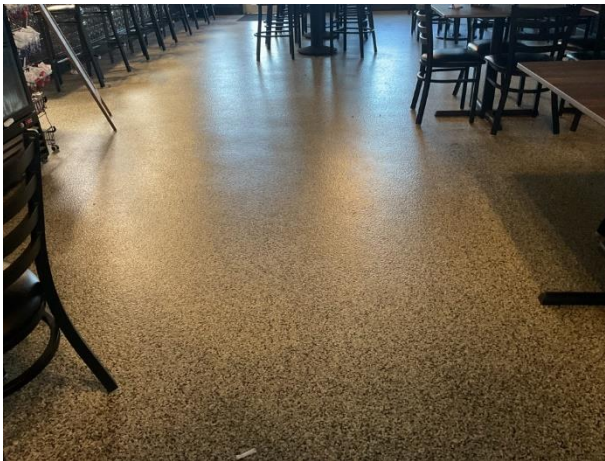
Condition: Good overall with no visible deterioration



Gemstone coating at Clubhouse



Gemstone coating at portico



Gemstone floor coating inside restaurant



Gemstone floor coating inside restaurant

Useful Life: Replacement of the gemstone waterproof coating every 20- to 25-years with the benefit of interim sealant applications performed every four- to six-years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Railings, Aluminum

Line Item: 1.103

Quantity: Approximately 310 linear feet of aluminum railings at the Clubhouse patio

History: Original with the benefit of repairs and paint finish applications performed in 2020

Condition: Good overall with no significant visible deterioration evident



Aluminum railings at outdoor seating area



Aluminum railings



Aluminum railings

Useful Life: Up to 35 years

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect for damage, and excessive finish deterioration or corrosion
 - Test security of railings and inspect connection fasteners

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Roof Assemblies, Asphalt Shingles

Line Item: 1.104

Quantity: Approximately 205 *squares*¹ of asphalt shingles at the Clubhouse building and Starter's Station, approximately 7,300 square feet of aluminum soffit, approximately 780 linear feet of fascia boards and approximately 180 linear feet of aluminum gutters and downspouts.

History: Replaced in 2022. The District should conduct inspections of the roofs semiannually and fund these inspections through the operating budget.

Condition: Good overall with no visible deterioration evident from our visual inspection from the ground. Management does not report a history of leaks.



Aluminum gutters and downspouts



Roof at Starter's Station



Roof overview at portico



Roof overview

¹ We quantify the roof area in squares where one square is equal to 100 square feet of surface area.



Roof overview



Valley detail



Vinyl soffits and fascia at Clubhouse



Vinyl soffits and fascia at the Starter's Station

Useful Life: 12- to 18-years

Component Detail Notes: The existing roof assembly comprises the following:

- Architectural shingles
- Boston style ridge caps
- Rubber seal with metal base boot flashing at waste pipes
- Soffit, gable and square hood box vents
- Metal drip edge
- Enclosed half weaved valleys

Insulation and ventilation are two major components of a sloped roof system. Together, proper insulation and ventilation help to control attic moisture and maintain an energy efficient building. Both insulation and ventilation prevent moisture buildup which can cause wood rot, mold and mildew growth, warp sheathing, deteriorate shingles, and eventually damage building interiors. Sufficient insulation helps to minimize the quantity of moisture that enters the attic spaces and adequate ventilation helps to remove any moisture that enters the attic spaces. These two roof system components also help to reduce the amount of energy that is required to heat and cool a building. Proper attic

insulation minimizes heat gain and heat loss between the residential living spaces and attic spaces. This reduces energy consumption year-round. Proper attic ventilation removes excessive heat from attic spaces that can radiate into residential living spaces and cause air conditioners to work harder. Properly installed attic insulation and ventilation work together to maximize the useful life of sloped roof systems.

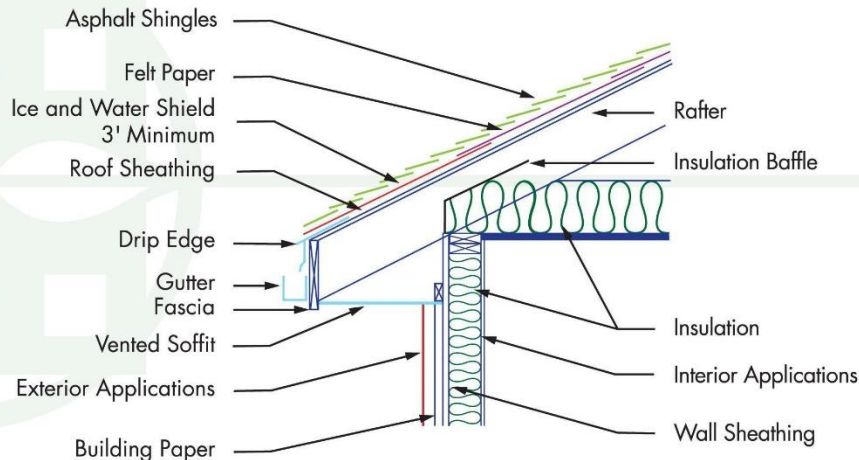
The vents should be clear of debris and not blocked from above by attic insulation. If the soffit vents are blocked from above, installation of polystyrene vent spaces or baffles between the roof joists at these locations can ensure proper ventilation.

Certain characteristics of condition govern the times of replacement. Replacement of an asphalt shingle roof becomes necessary when there are multiple or recurring leaks and when the shingles begin to cup, curl and lift. These conditions are indications that the asphalt shingle roof is near the end of its useful life. Even if the shingles are largely watertight, the infiltration of water in one area can lead to permanent damage to the underlying roof sheathing. This type of deterioration requires replacement of saturated sections of sheathing and greatly increases the cost of roof replacement. Roof leaks may occur from interrelated roof system components, i.e., flashings. Therefore, the warranty period, if any, on the asphalt shingles, may exceed the useful life of the roof system.

Warranties are an indication of product quality and are not a product guarantee. Asphalt shingle product warranties vary from 20- to 50-years and beyond. However, the scope is usually limited to only the material cost of the shingles as caused by manufacturing defects. Warranties may cover defects such as thermal splitting, granule loss, cupping, and curling. Labor cost is rarely included in the remedy so if roof materials fail, the labor to tear off and install new shingles is extra. Other limitations of warranties are exclusions for "incidental and consequential" damages resulting from age, hurricanes, hail storms, ice dams, severe winds, tornadoes, earthquakes, etc. There are some warranties which offer no dollar limit for replacement at an additional cost (effectively an insurance policy) but again these warranties also have limits and may not cover all damages other than a product defect. We recommend a review of the manufacturers' warranties as part of the evaluation of competing proposals to replace a roof system. This evaluation should identify the current costs of remedy if the roof were to fail in the near future. A comparison of the costs of remedy to the total replacement cost will assist in judging the merits of the warranties.

The following cross-sectional schematic illustrates a typical asphalt shingle roof system although it may not reflect the actual configuration at Viera East:

ROOF SCHEMATIC



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Contractors use one of two methods for replacement of sloped roofs, either an overlayment or a tear-off. Overlayment is the application of new shingles over an existing roof. However, there are many disadvantages to overlayment including hidden defects of the underlying roof system, absorption of more heat resulting in accelerated deterioration of the new and old shingles, and an uneven visual appearance. Therefore, we recommend only the tear-off method of replacement. The tear-off method of replacement includes removal of the existing shingles, flashings if required and underlayments.

The District should plan to coordinate the replacement of gutters and downspouts and soffit and fascia components with the adjacent roofs. This will result in the most economical unit price and minimize the possibility of damage to other roof components as compared to separate replacements.

Preventative Maintenance Notes: We recommend the District maintain a service and inspection contract with a qualified professional and record all documentation of repairs conducted. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Record any areas of water infiltration, flashing deterioration, damage or loose shingles
 - Implement repairs as needed if issues are reoccurring
 - Trim tree branches that are near or in contact with roof
- As-needed:

- Ensure proper ventilation and verify vents are clear of debris and not blocked from attic insulation

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost includes replacement of the aluminum gutters and downspouts and partial replacement of up to fifty percent (50%) of the soffit and fascia components per event.

Walls, Stucco

Line Item: 1.105

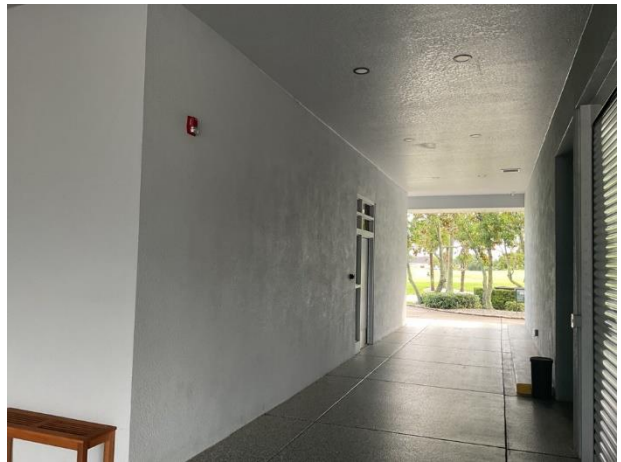
Quantity: Approximately 9,600 square feet of the Clubhouse exterior and Starter's Station

History: Painted and repaired in 2020

Condition: Good to fair overall with no visible deterioration evident.



Stucco finishes at portico



Stucco wall finishes



Stucco terminates above lower roof section

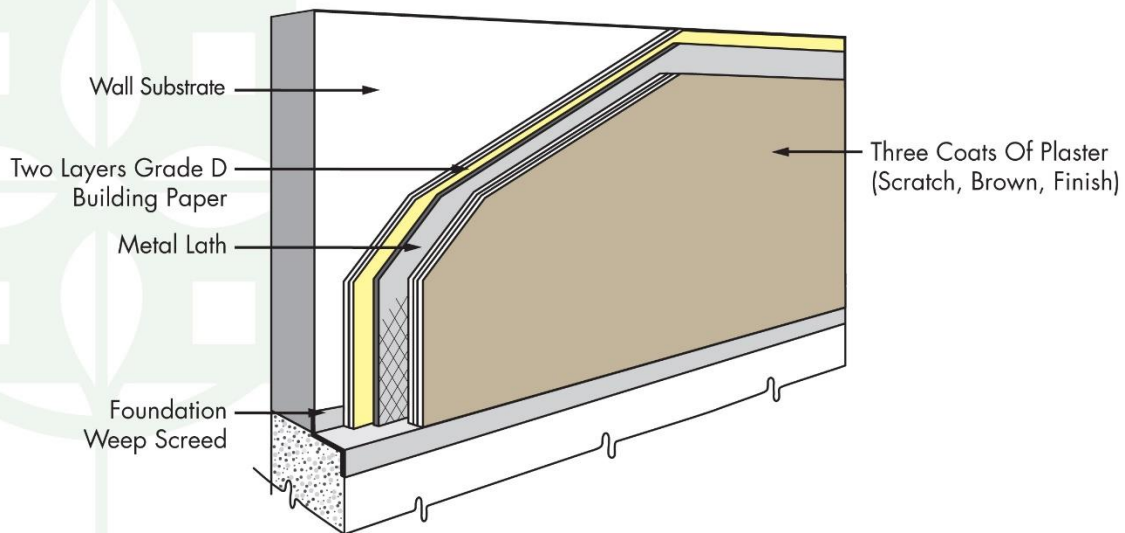


Stucco wall finishes at cart barn

Useful Life: We recommend inspections, repairs and paint finish applications every five-to seven-years.

Component Detail Notes: The following graphic details the typical components of a stucco wall system on frame construction although it may not reflect the actual configuration at Viera East:

STUCCO DETAIL



© Reserve Advisors

Correct and complete preparation of the surface before application of the paint finish maximizes the useful life of the paint finish and surface. The contractor should remove all loose, peeled or blistered paint before application of the new paint finish. The contractor should then power wash the surface to remove all dirt and biological growth.

Water-soluble cleaners that will not attack Portland cement are acceptable for removing stains.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost anticipates the following in coordination with each paint finish application:

- Complete inspection of the stucco
- Crack repairs as needed (Each paint product has the limited ability to cover and seal cracks but we recommend repair of all cracks which exceed the ability of the paint product to bridge.)
- Replacement of up to one percent (1%), of the stucco walls (The exact amount of area in need of replacement will be discretionary based on the actual future conditions and the desired appearance.)
- Replacement of up to thirty-three percent (33%) of the sealants in coordination with each paint finish application.

Windows and Doors

Line Item: 1.106

Quantity: Approximately 1,150 square feet at the Pro Shop and restaurant

History: Likely original to construction

Condition: Good to fair overall with no significant visible deterioration



Windows and doors at Pro Shop



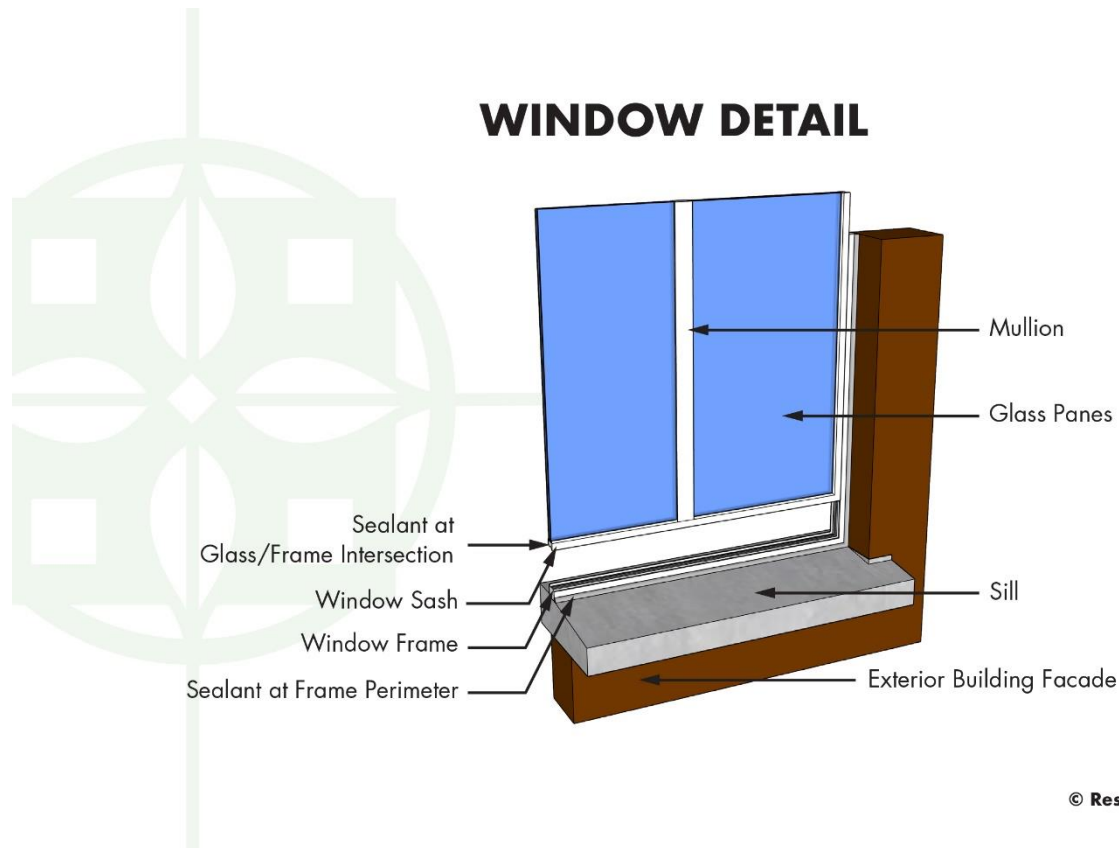
Windows and doors at restaurant

Useful Life: Up to 40 years

Component Detail Notes: Construction includes the following:

- Aluminum frames
- Dual pane glass
- Fixed windows
- Hinged doors

The following schematic depicts the typical components of a window system although it may not reflect the actual configuration at Viera East:



Properly designed window assemblies anticipate the penetration of some storm water beyond the gaskets. This infiltrated storm water collects in an internal drainage system and drains, or exits, the frames through weep holes. These weep holes can become clogged with dirt or if a sealant is applied, resulting in trapped storm water. However, as window frames, gaskets and sealants deteriorate, leaks into the interior can result. The windows will eventually need replacement or major capital repairs to prevent water infiltration and damage from wind driven rain.

The thermal efficiencies of the window assemblies are affected by their design and construction components. These components include glazings, thickness of air space between glazings, low-conductivity gas, tinted coatings, low-e coatings and thermal barriers. The District should thoroughly investigate these component options at the time of replacement. Some manufacturers may include these components as part of the standard product and other manufacturers may consider these components as options for an additional cost. Viera East should review the specifications provided by the



manufacturers to understand the thermal design and construction components of the proposed assemblies.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair loose weather stripping and/or lock damage
 - Inspect for broken glass and damaged screens
 - Record instances of water infiltration, trapped moisture or leaks
- As-needed:
 - Verify weep holes are unobstructed and not blocked with dirt or sealant, if applicable
 - Replace damaged or deteriorated sliding glass rollers, if applicable

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the ***Reserve Expenditures*** table in Section 3.

GOLF - Clubhouse Interior Building Elements



Pro Shop overview



Restaurant overview

Bar and Countertop

Line Item: 1.200

Quantity: Approximately 100 linear feet at the restaurant, outdoor patio and Starter's Station

History: Replaced in 2020

Condition: Good overall



Bar and countertop at outdoor seating area



Bar surface



Counter top at food warmer



Countertops at starter station



Plastic covering at bar

Useful Life: 15- to 20-years

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Ceilings, Acoustical Tiles and Grid

Line Item: 1.201

Quantity: Approximately 2,000 square feet at the kitchen, Pro Shop and offices

History: Likely original to construction

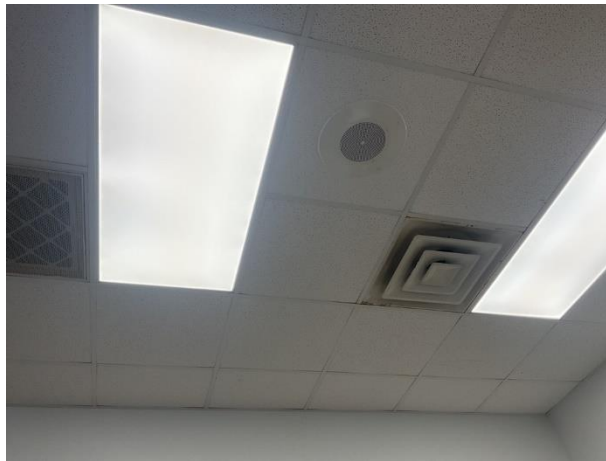
Condition: Good to fair overall with no significant deterioration evident. We did not identify significant stains, damaged tiles or rust at the vents.



Acoustical ceiling at kitchen



Acoustical ceiling at pro shop



Acoustical ceiling tiles with grid and lighting

Useful Life: Up to 30 years

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Floor and Wall Coverings, Ceramic Tile, Kitchen

Line Item: 1.202

Quantity: Approximately 780 square feet of tile at the kitchen and storage room

History: Likely original to construction

Condition: Fair overall with cracks and damaged tiles evident



Tile cracks



Tile damage



Tile floor coverings at dishwashing area

Useful Life: Up to 30 years although replacement of tile is often based on discretionary redecorating prior to the tile reaching the end of its useful life.

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. The District should fund regrouting of the tiles through the operating budget if necessary.

Floor Coverings, Carpet, Pro Shop and Offices

Line Item: 1.203

Quantity: Approximately 170 square yards at the Pro Shop and offices. (Contractor measurements will vary from the actual floor area due to standard roll lengths, patterns and installation waste.)

History: Replaced in 2020

Condition: Good overall with no significant deterioration evident.



Carpet floor coverings at office area



Carpet floor coverings at pro shop

Useful Life: 8- to 10-years

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Furnishings, Pro Shop

Line Item: 1.204

Quantity: Approximately 10 display fixtures including freestanding clothing racks and tables

History: Replaced in 2020

Condition: Good overall with no significant deterioration evident.



Display fixtures



Display fixtures



Display table

Useful Life: Up to 15 years

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Furnishings, Restaurant

Line Items: 1.205 and 1.206

Quantity: Furnishings and components in the restaurant include but are not limited to the following elements:

- Chairs and booth seating (78)
- Tables (22)

History: Replaced in 2020

Condition: Good overall with no significant deterioration evident.



Barstools



Booth seating



Chairs



Chairs at high top tables



High top tables



Table at booth seating area



Tables

Useful Life: Up to 15 years

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Light Fixtures, Pendants and Chandeliers

Line Item: 1.207

Quantity: Approximately seven chandeliers and pendant light fixtures at the restaurant

History: Replaced in 2020

Condition: Reported satisfactory overall with no significant deterioration evident.



Chandelier at dining area



Pendant lights at restaurant

Useful Life: 20- to 25-years

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Rest Room, Cart Barn

Line Item: 1.208

Quantity: The rest room components include:

- Tile floor and wall coverings
- Paint finishes at the ceiling
- Light fixtures
- Plumbing fixtures

History: Likely original to construction with the benefit of paint finish applications and repairs performed on an as-needed basis.

Condition: Good to fair overall



Rest room at cart barn

Useful Life: Renovation every 20- to 25-years

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Rest Rooms, Main

Line Item: 1.209

Quantity: The rest room components include:

- Gemstone floor coating (Depicted on Clubhouse Exterior Building Elements ***Line Items 1.102 and 1.103*** and excluded from this project cost)
- Tile wall coverings
- Paint finishes at the walls and ceilings
- Louvered stall doors
- Light fixtures
- Plumbing fixtures
- Decorations and Paintings

History: Renovated in 2020

Condition: Good overall with no significant deterioration evident.



Countertop with sinks



Paint finishes



Rest room fixtures



Rest room fixtures and finishes



Rest room overview



Rest room overview



Stall doors



Tile wall coverings

Useful Life: To maintain the desired appearance of the Clubhouse, we depict renovation up to every 20 years

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Sales Counter and Cabinetry, Pro Shop

Line Item: 1.210

Quantity: Approximately 20 linear feet of cabinetry and countertop at the pro shop

History: Replaced in 2020

Condition: Good overall with no significant deterioration evident



Cabinetry at pro shop



Sales counter and cabinetry at pro shop

Useful Life: Up to 30 years although replacement of the countertop and cabinetry is often based on discretionary redecorating prior to the end of the useful life.

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Window Treatments, Restaurant

Line Item: 1.211

Quantity: Five rolling window shades at the restaurant seating area

History: Replaced in 2020

Condition: Good overall condition with no significant deterioration evident



Rolling window treatment

Useful Life: 8- to 10-years



Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

GOLF – Clubhouse Kitchen Equipment

The District maintains the kitchen equipment at the Hook and Eagle Tavern. Kitchen equipment includes but is not limited to refrigerators, freezers, griddles and ovens, fryers and dishwashing equipment. The kitchen also features an exhaust hood with integrated fire suppression equipment. A walk-in cooler is located in the loading dock area to provide bulk cold storage. The District has performed component replacement on an as-needed basis, will replace the existing cooler in FY2025 and plans to install an additional walk-in cooler in FY2025. The District also plans to remove the various outdoor refrigerators and freezers upon installation of the new walk-in cooler. Replacement of this equipment to be removed is excluded from our analysis. The age of the equipment varies depending on the replacement date, and history information was unavailable for some pieces of equipment. Specific discussion of the age, condition, useful life and estimated cost of each piece of equipment is beyond the scope of this study. For budgetary purposes, we have estimated the age and effective useful life of each piece of equipment to determine the likely date of replacement. Such estimations are depicted on Line Items 1.300 through 1.321 of the **Reserve Expenditures** table in Section 3. We recommend the District plan for as-needed replacement of inexpensive elements including the coffee brewer, blender, espresso machine, hot dog steamer and food warming light through the operating budget.



Coffee brewer and blender



Dishwasher



Dishwashing equipment



Espresso machine and hot dog steamer



Existing walk-in freezer



Food warming light



Freezer



Freezer mechanical equipment



Fryers



Range and griddle with underlying ovens



Ice machine



Keg cooler at outdoor seating area



Microwave



Outdoor griddle



Prep refrigerator



Range hood control system



Range hood with integrated fire suppression system



Refrigerator at dining area



Tap system



Under-counter ice machine



Under-counter refrigerator



Under-counter refrigerator



Under-counter refrigerator



Under-counter refrigerator with glass doors



Under-counter refrigerator with glass doors



Under-counter refrigerator with top entry

GOLF - Clubhouse Building Services Elements

Air Handling Units

Line Items: 1.400 and 1.401

Quantity: One air handling unit which serves the Pro Shop and offices and one air handling unit which serves the restaurant and kitchen

History: The air handling unit at the Pro Shop and offices was replaced in 2021. The air handling unit at the restaurant was replaced in 2023. Both air handling units were replaced in coordination with the respective condensing unit.

Conditions: Reported satisfactory without operational deficiencies



Air handling unit at restaurant

Useful Life: Up to 30 years

Component Detail Notes: The District may choose to rebuild an air handling unit prior to complete replacement. However, this activity becomes less desirable as air handling units age due to the scarcity of parts. We regard interim replacement of belts, motors and filters as normal maintenance and base our estimates on complete replacements.

Preventative Maintenance Notes: The status of preventative maintenance was unavailable to us during our inspection. We recommend the District obtain and adhere to the manufacturer's recommended maintenance plan. We also recommend the District maintain a maintenance contract with a qualified professional. The required preventative maintenance may vary in frequency and scope based on the unit's age, operational condition, or changes in technology. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Semi-annually:
 - Lubricate motors and bearings
 - Change or clean air filters as needed
 - Inspect base pan, cabinet and clear obstructions as necessary

- Annually:
 - Clean drain pans, clean fan assembly, inspect fan drive system and controls
 - Inspect and clean accessible ductwork as needed
 - Check fan belt alignment and tension

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Computer Equipment, Point of Sale and Workstations

Line Items: 1.402 and 1.403

Quantity: The Golf Course Reserve fund maintains the computer equipment at the Pro Shop. This equipment includes but is not limited to Point of Sale systems and workstations. The exact model or utilization of each piece of equipment was not ascertained as part of this investigation. We note that accounting workstations are maintained through the General Reserve Fund and are excluded from these replacement costs.

History: Replaced in 2020

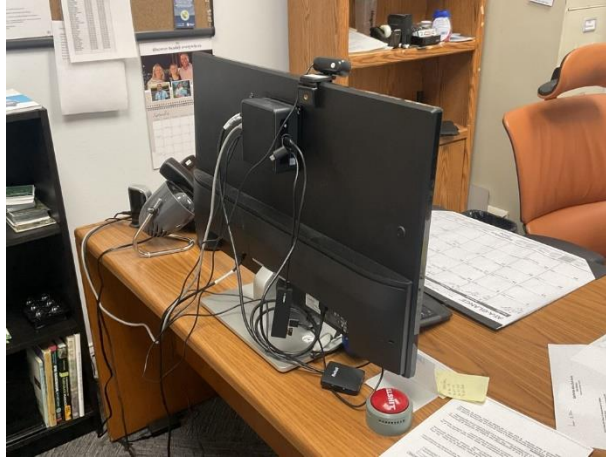
Condition: Reported in satisfactory condition



Computer equipment at pro shop



Computer equipment at pro shop



Workstation at office

Useful Life: Up to 10 years

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Condensing Units

Line Items: 1.404 and 1.405

Quantity: One 7.5-Ton *Carrier* air-cooled condensing unit serves the Pro Shop and offices and one 15-Ton *International Comfort Products* air-cooled condensing unit serves the restaurant and kitchen.

History: The condensing unit at the Pro Shop and offices was replaced in 2021. The condensing unit at the restaurant and kitchen was replaced in 2023.

Condition: Reported satisfactory without operational deficiencies



Condensing unit at pro shop and offices



Condensing unit



Condensing unit at restaurant

Useful Life: 15- to 20-years

Preventative Maintenance Notes: The status of preventative maintenance was unavailable to us during our inspection. We recommend the District obtain and adhere to the manufacturer's recommended maintenance plan. We also recommend the District maintain a maintenance contract with a qualified professional. The required preventative maintenance may vary in frequency and scope based on the unit's age, operational condition, or changes in technology. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Semi-annually:
 - Inspect condenser base and piping insulation
 - Inspect for excessive vibrations or unusual noises
- Annually:
 - Clean coils and drain pans, clean fan assembly, check refrigerant charge, inspect fan drive system and controls
 - Clean debris from inside cabinet, inspect condenser compressor and associated tubing for damage

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Defibrillator

Line Item: 1.406

Quantity: One defibrillator located in the office area

History: Likely replaced in 2020

Condition: Reported satisfactory

Useful Life: 10- to 15-years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Ice Machine, Cart Barn

Line Item: 1.407

Quantity: One Manitowoc ice machine located in the cart barn

History: The age of the ice machine was unavailable at the time of our inspection

Condition: Reported in satisfactory condition



Ice machine at cart barn

Useful Life: Up to 15 years

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Life Safety System

Line Item: 1.408

Quantity: The life safety system at the Viera East Clubhouse includes the following components:

- Annunciator panels
- Control Panel (*FireLite by Honeywell*)
- Audio/visual fixtures
- Pull stations
- Detectors
- Exit signage
- Emergency lighting
- Wiring

History: The age of the components varies. The District has reportedly performed interim component replacements on an as-needed basis

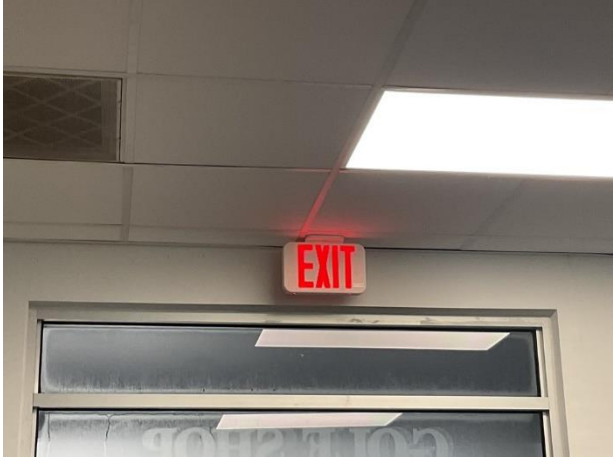
Conditions: Reported satisfactory without operational deficiencies.



Annunciator panel



Audio/visual fixture



Exit signage



Control panel

Useful Life: Up to 15 years for the devices

Preventative Maintenance Notes: We recommend the District obtain and adhere to the manufacturer's recommended maintenance plan. In accordance with *NFPA 72* (National Fire Alarm and Signaling Code) we also recommend the District maintain a maintenance contract with a qualified professional. The required preventative maintenance may vary in frequency and scope based on the age of the components, operational condition, or changes in technology. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Semi-annually:
 - Inspect and test all components and devices, including, but not limited to, annunciators, detectors, audio/visual fixtures, signal transmitters and magnetic door holders
 - Test backup batteries
- As-needed:
 - Ensure clear line of access to components such as pull stations
 - Ensure detectors are properly positioned and clean of debris

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Changes in technology or building codes may make a replacement desirable prior to the end of the functional life. Our estimate of future cost considers only that amount necessary to duplicate the same functionality. Local codes or ordinances at the actual time of replacement may require a betterment as compared to the existing system. A betterment could result in a higher, but at this time unknown, cost of replacement.

Security System

Line Item: 1.409

Quantity: Viera East utilizes the following security system components at the Clubhouse and maintenance facility:

- Cameras (Approximately 36)
- Recording devices (2)
- Monitors (2)

History: Upgraded in 2020

Condition: Reported satisfactory without operational deficiencies



Security system camera



Security system cameras at maintenance facility

Useful Life: 10- to 15-years

Preventative Maintenance Notes: We recommend the District obtain and adhere to the manufacturer's recommended maintenance plan. The required preventative maintenance may vary in frequency and scope based on the unit's age, operational condition, or changes in technology. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Monthly:
 - Check cameras for proper focus, fields of view are unobstructed and camera and lenses are clean and dust-free
 - Check recording equipment for proper operation
 - Verify monitors are free from distortion with correct brightness and contrast
- Annually:
 - Check exposed wiring and cables for wear, proper connections and signal transmission
 - Check power connections, and if applicable, functionality of battery power supply systems

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Water Heater

Line Item: 1.410

Quantity: One Rinnai gas-fired tankless water heater at the kitchen

History: The age of the heater was unavailable at the time of our inspection

Condition: Reported satisfactory without operational deficiencies



Water heater

Useful Life: Up to 10 years

Component Detail Notes: The tankless gas heater has an input capacity of 75-MBH (thousand British Thermal Units per hour) to generate hot water.

Preventative Maintenance Notes: The status of preventative maintenance was unavailable to us during our inspection. We recommend the District obtain and adhere to the manufacturer's recommended maintenance plan. We also recommend the District maintain a maintenance contract with a qualified professional. The required preventative maintenance may vary in frequency and scope based on the unit's age, operational condition, or changes in technology. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Weekly:
 - Inspect for leaking water around heater
 - Check temperature readings
 - Verify vent is unobstructed
 - Conduct heater blowdown to minimize corrosion and remove suspended solids in system
 - Clean pilot and burner assemblies
- Monthly:
 - Check water and pressure levels
 - Check controls and switches for proper operating
 - Check and inspect condensate drain
 - Check all gaskets for tight sealing



- Annually:
 - Conduct full inspection of heater and flues
 - Clean and inspect tubes to reduce scaling
 - Inspect any pressure relief valves
 - Inspect electrical terminals and controls

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

GOLF - Property Site Elements

Furnishings, Outdoor Patio

Line Items: 1.500 and 1.501

Quantity: The District maintains the following outdoor furnishings at the Clubhouse patio

- Composite chairs and barstools (46)
- Composite tables (9)

History: Replaced in 2020

Condition: Good overall



Barstools at outdoor seating area



Composite high-top table and chairs



Composite patio furniture at the Clubhouse

Useful Life: 10- to 15-years

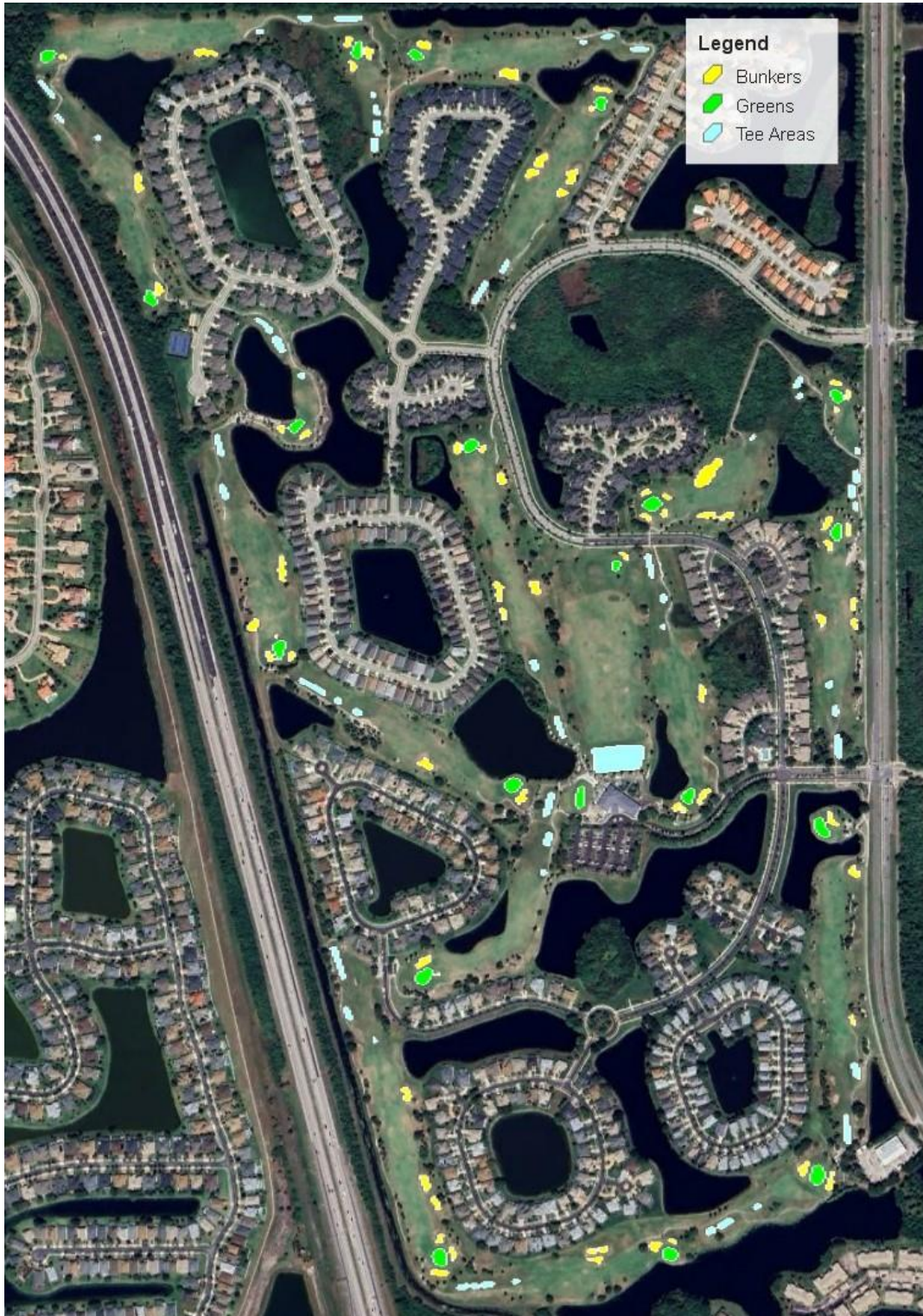
Priority/Criticality: Per Management discretion



Expenditure Detail Notes: Expenditure timing and costs are depicted in the ***Reserve Expenditures*** table in Section 3.

GOLF - Golf Course Elements

The following graphic depicts the approximate location of each bunker, green and tee area at the Viera East golf course:



Ball Machine, Driving Range

Line Item: 1.600

Quantity: One Range Servant Ultima 8 golf ball dispenser

History: Replaced in 2020

Condition: Reported in satisfactory condition

Useful Life: Up to 20 years

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost is based on information provided by the District.

Ball Washer

Line Item: 1.601

Quantity: One Easy Picker ball washing station

History: Reportedly replaced in 2020

Condition: Reported in satisfactory condition. We note finish deterioration



Ball washing station

Useful Life: 10- to 15-years

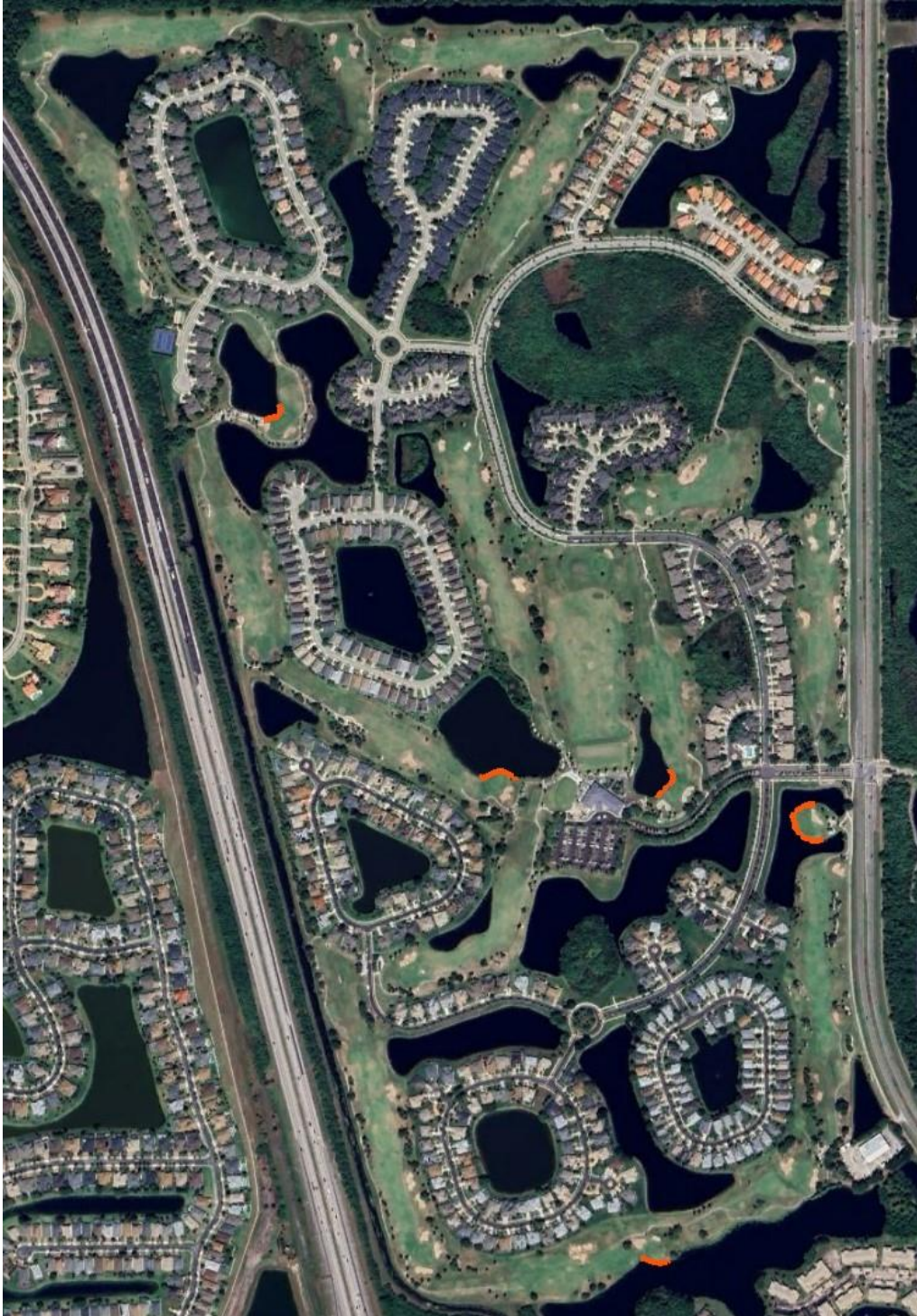
Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Bulkheads, Timber

Line Items: 1.602 and 1.603

Quantity: Approximately 1,050 linear feet at the golf course ponds. The following graphic depicts the approximate location of each bulkhead, shown with orange highlighting:



History: Replaced between 2019 and 2020

Condition: Good to fair overall with minor erosion evident at the ends and backsides



Erosion at backside of Hole 7 bulkhead



Erosion at end of Hole 7 bulkhead



Erosion at end of Hole 7 bulkhead



Timber bulkhead near Clubhouse



Timber bulkhead near Clubhouse



Timber bulkhead overview

Useful Life: Inspections and capital repairs every 15- to 20-years and complete replacement up to every 30 years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost for capital repairs includes allowances for a complete inspection and partial replacement of up to ten percent (10%), or approximately 105 linear feet, of the timber bulkheads.

Bunkers

Line Items: 1.604, 1.605 and 1.606

Quantity: The course currently features approximately 68 bunkers with a total area of approximately 152,000 square feet. This quantity includes approximately 72,000 square feet at the greenside bunkers and approximately 80,000 square feet at the fairway bunkers. Upon completion of the upcoming rebuild project, the total greenside bunker area will be reduced to approximately 36,000 square feet and at least one greenside bunker will be eliminated.

History: The District is currently planning a greenside bunker rebuild project which will be completed through Reserves in Fiscal Year 2025. This project will involve a re-shaping of the greenside bunkers, a reduction in the total bunker area and replacement of the drainage systems. The District has historically handled rebuilding of the fairway bunkers on an as-needed basis.

Condition: Reported in satisfactory condition. We note standing water after heavy rainfall throughout the course.



Bunker overview



Bunker with standing water after rain at Hole 1



Bunker overview

Useful Life: Rebuild up to every 20 years to maintain playability and the desired appearance of the course

Component Detail Notes: The most common issues with bunkers are contaminated sands due to runoff, erosion and inadequate drainage. Renovation typically includes:

- Proper sand selection
- Internal drainage or liners
- Proper edge material to ensure stable soil
- Relocation, size and shape modifications as needed

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost and scope for near-term and subsequent greenside bunker rebuild projects is based on information provided by the District. Due to the varied ages of the fairway bunkers and the historical practice of performing maintenance on an as-needed basis, we depict phased rebuilding of up to twenty-five percent (25%), or approximately 20,000 square feet, of the total fairway bunker surface area per event.

Concrete Cart Paths

Line Item: 1.607

Quantity: Approximately 114,000 square feet of concrete cart paths connect the various tees and greens throughout the course

Condition: Good to fair overall with cracks and previous partial replacement evident. We note tree root intrusion near the Hole 11 tee and undermining of soil at the Hole 18 tee.



Cart path near driving range



Concrete cracks



Previous partial replacement



Significant tree root intrusion near hole 11 tee area



Soil undermining cart path at graveled area

Useful Life: Up to 65 years although interim deterioration of areas is common

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair major cracks, spalls and trip hazards
 - Mark with orange safety paint prior to replacement or repair
 - Repair or perform concrete leveling in areas in immediate need of repair or possible safety hazard

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate that up to 34,200 square feet of concrete sidewalks, or thirty percent (30%) of the total, will require replacement during the next 30 years.

Greens

Line Item: 1.608

Quantity: 18 course greens and 2 practice greens comprise a total surface area of approximately 87,600 square feet.

History: Original with the benefit of interim rebuild projects performed on an as-needed basis. The District recently performed a no-till renovation which included replacement of the turf

Condition: Reported in satisfactory condition



Green at Hole 6



Green at Hole 18



Green overview at Hole 17



Practice green area near Clubhouse

Useful Life: Up to 30 years

Component Detail Notes: Renovation of greens typically includes:

- Proper turf selection
- Replacement of sand-based root zone, and gravel and drainage layers
- Modifications to shape and contour as needed

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Irrigation System, Controllers

Line Item: 1.609

Quantity: Six major *Toro Hub Station* controllers. This quantity excludes the central computer, replacement of which is depicted in coordination with rebuilding of the Pump Station on Line Item 1.616.

History: Replaced in 2022

Condition: Reported satisfactory without operational deficiencies



Irrigation system controller near Hole 6

Useful Life: Up to 15 years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost is based on information provided by the District.

Irrigation System, Pipes, Heads and Valves

Line Items: 1.610 and 1.611

Quantity: Approximately 1,960 heads

History: Replaced in 2022

Condition: Satisfactory operational condition and Management and the Board does not report any deficiencies



Irrigation system control valve



Irrigation system head near Clubhouse



Useful Life: Up to 30 years

Component Detail Notes: Irrigation systems typically include the following components:

- Electronic controls (timer)
- Impact rotors
- Network of supply pipes
- Pop-up heads
- Valves

Viera East should anticipate interim and partial replacements of the system network supply pipes and other components as normal maintenance to maximize the useful life of the irrigation system. The District should fund these ongoing seasonal repairs through the operating budget.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Semi-annually:
 - Conduct seasonal repairs which includes valve repairs, controller repairs, partial head replacements and pipe repairs

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost is based on information provided by the District.

Irrigation System, Pump Station

Line Item: 1.612

Quantity: One pump station located near the maintenance facility. The pump station comprises the following elements:

- Three 60-HP (Horsepower) *General Electric* pumps
- Pump controller and central computer

History: Replaced in 2018

Condition: Reported satisfactory without operational deficiencies



General electric irrigation system pumps



Irrigation system pump station



Pump control system

Useful Life: Up to 15 years

Preventative Maintenance Notes: The status of preventative maintenance was unavailable to us during our inspection. We recommend the District obtain and adhere to the manufacturer's recommended maintenance plan. We also recommend the District maintain a maintenance contract with a qualified professional. The required preventative maintenance may vary in frequency and scope based on the unit's age, operational condition, or changes in technology.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Rest Room Buildings

Line Items: 1.614, 1.615, 1.616 and 1.617

Quantities: The two rest room building exteriors comprise the following:

- Four louvered metal doors
- Approximately eight squares of asphalt shingle roofs
- Electrical systems (We recommend the District plan for replacement as-needed and fund those projects through the operating budget)
- Louvers (Approximately 50 square feet; We recommend the District plan for replacement as-needed and fund those projects through the operating budget)
- Paint finishes (Approximately 1,600 square feet)

The four rest rooms comprise the following:

- Approximately 90 square yards of tile floor coverings
- Paint finishes
- Plumbing fixtures
- Light fixtures

History: The age of the most recent renovation project was unavailable at the time of our inspection

Condition: Fair overall. We note rust at the rest room doors



Rest room building near Braywick Court



Rest room door with rust evident



Rest room overview

Useful Life: Up to 30 years for the doors, 12- to 18-years for the roofs, 4- to 6-years for exterior paint finishes and up to 25 years for renovation of the interiors.

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Tees

Line Item: 1.618

Quantity: 18 primary tee areas, 35 alternate tee areas and the practice range tee area which comprise a total surface area of approximately 140,000 square feet.

History: The age of the most recent tee renovation project was unavailable at the time of our inspection

Condition: Reported in satisfactory condition



Alternative tee area at Hole 1



Tee area at practice range



Tee area at Hole 1



Tee area at Hole 2



Tee area at Hole 18

Useful Life: Rebuild up to every 30 years

Component Detail Notes: Renovation of tees typically includes:

- Proper turf selection
- Re-grading or laser leveling
- Proper drainage
- Replacement of sub-surface layers
- Relocation and size modifications as needed

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Yardage and Hole Markers, Stone

Line Item: 1.619

Quantity: 18 stone monuments depict the approximate yardage and layout at each primary tee area

History: Likely original to construction

Condition: Good to fair overall with leaning markers and damage evident



Damage to Hole 7 yardage marker



Leaning marker at Hole 1



Yardage marker at Hole 2



Yardage marker at Hole 18

Useful Life: 25- to 35-years

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the District plan for interim resetting, repairs and detail paint finish applications and fund those projects through the operating budget.



GENERAL - Clubhouse Elements

Computer Equipment, Workstations, Accounting

Line Item: 2.100

Quantity: The General Fund maintains computer equipment at the offices for District accounting. The exact model or utilization of each piece of equipment was not ascertained as part of this investigation. We note that Pro Shop and golf course workstations are maintained through the Golf Reserve Fund and are excluded from this replacement costs.

History: Replaced in 2020

Condition: Reported in satisfactory condition

Useful Life: Up to 5 years

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Furnishings

Line Item: 2.101

Quantity: The General Fund maintains the furnishings inside the clubhouse offices. Furnishings and components in the offices include but are not limited to the following elements:

- Desks
- Chairs
- Filing cabinets

History: The age of the furniture was unavailable at the time of our inspection

Condition: Good overall with no significant deterioration evident.

Useful Life: Varies significantly up to 20 years

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

GENERAL - Pond Elements

Pond, Aerator, Woodside Park

Line Item: 2.200

Quantity: One aerator at Woodside Park

History: Replaced in 2022

Condition: Reported satisfactory

Useful Life: 10- to 15-years

Component Detail Notes: The use of small pumps, motors and aerators circulates pond water and increases the amount of entrained oxygen in the water, increasing water quality and reducing algae growths.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost is based on information provided by the Association.

Drainage Control Structures

Line Item: 2.201

Quantity: Approximately 40 water level control structures throughout the district ponds

History: Largely original to development

Condition: Good overall



Pond control structure near Woodside park



Pond control structure

Useful Life: Indeterminate with the benefit of inspections and capital repairs performed up to every five years.

Component Detail Notes: The District should anticipate the occasional displacement or failure of a control structure and related storm water piping from erosion. Left unrepaired, the entire control structure will shift and need replacement.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost includes inspection of the concrete structures and repair or replacement of up to five control structures per event.

Outflow Pipes, Mitered End Sections

Line Item: 2.203

Quantity: Our investigation identified approximately 110 inlet/outlet pipes at the stormwater control structures. We note that some components lie below the surface of the water, making identification using satellite imagery difficult.

History: Largely original to development

Condition: Good to fair overall with cracks evident



Overflow outlet structure



Pond inlet structure

Useful Life: Indeterminate with the benefit of capital repairs performed up to every five years.

Component Detail Notes: The District should anticipate the occasional displacement or failure of storm water outlet piping from erosion. Left unrepaired, the entire pipe will shift and need replacement.

Priority/Criticality: Defer only upon opinion of independent professional or engineer



Expenditure Detail Notes: Expenditure timing and costs are depicted in the ***Reserve Expenditures*** table in Section 3. Our estimate of cost for capital repairs includes an allowance for inspection of the concrete structures and replacement or repair of up to five displaced or failed mitered end sections.

GENERAL - Property Site Elements

Asphalt Pavement, Repaving

Line Items: 2.300, 2.301 and 2.302

Quantity: Approximately 11,450 square yards at the Clubhouse parking area and access drive and approximately 1,950 square yards at Woodside Park.

History:

- Repaving: The Clubhouse parking area and access drive were repaved in 2023. The pavement at Woodside Park is likely original to development
- Repairs: Repairs are historically performed on an as-needed basis. The District did not report performing pavement repairs at the Clubhouse parking area after repaving. The age of the most recent seal coat application at Woodside Park was unavailable at the time of our inspection

Condition: The Clubhouse parking area is in good overall condition with no significant deterioration evident. We note minor raveling, and soil undermining and vehicle fluid stains. The Woodside Park parking area is in fair overall condition with frequent cracks, settlement, tree root intrusion and previous repairs evident.



Pavement parking area overview at the Clubhouse



Pavement raveling



Soil undermining pavement at drainage area



Vehicle fluid stains



Asphalt pavement parking area overview at Woodside Park



Evidence of historical seal coat application



Evidence of previous attempted repair



Evidence of tree root intrusion

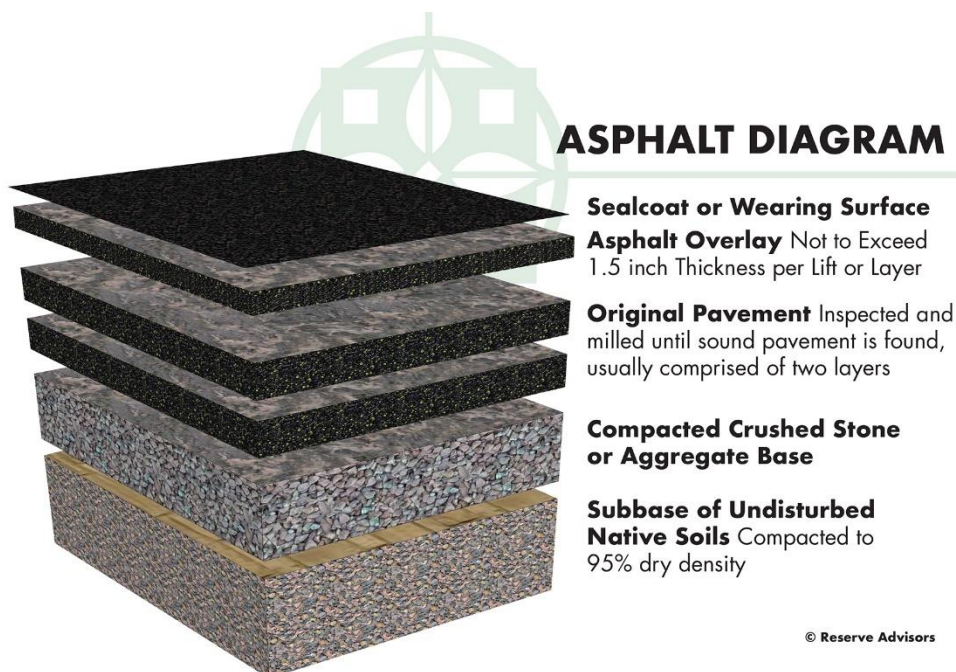


Pavement cracks and settlement

Useful Life: 15- to 20-years with the benefit of patch repairs and seal coat applications every three- to five-years

Component Detail Notes: Proposals for seal coat applications should include crack repairs and patching. The contractor should only apply seal coat applications after repairs are completed. A seal coat does not bridge or close cracks, therefore, unrepaired cracks render the seal coat applications useless.

The initial installation of asphalt uses at least two lifts, or two separate applications of asphalt, over the base course. The first lift is the binder course. The second lift is the wearing course. The wearing course comprises a finer aggregate for a smoother, more watertight finish. The following diagram depicts the typical components although it may not reflect the actual configuration at Viera East:



The manner of repaving is either a mill and overlay or total replacement. A mill and overlay is a method of repaving where cracked, worn and failed pavement is mechanically removed or milled until sound pavement is found. A new layer of asphalt is overlaid atop the remaining base course of pavement. Total replacement includes the removal of all existing asphalt down to the base course of aggregate and native soil followed by the application of two or more new lifts of asphalt. We recommend mill and overlayment on asphalt pavement that exhibits normal deterioration and wear. We recommend total replacement of asphalt pavement that exhibits severe deterioration, inadequate drainage, pavement that has been overlaid multiple times in the past or where the configuration makes overlayment not possible. Based on the apparent visual condition and configuration of the asphalt pavement, we recommend the mill and overlay method of repaving at Viera East.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect for settlement, large cracks and trip hazards, and ensure proper drainage
 - Repair areas which could cause vehicular damage such as potholes
- As needed:
 - Perform crack repairs and patching

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost for repair includes an allowance for patching of up to two percent (2%) of the pavement. Our cost for milling and overlayment includes area patching of up to ten percent (10%).

Bridges, Pedestrian, Recreation Lake

Line Items: 2.303 and 2.304

Quantity: Two pedestrian bridges with a total horizontal surface area of approximately 1,250 square feet provide access to the island at the recreation lake near Suseda Park. The bridges comprise composite deck boards with wood railings and an underlying wood structure, and are supported by wood pilings.

History: Constructed in 2004. The age of interim repairs and paint finish applications was unavailable at the time of our inspection

Condition: Fair overall with evidence of previous partial decking replacement, thermal damage at decking, coating deterioration and wood rot evident.



Bridge overview



Bridge structure overview



Bridge with wood structure and railings and composite deck boards



Evidence of previous partial replacement



Fasteners detail



Handrail coating deterioration



North bridge overview



Railing finish deterioration



Wood deterioration at stringer

Useful Life: Replacement every 20- to 25-years with the benefit of interim paint finishes and capital repairs performed every six- to eight-years

Component Detail Notes: Capital repairs may include:

- Paint or sealer applications to wood components
- Replacement of a limited quantity of decking
- Replacement of a limited quantity of the wood structure and railings
- Replacement of up to two pilings

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Catch Basins

Line Item: 2.305

Quantity: Five landscape catch basins² at the clubhouse parking area

History: Original to development

Condition: Fair overall with settlement evident



Landscape catch basin at clubhouse parking area

Useful Life: The useful life of catch basins is up to 65 years. However, achieving this useful life usually requires interim capital repairs or partial replacements every 15- to 20-years.

Component Detail Notes: Erosion causes settlement around the collar of catch basins. Left unrepaired, the entire catch basin will shift and need replacement.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair any settlement and collar cracks
 - Ensure proper drainage and inlets are free of debris
 - If property drainage is not adequate in heavy rainfall events, typically bi-annual cleaning of the catch basins is recommended

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Concrete Curbs and Gutters

Line Items: 2.306 and 2.307

² We utilize the terminology catch basin to refer to all storm water collection structures including curb inlets.

Quantity: Approximately 6,700 linear feet at the Clubhouse parking area and access drive and approximately 750 linear feet at Woodside Park

Condition: Fair overall with cracks, tree root intrusion and upheaval evident



Concrete crack with tree root upheaval at Woodside Park



Concrete curb and gutter at Woodside Park



Concrete curb upheaval at the Clubhouse parking area



Concrete deterioration at Woodside Park

Useful Life: Up to 65 years although interim deterioration of areas is common

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair major cracks, spalls and trip hazards
 - Mark with orange safety paint prior to replacement or repair
 - Repair or perform concrete leveling in areas in immediate need of repair or possible safety hazard

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate that up to 1,340 linear feet of curbs and gutters at the Clubhouse parking area and access drive, or twenty percent (20%) of the total, will require replacement during the next 30 years. Due to the small quantity, we estimate that up to 600 linear feet of curbs and gutters at Woodside Park, or eighty percent (80%) of the total, will require replacement during the next 30 years.

Concrete Sidewalks

Line Items: 2.308 and 2.309

Quantity: Concrete sidewalks at the Clubhouse and Woodside Park comprise approximately 27,600 square feet of surface area. In addition, the District maintains nature trails throughout the development that comprise approximately 69,600 square feet of surface area.

Condition: Fair overall with cracks, trip hazards and settlement throughout.



Concrete cracks and trip hazards near
playground



Concrete sidewalk with cracks and trip hazards
at Clubhouse



Evidence of previous repair at Woodside Park



Sidewalk trip hazard



Concrete crack



Concrete overview at Viera nature trail



Concrete settlement



Concrete settlement



Concrete sidewalk overview on island



Concrete sidewalk with cracks and settlement near Fawn Ridge



Concrete walking trail near Manchester Drive



Concrete walking trail settlement



Walking trail overview

Useful Life: Up to 65 years although interim deterioration of areas is common

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair major cracks, spalls and trip hazards
 - Mark with orange safety paint prior to replacement or repair
 - Repair or perform concrete leveling in areas in immediate need of repair or possible safety hazard

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate that up to 8,280 square feet of concrete sidewalks at the Clubhouse and Woodside Park, or thirty percent (30%) of the total, will require replacement during the next 30 years. Similarly, we estimate that up to 13,920 square feet of concrete sidewalks at the nature trails, or twenty percent (20%) of the total, will require replacement during the next 30 years.

Light Poles and Fixtures, Clubhouse Parking Area

Line Item: 2.310

Quantity: 12 fiberglass poles with 24 LED light fixtures at the Clubhouse parking area

History: Largely original with the benefit of interim paint finish applications, repairs and the addition of two poles since development.

Condition: Good to fair overall



Fiberglass light pole with paint finishes



Light pole with LED fixtures at the clubhouse parking area

Useful Life: Up to 25 years

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:



- As-needed:
 - Inspect and repair broken or dislodged fixtures, and leaning or damaged poles
 - Replaced burned out bulbs as needed

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

GENERAL - Woodside Park Elements

Bridges, Pedestrian, Playground and Dog Park

Line Items: 2.400 and 2.401

Quantity: Approximately 200 square feet at three bridges

History: Constructed in 2020

Condition: Good to fair overall with rust evident at fasteners



Bridge at playground area



Bridge structure



Rust at fasteners



Rust at visible screwheads at railings



Wood bridge at dog park

Useful Life: 20- to 25-years with the benefit of interim decking replacement and structure repairs performed every 10- to 15-years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost for interim repairs includes the following activities per event:

- Inspection of the structures
- Replacement of wood decking
- Replacement of a limited quantity of wood railings
- Replacement of a limited quantity of wood structure
- Replacement of up to two pilings

Dog Park Features

Line Item: 2.402

Quantity: The dog park features include the following components:

- Elevated dog house structures (3)
- Tunnels with timber end sections (4; Approximately 32 linear feet)
- Fire hydrants (4)
- Low bridges (2; Approximately 16 square feet of horizontal surface area)

History: Installed in 2020

Condition: Good to fair overall



Dog park features including tunnels, doghouse and fire hydrants



Dog park features



Tunnels underneath bridge

Useful Life: Up to 10 years

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Fences, Chain Link

Line Item: 2.403

Quantity: Approximately 700 linear feet at the dog park

History: Installed in 2020

Condition: Good to fair overall with rust evident at fasteners. We note warped webbing



Chain link fence at dog park with warped webbing



Chain link fence



Rust at fence hardware



Warped webbing

Useful Life: Up to 25 years

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair loose sections, and damage
 - Repair leaning sections and clear vegetation from fence areas which could cause damage

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Fences, Wood, Split Rail

Line Item: 2.404

Quantity: Approximately 600 linear feet at the playground

History: Installed in 2020

Condition: Good to fair overall with isolated missing rails



Missing rails



Wood split rail fence at playground area



Wood split rail fence at playground

Useful Life: Up to 20 years

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair loose sections, and damage
 - Repair leaning sections and clear vegetation from fence areas which could cause damage

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. The District should anticipate periodic partial



replacements funded through the operating budget due to the non-uniform nature of wood deterioration.

Irrigation System, Pump

Line Item: 2.405

Quantity: One five horsepower pump

History: Installed in 2022

Condition: Reported satisfactory without operational deficiencies

Useful Life: Up to 20 years

Preventative Maintenance Notes: WeThe required preventative maintenance may vary in frequency and scope based on the unit's age, operational condition, or changes in technology.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost is based on information provided by the Association.

Irrigation System, Replacement

Line Item: 2.406

Quantity: 17 valves with 36 heads at Woodside Park

History: Installed in 2022

Condition: Reported satisfactory

Useful Life: Up to and sometimes beyond 30 years

Component Detail Notes: Irrigation systems typically include the following components:

- Electronic controls (timer)
- Impact rotors
- Network of supply pipes
- Pop-up heads
- Valves

Viera East should anticipate interim and partial replacements of the system network supply pipes and other components as normal maintenance to maximize the useful life of

the irrigation system. The Association should fund these ongoing seasonal repairs through the operating budget.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Semi-annually:
 - Conduct seasonal repairs which includes valve repairs, controller repairs, partial head replacements and pipe repairs
 - Blow out irrigation water lines and drain building exterior faucets each fall if applicable

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost is based on information provided by the Association.

Playground Equipment

Line Item: 2.407

Quantity: Playground equipment includes the following elements:

- Slides
- Climbing area
- Crawling tunnel with decorative façade
- Wood and stone steps at slides
- Safety surfaces with borders
- Swing set

History: Installed in 2020

Condition: Good overall



Slides



Ropes climbing area



Rubberized safety surface



Swing set with wood safety surface and plastic border



Tunnel with decorative façade

Useful Life: 15- to 20-years

Component Detail Notes: Safety is the major purpose for maintaining playground equipment. We recommend an annual inspection of the playground equipment to identify and repair as normal maintenance loose connections and fasteners or damaged

elements. We suggest the District learn more about the specific requirements of playground equipment at PlaygroundSafety.org. We recommend the use of a specialist for the design or replacement of the playground equipment environment.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair loose connections and fasteners or damaged elements
 - Inspect for safety hazards and adequate coverage of ground surface cover

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We include an allowance in the unit cost for replacement of the safety surfaces and borders.

Rest Room Building

Line Items: 2.408, 2.409, 2.410 and 2.411

Quantity: *The rest room building exterior comprises the following:*

- Two metal doors
- Approximately eight squares of asphalt shingle roofing
- Approximately 1,000 square feet of exterior paint finishes, including the patio ceiling
- Electrical system (We recommend the District plan for replacement as-needed and fund those projects through the operating budget)
- Security light fixtures (We recommend the District plan for replacement as-needed and fund those projects through the operating budget)

The two rest rooms comprise the following:

- Approximately 1,200 square feet of interior paint finishes at the floors, walls and ceilings
- Plumbing fixtures
- Light fixtures
- Wood patio ceiling (Approximately 380 square feet)

History: The age of the components was unavailable at the time of our inspection. It is likely that the rest rooms were renovated and the exterior was painted in 2020.

Condition: The rest rooms are in good to fair overall condition. The exterior paint finishes are in fair overall condition with stains evident. The roof assembly is in fair to poor overall condition with discoloration evident.



Asphalt shingle overview with discoloration at shingles and fascia board



Paint finishes at concrete façade



Rest room overview



Wood ceiling at patio

Useful Life: Up to 30 years for the doors, four- to six-years for exterior painting, up to 25 years for renovation of the rest rooms and 12- to 18-years for replacement of the roof

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost for renovation of the rest rooms includes replacement of the wood at the patio ceiling.

Shade Structures

Line Items: 2.412 and 2.413

Quantity: Nine shade structures provide a total coverage area of approximately 1,200 square feet at the dog park and playground

History: The structures were installed in 2020 and no interim work was reported by Management.

Condition: Good to fair overall with rust and stained canvas evident



Rust at frame



Shade structure at dog park



Shade structure at the dog park



Shade structure with stained canvas

Useful Life: Up to 25 years with interim replacement of the canvas every six- to eight-years

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Site Furniture

Line Item: 2.414

Quantity: The site furniture at Woodside Park includes the following:

- Composite benches (14)
- Composite picnic tables (4)
- Trash receptacles and dog waste stations (10)

- Composite Adirondack chairs (10)

History: Installed in 2020

Condition: Good overall



Adirondack chairs



Dog waste station



Picnic table at the dog park

Useful Life: 10- to 15-years

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

GOLF and GENERAL - Maintenance Facility Elements

The maintenance facility is located at the southeast corner of the golf course and provides storage and repair facilities for Golf Course and District equipment, vehicles and supplies. Most maintenance facility expenditures are shared between the Golf Course and General Reserve funds, as described in the *Cost Sharing* section of each glossary. The following depicts an aerial view of the maintenance facility and building:



Asphalt Pavement, Repaving

Line Items: 3.100 and 3.101

Cost Sharing: The cost of ownership is *internally shared* between the Golf Course and General Reserve funds. The Golf Course Reserve is responsible for 67% and the General Reserve is responsible for 33% of the total cost of repair or repaving.

Quantity: Approximately 4,600 square yards at the maintenance facility parking area

History: The history of repaving and repairs was unavailable at the time of our inspection

Condition: Fair overall with cracks and settlement evident



Asphalt pavement at maintenance facility



Pavement cracks



Pavement parking area overview



Standing water

Useful Life: 15- to 20-years with the benefit of patch repairs and seal coat applications every three- to five-years

Component Detail Notes: Proposals for seal coat applications should include crack repairs and patching. The contractor should only apply seal coat applications after repairs are completed. A seal coat does not bridge or close cracks, therefore, unrepaired cracks render the seal coat applications useless.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect for settlement, large cracks and trip hazards, and ensure proper drainage
 - Repair areas which could cause vehicular damage such as potholes
- As needed:
 - Perform crack repairs and patching

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost for repair includes an allowance for patching of up to two percent (2%) of the pavement. Our cost for milling and overlayment includes area patching of up to ten percent (10%).

Carport, Irrigation Pump Station

Line Item: 3.102

Cost Sharing: The cost of ownership of this element is the sole responsibility of the Golf Course Reserve fund and is not internally shared.

Quantity: One carport structure at the irrigation pump station provides a total coverage area of approximately 450 square feet

History: Installed in 2010

Condition: Good to fair overall



Carport at irrigation system pump station

Useful Lives: Up to 25 years with the benefit of paint finishes applied on an as-needed basis

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Carport, Vehicle and Equipment Storage

Line Item: 3.103

Cost Sharing: The cost of ownership is *internally shared* between the Golf Course and General Reserve funds. The Golf Course Reserve is responsible for 67% and the General Reserve is responsible for 33% of the total cost of repair or replacement.

Quantity: One carport structure at the vehicle and equipment storage yard provides a total coverage area of approximately 600 square feet

History: Installed in 2018

Condition: Good to fair overall



Carport at storage yard

Useful Lives: Up to 25 years with the benefit of paint finishes applied on an as-needed basis

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Concrete Flatwork

Line Item: 3.104

Cost Sharing: The cost of ownership is *internally shared* between the Golf Course and General Reserve funds. The Golf Course Reserve is responsible for 67% and the General Reserve is responsible for 33% of the total cost of repair or replacement.

Quantity: Approximately 7,100 square feet at the maintenance building floor, the equipment wash station and the irrigation pump station

Condition: Good to fair overall with cracks evident



Concrete cracks



Concrete cracks at wash station



Concrete flatwork near pump station



Concrete parking surface at maintenance building

Useful Life: Up to 65 years although interim deterioration of areas is common

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair major cracks, spalls and trip hazards
 - Mark with orange safety paint prior to replacement or repair
 - Repair or perform concrete leveling in areas in immediate need of repair or possible safety hazard

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate that up to 2,850 square feet of concrete flatwork, or forty percent (40.1%) of the total, will require replacement during the next 30 years.

Fences, Chain Link

Line Item: 3.105

Cost Sharing: The cost of ownership is *internally shared* between the Golf Course and General Reserve funds. The Golf Course Reserve is responsible for 67% and the General Reserve is responsible for 33% of the total cost of repair or replacement.

Quantity: Approximately 1,050 linear feet at the perimeter of the maintenance facility

History: The age of the fences was unavailable at the time of our inspection

Condition: Good to fair overall with finish deterioration and disconnected components evident.



Chain link perimeter fence at maintenance facility



Disconnected section



Rear gate at maintenance facility with finish deterioration



Rolling gate at maintenance facility

Useful Life: Up to 25 years

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair loose sections, and damage



- Repair leaning sections and clear vegetation from fence areas which could cause damage

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost includes an allowance for replacement of the rolling gate at the main entrance and the swinging gate at the rear entrance.

Fertilizer Building

Line Items: 3.106, 3.107, 3.108, 3.109 and 3.110

Cost Sharing: The cost of ownership of these fertilizer building elements is the sole responsibility of the Golf Course Reserve fund and is not internally shared.

Quantity: The fertilizer building comprises the following elements:

- One rolling overhead door
- One metal utility door with louvers
- One exhaust fan of unknown capacity
- Approximately 1,850 square feet of metal siding and roofing
- Approximately 520 square feet of exposed metal framing
- Security lighting (We recommend the District plan for replacement as-needed and fund those projects through the operating budget)
- Electrical systems (We recommend the District plan for replacement as-needed and fund those projects through the operating budget)

History: The age of the components was unavailable at the time of our inspection. The District did not report recent repairs or paint finish applications.

Conditions: The utility and overhead doors appear in good to fair overall condition with paint finish deterioration evident. The exhaust fan was in operation at the time of our inspection and Management did not report any deficiencies. The metal framing, siding and roofing is in fair overall condition with rust evident.



Utility door



Exhaust fan



Fertilizer building



Fertilizer building overview



Rolling door



Rust

Useful Lives: The overhead door has a useful life of up to 25 years with proper maintenance, and the utility door has a useful life of up to 30 years. The exhaust fan has a useful life of up to 20 years although interim component replacement may be required. The metal roof and siding has a useful life of up to 45 years with the benefit of paint finish applications performed every 8- to 10-years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Light Poles and Fixtures

Line Item: 3.111

Cost Sharing: The cost of ownership is *internally shared* between the Golf Course and General Reserve funds. The Golf Course Reserve is responsible for 67% and the General Reserve is responsible for 33% of the total cost of repair or replacement.

Quantity: 10 concrete poles with LED light fixtures at the maintenance facility yard

History: The poles are likely original to construction. The age of the LED fixtures was unavailable at the time of our inspection

Condition: Good to fair overall



Light pole with LED fixture

Useful Life: Up to 25 years

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- As-needed:
 - Inspect and repair broken or dislodged fixtures, and leaning or damaged poles
 - Replaced burned out bulbs as needed

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Material Storage Bins

Line Item: 3.112

Cost Sharing: The cost of ownership of this element is the sole responsibility of the Golf Course Reserve fund and is not internally shared.

Quantity: Three concrete storage bins at the maintenance yard for storage of golf course maintenance materials including sand, gravel and soil

History: Likely original to construction

Condition: Fair overall with concrete cracks and spalled concrete



Material storage bins

Useful Life: Up to 40 years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Storage Shed

Line Item: 3.113

Cost Sharing: The cost of ownership of this element is the sole responsibility of the General Reserve fund and is not internally shared

Quantity: One storage shed comprises a total area of approximately 200 square feet

History: The age of the shed was unavailable at the time of our inspection

Condition: Good to fair overall. We note organic growth at the metal siding



Storage shed

Useful Life: Up to 30 years with the benefit of timely repairs performed on an as-needed basis

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Tanks

Line Items: 3.114 and 3.115

Cost Sharing: The cost of ownership is *internally shared* between the Golf Course and General Reserve funds. The Golf Course Reserve is responsible for 67% and the General Reserve is responsible for 33% of the total cost of repair or replacement.

Quantity: Two 1,000-Gallon fuel storage tanks for gasoline and diesel and one oil separation tank of unknown capacity.

History: Likely original to construction

Condition: Reported in satisfactory condition



Gasoline, diesel fuel and oil separation storage tanks

Useful Life: Up to 20 years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the ***Reserve Expenditures*** table in Section 3.

GOLF and GENERAL - Maintenance Building Elements

The maintenance building is located within the maintenance facility and provides storage and repair facilities for Golf Course and District equipment, vehicles and supplies. Most maintenance building expenditures are shared between the Golf Course and General Reserve funds, as described in the *Cost Sharing* section of each glossary.



Maintenance building exterior overview

Air Handling and Condensing Units, Split System

Line Item: 3.200

Cost Sharing: The cost of ownership is *internally shared* between the Golf Course and General Reserve funds. The Golf Course Reserve is responsible for 67% and the General Reserve is responsible for 33% of the total cost of repair or replacement.

Quantity: One *Trane* split system at the maintenance building office area

History: Replaced in 2021

Condition: Reported satisfactory without operational deficiencies



Split system condensing unit at maintenance building

Useful Life: 10- to 15-years

Component Detail Notes: A split system air conditioner consists of an outside condensing unit, an interior evaporator coil, refrigerant lines and an interior air handling unit. The condensing unit has a cooling capacity of 2.5-tons. The split system uses R-410A refrigerant.

Preventative Maintenance Notes: The status of preventative maintenance was unavailable to us during our inspection. We recommend the Association obtain and adhere to the manufacturer's recommended maintenance plan. We also recommend the Association maintain a maintenance contract with a qualified professional. The required preventative maintenance may vary in frequency and scope based on the unit's age, operational condition, or changes in technology. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Semi-annually:
 - Lubricate motors and bearings
 - Change or clean air filters as needed
 - Inspect condenser base and piping insulation
 - Inspect base pan, coil, cabinet and clear obstructions as necessary
- Annually:
 - Clean coils and drain pans, clean fan assembly, check refrigerant charge, inspect fan drive system and controls
 - Inspect and clean accessible ductwork as needed
 - Clean debris from inside cabinet, inspect condenser compressor and associated tubing for damage

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. The condensing unit may require replacement prior to replacement of the related interior forced air unit. For purposes of this Reserve Study, we assume coordination of replacement of the interior forced air unit, evaporator coil, refrigerant lines and exterior condensing unit.

Doors, Overhead

Line Item: 3.201

Cost Sharing: The cost of ownership is *internally shared* between the Golf Course and General Reserve funds. The Golf Course Reserve is responsible for 67% and the General Reserve is responsible for 33% of the total cost of repair or replacement.

Quantity: Eight metal overhead doors at the maintenance shop and fertilizer storage room at the main structure. This quantity does not include the door at the freestanding fertilizer building.

History: The entrance and exit doors are likely original to construction with the benefit of paint finish applications and repairs performed on an as-needed basis.

Condition: Good to fair overall with no significant visible deterioration



Rolling door at attached fertilizer storage room



Rolling door at maintenance shop

Useful Life: Up to 25 years

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair any damage, base corrosion or alignment issues
 - Replace deteriorated hardware and loose weather stripping
 - Periodic touch-up paint finish applications as needed

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Ice Machine

Line Item: 3.202

Cost Sharing: The cost of ownership is *internally shared* between the Golf Course and General Reserve funds. The Golf Course Reserve is responsible for 67% and the General Reserve is responsible for 33% of the total cost of repair or replacement.

Quantity: One Manitowoc ice machine in the maintenance shop

History: The age of the ice machine was unavailable at the time of our inspection

Condition: Reported in satisfactory condition



Ice machine at maintenance building

Useful Life: Up to 15 years

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Interior Renovations

Line Items: 3.203 and 3.204

Cost Sharing: The cost of ownership is *internally shared* between the Golf Course and General Reserve funds. The Golf Course Reserve is responsible for 67% and the General Reserve is responsible for 33% of the total cost of repair or replacement.

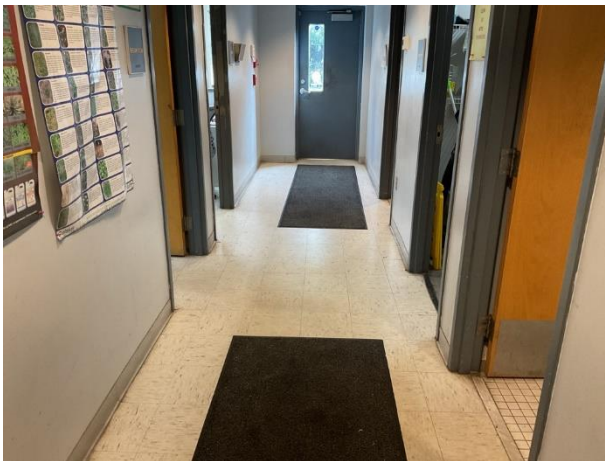
Quantity: The maintenance building interior components include:

- Approximately 600 square feet of vinyl tile floor coverings
- Approximately 1,300 square feet of ceramic tile floor and wall coverings
- Approximately 600 square feet of acoustical ceiling tiles and grid

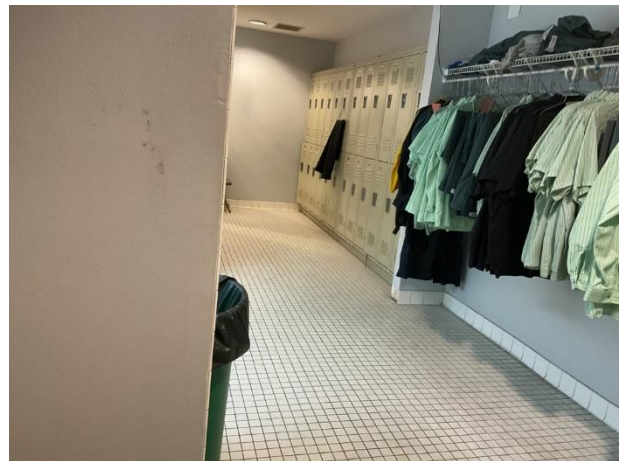
- Plumbing fixtures
- Lockers
- Light fixtures
- Furnishings
- Break room cabinets, countertops, and appliances
- Paint finishes
- Interior doors
- Life safety system including control panel, emergency devices and light fixtures and exit signage

History: Original to construction with the benefit of paint finishes and repairs performed on an as-needed basis

Condition: Good to fair overall



Hallway overview



Rest room and lockers

Useful Life: Complete renovation up to every 30 years and partial renovation every 8- to 12-years

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. The complete renovation should include replacement of all components listed above and the partial renovations should include the following:

- Application of paint finishes
- Replacement of up to fifty percent (50%) of the appliances and furnishings
- Replacement of up to fifty percent (50%) of the life safety system equipment.

Metal Frame, Roof and Siding

Line Item: 3.205 and 3.206

Cost Sharing: The cost of ownership is *internally shared* between the Golf Course and General Reserve funds. The Golf Course Reserve is responsible for 67% and the General Reserve is responsible for 33% of the total cost of repair or replacement.

Quantity: Approximately 18,600 square feet of metal siding and roofing at the main maintenance building. The building also features an additional 5,300 square feet of exposed metal structural framing at the soffits and interior supports, and approximately 540 linear feet of commercial-style metal gutters and downspouts.

History: Original with the benefit of paint finishes performed on an as-needed basis. The age of the most recent paint finish application project was unavailable at the time of our inspection

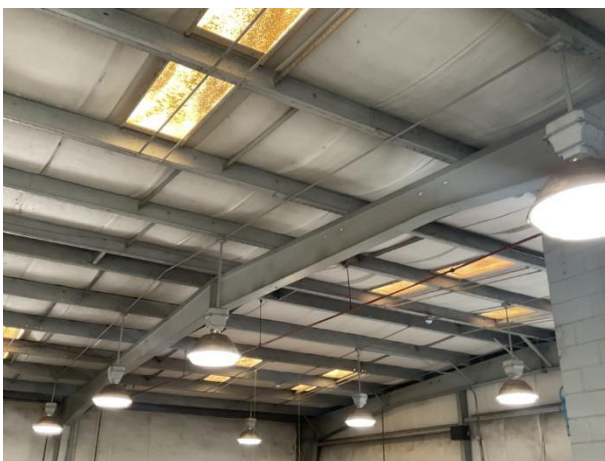
Condition: Fair overall with rust and partial siding replacements evident. Management does not report significant roof leaks



Evidence of partial replacement



Metal siding at maintenance building



Steel frame at maintenance building interior



Structural steel frame with rust evident

Useful Life: Replacement of the roof and siding up to every 45 years with the benefit of interim paint finishes and repairs every 8- to 10 years. The useful life of the structural steel frame is indeterminate with proper maintenance.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost for replacement of the roof and siding includes an allowance for replacement of the adjacent gutters and downspouts.

Windows and Doors

Line Item: 3.207

Cost Sharing: The cost of ownership is *internally shared* between the Golf Course and General Reserve funds. The Golf Course Reserve is responsible for 67% and the General Reserve is responsible for 33% of the total cost of repair or replacement.

Quantity: Approximately 225 square feet at the maintenance offices and fertilizer room

History: Likely original to construction

Condition: Good overall with no visible deterioration. We note minor finish deterioration at the entrance door.



Windows and doors at maintenance office

Useful Life: Up to 40 years

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair loose weather stripping and/or lock damage
 - Inspect for broken glass and damaged screens
 - Record instances of water infiltration, trapped moisture or leaks
- As-needed:
 - Verify weep holes are unobstructed and not blocked with dirt or sealant, if applicable



- Replace damaged or deteriorated sliding glass rollers, if applicable

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

GOLF and GENERAL - Maintenance Equipment

Viera East Community Development District maintains numerous pieces of maintenance equipment to maintain the ponds, wetlands, conservation areas and golf course. We identify 14 elements maintained by the Golf Course Reserve fund, 13 elements maintained by the General Reserve fund, and two elements *internally shared* between the two. For internally shared elements, the Golf Course Reserve is responsible for 67% and the General Reserve is responsible for 33% of the total cost of repair or replacement. Specific discussion of each piece of equipment is beyond the scope of this analysis. We have evaluated the conditions of the equipment with the District Manager and incorporated history information where available. Replacement costs, quantities and ages are estimated based on insurance information provided by the District. The actual times and costs of replacement may vary from the included estimations. However, we judge the amounts depicted on Line Items 4.100 through 4.147 sufficient to budget appropriate Reserves for the CDD and Golf Course maintenance equipment. Future updates to this Reserve Study will continue to monitor the rate of utilization, deterioration and replacement of each element and will adjust Reserve funding recommendation accordingly to continue to maintain adequate Reserves.



Toro workman



Utility vehicle



Utility vehicles



Volvo EC 25 excavator



Forks



Grapple and buckets



Vermeer chipper



Caterpillar skid steer loaders



Self-propelled sprayer



Case 580K tractor



Ford 5030 tractor



Kubota tractor



Kubota tractor



Kubota tractor



Maintenance vehicle



Caterpillar wheel loader

Reserve Study Update

An ongoing review by the Manager and an Update of this Reserve Study are necessary to ensure an equitable funding plan since a Reserve Study is a snapshot in time. Many variables change after the study is conducted that may result in significant overfunding or underfunding the reserve account. Variables that may affect the Reserve Funding Plan include, but are not limited to:

- Deferred or accelerated capital projects based on Management discretion
- Changes in the interest rates on reserve investments
- Changes in the *local* construction inflation rate
- Additions and deletions to the Reserve Component Inventory
- The presence or absence of maintenance programs
- Unusually mild or extreme weather conditions
- Technological advancements

Periodic updates incorporate these variable changes since the last Reserve Study or Update. The District can expense the fee for an Update with site visit from the reserve account. This fee is included in the Reserve Funding Plan. We base this budgetary amount on updating the same property components and quantities of this Reserve Study report. We recommend Management budget for an Update to this Reserve Study every three years. Budgeting for an Update demonstrates the District's objective to continue fulfilling its fiduciary responsibility to maintain the commonly owned property and to fund Reserves appropriately.

5.METHODOLOGY

Reserves for replacement are the amounts of money required for future expenditures to repair or replace Reserve Components that wear out before the entire facility or project wears out. Reserving funds for future repair or replacement of the Reserve Components is also one of the most reliable ways of protecting the value of the property's infrastructure and marketability.

Viera East can fund capital repairs and replacements in any combination of the following:

1. Increases in the operating budget during years when the shortages occur
2. Loans using borrowed capital for major replacement projects
3. Level monthly reserve assessments annually adjusted upward for inflation to increase reserves to fund the expected major future expenditures
4. Special assessments

We do not advocate special assessments or loans unless near term circumstances dictate otherwise. Although loans provide a gradual method of funding a replacement, the costs are higher than if the District were to accumulate reserves ahead of the actual replacement. Interest earnings on reserves also accumulate in this process of saving or reserving for future replacements, thereby defraying the amount of gradual reserve collections. We advocate the third method of *Level Monthly Reserve Assessments* with relatively minor annual adjustments. The method ensures that Owners pay their "fair share" of the weathering and aging of the commonly owned property each year. Level reserve assessments preserve the property and enhance the resale value of the homes.

This Reserve Study is in compliance with and exceeds the National standards¹ set forth by the Association of Professional Reserve Analysts (APRA) fulfilling the requirements of a "Level II Reserve Study Update." These standards require a Reserve Component to have a "predictable remaining Useful Life." Estimating Remaining Useful Lives and Reserve Expenditures beyond 30 years is often indeterminate. Long-Lived Property Elements are necessarily excluded from this analysis. We considered the following factors in our analysis:

- The Cash Flow Method to compute, project and illustrate the 30-year Reserve Funding Plan
- Local² costs of material, equipment and labor
- Current and future costs of replacement for the Reserve Components
- Costs of demolition as part of the cost of replacement
- Local economic conditions and a historical perspective to arrive at our estimate of long-term future inflation for construction costs in Rockledge, Florida at an annual inflation rate³. Isolated or regional markets of greater

¹ Identified in the APRA "Standards - Terms and Definitions" and the CAI "Terms and Definitions".

² See Credentials for additional information on our use of published sources of cost data.

³ Derived from Marshall & Swift, historical costs and the Bureau of Labor Statistics.

construction (development) activity may experience slightly greater rates of inflation for both construction materials and labor.

- The past and current maintenance practices of Viera East and their effects on remaining useful lives
- Financial information provided by the District pertaining to the cash status of the reserve fund and budgeted reserve contribution
- The anticipated effects of appreciation of the reserves over time in accord with a return or yield on investment of your cash equivalent assets. (We did not consider the costs, if any, of Federal and State Taxes on income derived from interest and/or dividend income).
- The Funding Plan excludes necessary operating budget expenditures. It is our understanding that future operating budgets will provide for the ongoing normal maintenance of Reserve Components.

Updates to this Reserve Study will continue to monitor historical facts and trends concerning the external market conditions.



6. CREDENTIALS

HISTORY AND DEPTH OF SERVICE

Founded in 1991, Reserve Advisors is the leading provider of reserve studies, insurance appraisals, developer turnover transition studies, expert witness services, and other engineering consulting services. Clients include community associations, resort properties, hotels, clubs, non-profit organizations, apartment building owners, religious and educational institutions, and office/commercial building owners in 48 states, Canada and throughout the world.

The **architectural engineering consulting firm** was formed to take a leadership role in helping fiduciaries, boards, and property managers manage their property like a business with a long-range master plan known as a Reserve Study.

Reserve Advisors employs the **largest staff of Reserve Specialists** with bachelor's degrees in engineering dedicated to Reserve Study services. Our founders are also founders of Community Associations Institute's (CAI) Reserve Committee that developed national standards for reserve study providers. One of our founders is a Past President of the Association of Professional Reserve Analysts (APRA). Our vast experience with a variety of building types and ages, on-site examination and historical analyses are keys to determining accurate remaining useful life estimates of building components.

No Conflict of Interest - As consulting specialists, our **independent opinion** eliminates any real or perceived conflict of interest because we do not conduct or manage capital projects.

TOTAL STAFF INVOLVEMENT

Several staff members participate in each assignment. The responsible advisor involves the staff through a Team Review, exclusive to Reserve Advisors, and by utilizing the experience of other staff members, each of whom has served hundreds of clients. We conduct Team Reviews, an internal quality assurance review of each assignment, including: the inspection; building component costing; lifing; and technical report phases of the assignment. Due to our extensive experience with building components, we do not have a need to utilize subcontractors.

OUR GOAL

To help our clients fulfill their fiduciary responsibilities to maintain property in good condition.

VAST EXPERIENCE WITH A VARIETY OF BUILDINGS

Reserve Advisors has conducted reserve studies for a multitude of different communities and building types. We've analyzed thousands of buildings, from as small as a 3,500-square foot day care center to a 2,600,000-square foot 98-story highrise. We also routinely inspect buildings with various types of mechanical systems such as simple electric heat, to complex systems with air handlers, chillers, boilers, elevators, and life safety and security systems.

We're familiar with all types of building exteriors as well. Our well-versed staff regularly identifies optimal repair and replacement solutions for such building exterior surfaces such as adobe, brick, stone, concrete, stucco, EIFS, wood products, stained glass and aluminum siding, and window wall systems.

OLD TO NEW

Reserve Advisors' experience includes ornate and vintage buildings as well as modern structures. Our specialists are no strangers to older buildings. We're accustomed to addressing the unique challenges posed by buildings that date to the 1800's. We recognize and consider the methods of construction employed into our analysis. We recommend appropriate replacement programs that apply cost effective technologies while maintaining a building's character and appeal.

JARED W. KELLEY, E.I.
Responsible Advisor



CURRENT CLIENT SERVICES

Jared Kelley, a Mechanical Engineer, is an Advisor for **Reserve Advisors**. Mr. Kelley is responsible for the inspection and analysis of the condition of clients' properties and recommending engineering solutions to prolong the lives of the components. He also forecasts capital expenditures for the repair and/or replacement of the property components and prepares technical reports on assignments. He is responsible for conducting Life Cycle Cost Analyses and Capital Replacement Forecast services and the preparation of Reserve Study Reports for condominiums, townhomes and homeowner associations.

The following is a partial list of clients served by Jared Kelley demonstrating his breadth of experiential knowledge of community associations in construction and related buildings systems.

7 Patton Avenue – Located in the heart of downtown Asheville, this North Carolina high rise is home to 54 condominium residences and a luxury hotel. Originally constructed in 1965, the building underwent extensive re-development between 2016 and 2019. The Association is responsible for the plumbing, electrical, and life safety systems as well as the decorative building exterior. The property also features a detached 3-story garage for use by the residents and hotel guests

Clarcona Resort – This co-operative condominium Association in Apopka Florida is responsible for the common elements shared by 792 units. The community contains a recreation hall, a large pool and six comfort station buildings with rest rooms, showers and laundry facilities. The Association also maintains a wastewater treatment facility and provides domestic water service to the residents.

University Downs – This large Condominium Association in Tuscaloosa Alabama is responsible for the common elements shared by 272 units in 13 story buildings. The Association maintains an extensive clubhouse and three resort-style pools in conjunction with the neighboring apartment complex.

The Jackson Yacht Club – Located in Ridgeland, Mississippi, this historic Club provides members access to a multi-story clubhouse with a restaurant and bar, an event space and a large competition swimming pool. Founded in 1960 and rebuilt in 2001, the Club also maintains an extensive marina, boat ramps and a youth sailing center on the Ross R. Barnett Reservoir.

Avea Pointe – This townhome development is located in Lutz, Florida. An expansive community consisting of 29 buildings, Avea Pointe maintains the building exteriors as well as a modern pool amenity area. The Association is also responsible for landscaping, irrigation and multiple ponds.

Deer Creek Village – This large development is located in Orlando Florida and is responsible for the common elements shared by 553 single family homes. The Association maintains a clubhouse with a kitchen and multiple event spaces, a pool and pool house, tennis and basketball courts, a large playground and multiple common parks and green spaces throughout the community.

PRIOR RELEVANT EXPERIENCE

Before joining **Reserve Advisors**, Mr. Kelley earned his Bachelor of Science degree in Mechanical Engineering from The University of Central Florida. His relevant coursework included mechanical systems, materials science, computer aided design, and HVAC systems engineering.

EDUCATION

University of Central Florida - B.S. Mechanical Engineering

PROFESSIONAL AFFILIATIONS / DESIGNATIONS

Engineering Intern (E.I.) – Florida, 2023-present

TAMARA S. SAMHOURI, E.I., RS
Southeast Quality Assurance Engineer



CURRENT CLIENT SERVICES

Tamara Samhouri, a Civil Engineer, is an Advisor for **Reserve Advisors**. Mrs. Samhouri is responsible for the inspection and analysis of the condition of clients' properties, and recommending engineering solutions to prolong the lives of the components. She also forecasts capital expenditures for the repair and/or replacement of the property components and prepares technical reports on assignments. She is responsible for conducting Life Cycle Cost Analyses and Capital Replacement Forecast services and the preparation of Reserve Study Reports for condominiums, townhomes and homeowner associations.

The following is a partial list of clients served by Tamara Samhouri demonstrating her breadth of experiential knowledge of community associations in construction and related buildings systems.

North Lake at Tarpon Springs Homeowners Association Located in Tarpon Springs, Florida, this single family development consists of 122 homes built in 1999. The Association maintains the asphalt pavement street systems, ponds, gates, signage, & a boardwalk and dock assembly.

Talon Bay Property Owners Association This Homeowners Association located in North Port, Florida is comprised of 233 single unit homes. The clubhouse in this community includes a fitness center, kitchen, rest rooms, and a patio leading to a pool deck. The clubhouse and gate house were constructed with stucco façade and a metal roof assembly. The Association maintains asphalt pavement street systems, tennis and shuffleboard courts, and gates.

Lake Highlander Resident Owned Association This Cooperative style development located in Dunedin, Florida is comprised of 293 homes built in the 1960s. The community maintains amenities, such as a laundry room, pool hall, library, office, and clubhouse. The Cooperative maintains the subsurface pipes, electric meter panels, and bridges throughout the community.

Royal Pointe at Majestic Palms Recreation Association and Condominium Associations The Recreation Association is responsible for the elements shared by five condominium buildings. The Recreation Association maintains the pool amenities & asphalt pavement street systems. The Condominium Associations are responsible for their building exteriors comprised of concrete tile roofs, balconies, breezeways, & staircases. The Condominium Associations maintain the building service elements, including life safety systems, & domestic water pumps.

PRIOR RELEVANT EXPERIENCE

Before joining **Reserve Advisors**, Mrs. Samhouri successfully completed the bachelors program in Civil Engineering from The University of South Florida. She has experience as a Transportation Planning Intern at AECOM, the world's premier infrastructure consulting firm, where she gained knowledge on the safety and design of specialized roadway networks. Mrs. Samhouri has an expertise in transportation and geotechnical engineering infrastructure.

EDUCATION

University of South Florida - B.S. Civil Engineering

PROFESSIONAL AFFILIATIONS / DESIGNATIONS

Engineering Intern (E.I.) – Florida, 2021-present

American Society of Civil Engineers (A.S.C.E.) – Florida, 2015-present

Institute of Transportation Engineers (I.T.E.) – Florida, 2015-present

Reserve Specialist (RS) - Community Association Institute (CAI)

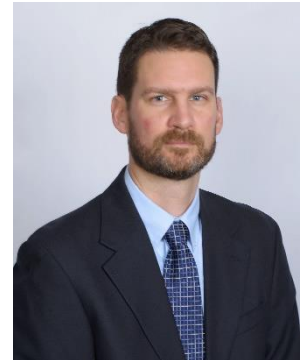


ALAN M. EBERT, P.E., PRA, RS
Director of Quality Assurance

CURRENT CLIENT SERVICES

Alan M. Ebert, a Professional Engineer, is the Director of Quality Assurance for Reserve Advisors. Mr. Ebert is responsible for the management, review and quality assurance of reserve studies. In this role, he assumes the responsibility of stringent report review analysis to assure report accuracy and the best solution for Reserve Advisors' clients.

Mr. Ebert has been involved with thousands of Reserve Study assignments. The following is a partial list of clients served by Alan Ebert demonstrating his breadth of experiential knowledge of community associations in construction and related buildings systems.



Brownsville Winter Haven Located in Brownsville, Texas, this unique homeowners association contains 525 units. The Association maintains three pools and pool houses, a community and management office, landscape and maintenance equipment, and nine irrigation canals with associated infrastructure.

Rosemont Condominiums This unique condominium is located in Alexandria, Virginia and dates to the 1940's. The two mid-rise buildings utilize decorative stone and brick masonry. The development features common interior spaces, multi-level wood balconies and common asphalt parking areas.

Stillwater Homeowners Association Located in Naperville, Illinois, Stillwater Homeowners Association maintains four tennis courts, an Olympic sized pool and an upscale ballroom with commercial-grade kitchen. The community also maintains three storm water retention ponds and a detention basin.

Birchfield Community Services Association This extensive Association comprises seven separate parcels which include 505 townhome and single family homes. This Community Services Association is located in Mt. Laurel, New Jersey. Three lakes, a pool, a clubhouse and management office, wood carports, aluminum siding, and asphalt shingle roofs are a few of the elements maintained by the Association.

Oakridge Manor Condominium Association Located in Londonderry, New Hampshire, this Association includes 104 units at 13 buildings. In addition to extensive roads and parking areas, the Association maintains a large septic system and significant concrete retaining walls.

Memorial Lofts Homeowners Association This upscale high rise is located in Houston, Texas. The 20 luxury units include large balconies and decorative interior hallways. The 10-story building utilizes a painted stucco facade and TPO roof, while an on-grade garage serves residents and guests.

PRIOR RELEVANT EXPERIENCE

Mr. Ebert earned his Bachelor of Science degree in Geological Engineering from the University of Wisconsin-Madison. His relevant course work includes foundations, retaining walls, and slope stability. Before joining Reserve Advisors, Mr. Ebert was an oilfield engineer and tested and evaluated hundreds of oil and gas wells throughout North America.

EDUCATION

University of Wisconsin-Madison - B.S. Geological Engineering

PROFESSIONAL AFFILIATIONS/DESIGNATIONS

Professional Engineering License – Wisconsin, North Carolina, Illinois, Colorado

Reserve Specialist (RS) - Community Associations Institute

Professional Reserve Analyst (PRA) - Association of Professional Reserve Analysts



RESOURCES

Reserve Advisors utilizes numerous resources of national and local data to conduct its Professional Services. A concise list of several of these resources follows:

Association of Construction Inspectors, (ACI) the largest professional organization for those involved in construction inspection and construction project management. ACI is also the leading association providing standards, guidelines, regulations, education, training, and professional recognition in a field that has quickly become important procedure for both residential and commercial construction, found on the web at www.iami.org.

American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., (ASHRAE) the American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., devoted to the arts and sciences of heating, ventilation, air conditioning and refrigeration; recognized as the foremost, authoritative, timely and responsive source of technical and educational information, standards and guidelines, found on the web at www.ashrae.org. Reserve Advisors actively participates in its local chapter and holds individual memberships.

Community Associations Institute, (CAI) America's leading advocate for responsible communities noted as the only national organization dedicated to fostering vibrant, responsive, competent community associations. Their mission is to assist community associations in promoting harmony, community, and responsible leadership.

Marshall & Swift / Boeckh, (MS/B) the worldwide provider of building cost data, co-sourcing solutions, and estimating technology for the property and casualty insurance industry found on the web at www.marshallswift.com.

R.S. Means CostWorks, North America's leading supplier of construction cost information. As a member of the Construction Market Data Group, Means provides accurate and up-to-date cost information that helps owners, developers, architects, engineers, contractors and others to carefully and precisely project and control the cost of both new building construction and renovation projects found on the web at www.rsmeans.com.

Reserve Advisors' library of numerous periodicals relating to reserve studies, condition analyses, chapter community associations, and historical costs from thousands of capital repair and replacement projects, and product literature from manufacturers of building products and building systems.

7. DEFINITIONS

Definitions are derived from the standards set forth by the Community Associations Institute (CAI) representing America's 305,000 condominium and homeowners associations and cooperatives, and the Association of Professional Reserve Analysts, setting the standards of care for reserve study practitioners.

Cash Flow Method - A method of calculating Reserve Contributions where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different Reserve Funding Plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

Component Method - A method of developing a Reserve Funding Plan with the total contribution is based on the sum of the contributions for individual components.

Current Cost of Replacement - That amount required today derived from the quantity of a *Reserve Component* and its unit cost to replace or repair a Reserve Component using the most current technology and construction materials, duplicating the productive utility of the existing property at current *local* market prices for *materials*, *labor* and manufactured equipment, contractors' overhead, profit and fees, but without provisions for building permits, overtime, bonuses for labor or premiums for material and equipment. We include removal and disposal costs where applicable.

Fully Funded Balance - The Reserve balance that is in direct proportion to the fraction of life "used up" of the current Repair or Replacement cost similar to Total Accrued Depreciation.

Funding Goal (Threshold) - The stated purpose of this Reserve Study is to determine the adequate, not excessive, minimal threshold reserve balances.

Future Cost of Replacement - *Reserve Expenditure* derived from the inflated current cost of replacement or current cost of replacement as defined above, with consideration given to the effects of inflation on local market rates for materials, labor and equipment.

Long-Lived Property Component - Property component of Viera East responsibility not likely to require capital repair or replacement during the next 30 years with an unpredictable remaining Useful Life beyond the next 30 years.

Percent Funded - The ratio, at a particular point of time (typically the beginning of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.

Remaining Useful Life - The estimated remaining functional or useful time in years of a *Reserve Component* based on its age, condition and maintenance.

Reserve Component - Property elements with: 1) Viera East responsibility; 2) limited Useful Life expectancies; 3) predictable Remaining Useful Life expectancies; and 4) a replacement cost above a minimum threshold.

Reserve Component Inventory - Line Items in ***Reserve Expenditures*** that identify a *Reserve Component*.

Reserve Contribution - An amount of money set aside or *Reserve Assessment* contributed to a *Reserve Fund* for future *Reserve Expenditures* to repair or replace *Reserve Components*.

Reserve Expenditure - Future Cost of Replacement of a Reserve Component.

Reserve Fund Status - The accumulated amount of reserves in dollars at a given point in time, i.e., at year end.

Reserve Funding Plan - The portion of the Reserve Study identifying the *Cash Flow Analysis* and containing the recommended Reserve Contributions and projected annual expenditures, interest earned and reserve balances.

Reserve Study - A budget planning tool that identifies the current status of the reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures.

Useful Life - The anticipated total time in years that a *Reserve Component* is expected to serve its intended function in its present application or installation.

8. PROFESSIONAL SERVICE CONDITIONS

Our Services - Reserve Advisors, LLC ("RA") performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan, to create reserves for anticipated future replacement expenditures of the subject property. The purpose of our energy benchmarking services is to track, collect and summarize the subject property's energy consumption over time for your use in comparison with other buildings of similar size and establishing a performance baseline for your planning of long-term energy efficiency goals.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. Our energy benchmarking services with respect to the subject property is limited to collecting energy and utility data and summarizing such data in the form of an Energy Star Portfolio Manager Report or any other similar report, and hereby expressly excludes any recommendations with respect to the results of such energy benchmarking services or the accuracy of the energy information obtained from utility companies and other third-party sources with respect to the subject property. The reserve report and any energy benchmarking report (i.e., any Energy Star Portfolio Manager Report) (including any subsequent revisions thereto pursuant to the terms hereof, collectively, the "Report") are based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in the Report. The inspection is made by employees generally familiar with real estate and building construction. Except to the extent readily apparent to RA, RA cannot and shall not opine on the structural integrity of or other physical defects in the property under any circumstances. Without limitation to the foregoing, RA cannot and shall not opine on, nor is RA responsible for, the property's conformity to specific governmental code requirements for fire, building, earthquake, occupancy or otherwise.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the Report. RA does not provide invasive testing on any mechanical systems that provide energy to the property, nor can RA opine on any system components that are not easily accessible during the inspection. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services, nor does RA investigate vapor, water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions, and RA assumes no responsibility for any such conditions. The Report contains opinions of estimated replacement costs or deferred maintenance expenses and remaining useful lives, which are neither a guarantee of the actual costs or expenses of replacement or deferred maintenance nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. Except to the extent resulting from RA's willful misconduct in connection with the performance of its obligations under this agreement, you agree to indemnify, defend, and hold RA and its affiliates, officers, managers, employees, agents, successors and assigns (each, an "RA Party") harmless from and against (and promptly reimburse each RA Party for) any and all losses, claims, actions, demands, judgments, orders, damages, expenses or liabilities, including, without limitation, reasonable attorneys' fees, asserted against or to which any RA Party may become subject in connection with this engagement, including, without limitation, as a result of any false, misleading or incomplete information which RA relied upon that was supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction or to whom you provided the Report. NOTWITHSTANDING ANY OTHER PROVISION HEREIN TO THE CONTRARY, THE AGGREGATE LIABILITY (IF ANY) OF RA WITH RESPECT TO THIS AGREEMENT AND RA'S OBLIGATIONS HEREUNDER IS LIMITED TO THE AMOUNT OF THE FEES ACTUALLY RECEIVED BY RA FROM YOU FOR THE SERVICES AND REPORT PERFORMED BY RA UNDER THIS AGREEMENT, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. YOUR REMEDIES SET FORTH HEREIN ARE EXCLUSIVE AND ARE YOUR SOLE REMEDIES FOR ANY FAILURE OF RA TO COMPLY WITH ITS OBLIGATIONS HEREUNDER OR OTHERWISE. RA SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY LOST PROFITS AND LOST SAVINGS, LOSS OF USE OR INTERRUPTION OF BUSINESS, HOWEVER CAUSED, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), BREACH OF WARRANTY, STRICT LIABILITY OR OTHERWISE, EVEN IF RA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT WILL RA BE LIABLE FOR THE COST OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES. RA DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED OR OF ANY NATURE, WITH REGARD TO THE SERVICES AND THE REPORT, INCLUDING, WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

Report - RA will complete the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations with respect to the reserve study and is deemed complete. RA will consider any additional information made available to RA within 6 months of issuing the Report and issue a revised Report based on such additional information if a timely request for a revised Report is made by you. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of



RA and may be used for whatever purpose it sees fit. RA reserves the right to, and you acknowledge and agree that RA may, use any data provided by you in connection with the services, or gathered as a result of providing such services, including in connection with creating and issuing any Report, in a de-identified and aggregated form for RA's business purposes.

Your Obligations - You agree to provide us access to the subject property for an inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. Additionally, you agree to provide historical replacement schedules, utility bills and historical energy usage files that RA requests and deems necessary to complete the energy benchmarking services, and you agree to provide any utility release(s) reasonably requested by RA permitting RA to obtain any such data and/or information from any utility representative or other third party. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report and Your Name - Use of the Report is limited to only the purpose stated herein. You acknowledge that RA is the exclusive owner of all intellectual property rights in and relating to the Report. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and that you will be liable for the consequences of any unauthorized use or distribution of the Report. Use or possession of the Report by any unauthorized third party is prohibited. The Report in whole or in part ***is not and cannot be used as a design specification for design engineering purposes or as an appraisal.*** You may show the Report in its entirety to the following third parties: members of your organization (including your directors, officers, tenants and prospective purchasers), your accountants, attorneys, financial institutions and property managers who need to review the information contained herein, and any other third party who has a right to inspect the Report under applicable law including, but not limited to, any government entity or agency, or any utility companies. Without the written consent of RA, you shall not disclose the Report to any other third party. By engaging our services, you agree that the Report contains intellectual property developed (and owned solely) by RA and agree that you will not reproduce or distribute the Report ***to any party that conducts reserve studies without the written consent of RA.***

RA will include (and you hereby agree that RA may include) your name in our client lists. RA reserves the right to use (and you hereby agree that RA may use) property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates and Interest Charges - If reserve study and energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and prior to the inspection by RA, and any balance is due net 30 days from the Report shipment date. If only energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and any balance is due net 30 days from the Report shipment date. In any case, any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Unless this agreement is earlier terminated by RA in the event you breach or otherwise fail to comply with your obligations under this agreement, RA's obligations under this agreement shall commence on the date you execute and deliver this agreement and terminate on the date that is 6 months from the date of delivery of the Report by RA. Notwithstanding anything herein to the contrary, each provision that by its context and nature should survive the expiration or early termination of this agreement shall so survive, including, without limitation, any provisions with respect to payment, intellectual property rights, limitations of liability and governing law. We reserve the right to limit or decline refunds in our sole discretion. Refunds vary based on the applicable facts and circumstances.

Miscellaneous – Neither party shall be liable for any failures or delays in performance due to fire, flood, strike or other labor difficulty, act of God, act of any governmental authority, riot, embargo, fuel or energy shortage, pandemic, wrecks or delays in transportation, or due to any other cause beyond such party's reasonable control; provided, however, that you shall not be relieved from your obligations to make any payment(s) to RA as and when due hereunder. In the event of a delay in performance due to any such cause, the time for completion or date of delivery will be extended by a period of time reasonably necessary to overcome the effect of such delay. You may not assign or otherwise transfer this agreement, in whole or in part, without the prior written consent of RA. RA may freely assign or otherwise transfer this agreement, in whole or in part, without your prior consent. This agreement shall be governed by the laws of the State of Wisconsin without regard to any principles of conflicts of law that would apply the laws of another jurisdiction. Any dispute with respect to this agreement shall be exclusively venued in Milwaukee County Circuit Court or in the United States District Court for the Eastern District of Wisconsin. Each party hereto agrees and hereby waives the right to a trial by jury in any action, proceeding or claim brought by or on behalf of the parties hereto with respect to any matter related to this agreement.