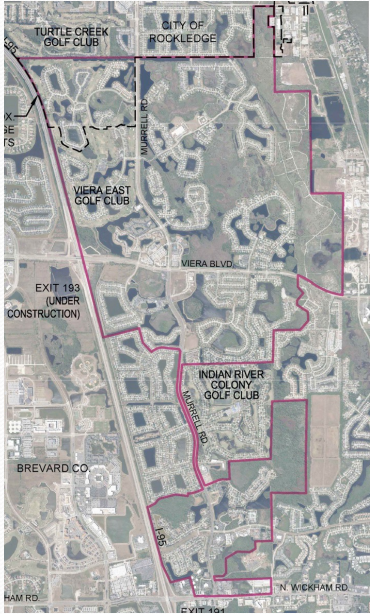




Budget Hearing
Proposed FY 2027
August 27, 2026

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**Viera East Community
Development District
Boundaries**



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HOA/Sub-Divisions	
<u>Viera East Golf Course District Association HOA</u>	<u>Wingate Estates District Association HOA</u>
Aberdeen	Wingate Estates
Addington	<u>Auburn Lakes District HOA</u>
Ashton	Auburn Lakes
Blackheath	IRCC
Brightwood	<u>Osprey Residential District HOA</u>
Canterbury	Osprey Landing
Collingtree	Osprey Ridge
Durban Park	<u>Heritage District HOA</u>
Oaklefe	The Heritage
Parkstone	<u>Fawn Ridge District HOA</u>
Stratford Place	Fawn Ridge
Woodhall	<u>Hammock Trace District HOA</u>
<u>The Villages of Viera East HOA</u>	Hammock Trace
Bennington	<u>Hammock Estates of Brevard HOA</u>
Somerville	Hammock Lakes
Templeton	<u>Greens at Viera East Condo Assoc</u>
<u>Heron's Landing HOA</u>	The Greens Condos
Heron's Landing	<u>Lakes a Viera East Condo Assoc</u>
<u>Grand Isle HOA</u>	The Lakes Condos
Grand Isle	<u>Center at Murrell and Viera HOA</u>
<u>Bayhill Residential District HOA</u>	Center at Murrell and Viera
Bay Hill	<u>Corporate Park at Viera HOA</u>
Cross Creek	Corporate Park at Viera
	Master HOA Viera East
	Master Home Owners Association (VECA)

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VIERA EAST COMMUNITY DEVELOPMENT DISTRICT COMPONENTS

- 31 SUBDIVISIONS/COMMUNITIES
- 4,200 RESIDENTIAL UNITS
- APPROXIMATELY 205 ACRES OF COMMERCIAL PROPERTIES
- OVER 1,000 ACRES OF WETLANDS & CONSERVATION AREAS
- SCRUB JAY HABITAT
- 84 CDD MAINTAINED RETENTION PONDS
- 5+ MILES OF SIDEWALKS AND BIKE PATHS
- RESTAURANT
- WOODSIDE PARK – DOG PARK AND NATURAL PLAYGROUND
- VARIOUS INFRASTRUCTURE MAINTENANCE AREAS THROUGHOUT CDD
- NATURAL AREA TRAILS
- 18 HOLE CHAMPIONSHIP GOLF COURSE AND PRACTICE RANGE
- EMPLOYEES 50 STAFF MEMBERS

VISIT THE CDD WEBSITE: WWW.VIERAEASTCDD.COM

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CDD Accomplishments

- **Golf Course and Agronomy**

- Maintained strong course conditions while accommodating approximately 60,000 annual rounds and heavy seasonal play.
- Successfully managed turf recovery following an unusually cold winter front and herbicide-related stress on the greens.
- Expanded aerification, venting, topdressing, fertility, and organic compost programs to improve turf health and long-term playing conditions.
- Completed root pruning around trees where root competition was negatively affecting surrounding turf.
- Continued improving the environmental sustainability of the fertility program by reducing reliance on plastic-coated fertilizers and incorporating carbon-based products.

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CDD Accomplishments

- **Golf Operations and Revenue**

- Increased golf revenue by approximately \$125,000, or 7.6%, through the first seven months of the fiscal year compared with the same period last year.
- Maintained approximately 63% occupancy during the primary golf season while balancing public, resident, loyalty, and annual pass play.
- Developed a simplified two-season golf rate structure for the upcoming fiscal year, replacing the more complicated four-season structure.
- Improved tournament-planning materials and developed coordinated golf and food-and-beverage offerings.

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CDD Accomplishments

- **Hook & Eagle Tavern**
 - Recruited and onboarded a dedicated Food and Beverage Manager to strengthen daily leadership and financial accountability.
 - Identified and corrected food-safety, storage, labeling, chemical-handling, and organizational concerns.
 - Improved inventory controls and purchasing practices to reduce waste and unnecessary product accumulation.
 - Improved consistency by standardizing food and bar recipes.
 - Reduced food-and-beverage cost of goods by approximately \$22,000, or 8.5%, through the first seven months of the fiscal year compared with the prior year.
 - Reviewed the menu to improve kitchen efficiency, ingredient cross-utilization, product consistency, and profitability.
 - Strengthened event and tournament food-and-beverage packages to support future revenue growth.

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CDD Accomplishments

- **District and Environmental Operations**
 - Improved procedures for fire-line clearing to protect private property, gopher tortoises, and environmentally sensitive areas.
 - Strengthened resident communication regarding lake algae, aquatic vegetation, cold-weather fish die-offs, fertilization, and golf course conditions.
 - Improved documentation and planning for shoreline restoration, preserve maintenance, and environmental work.

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CDD Accomplishments

- **Financial and Organizational Leadership**
 - Increased total operating revenue by approximately \$130,000, or 5.9%, through the first seven months of the fiscal year.
 - Managed significant increases in labor, fuel, fertilizer, equipment, and food costs while maintaining service levels and facility quality.
 - Improved financial monitoring and accountability across golf operations, maintenance, and food and beverage.
 - Strengthened departmental coordination among golf operations, golf course maintenance, restaurant operations, and administration.
 - Updated job descriptions, employee policies, operating procedures, and performance expectations.

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Proposed FY 2027 Assessment Rates

	<u>FY 2027</u>
Debt Service Fund	\$108
Operation and Maintenance (General Fund)	\$336
Recreation Fund (Operations)	<u>\$8</u>
Total Per Unit	\$453

Total Decrease of \$51/Home Over 2026

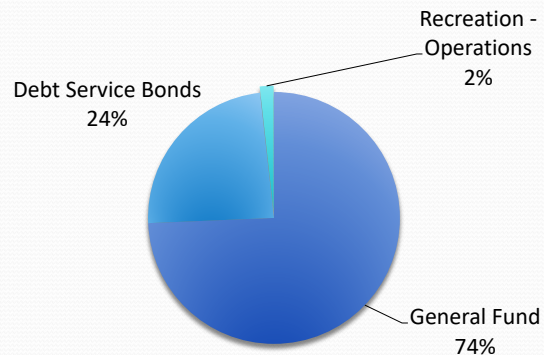
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Historical Assessment Table

	FY 23	FY 24	FY 25	FY 26	Proposed FY 27
Operations	\$236	\$236	\$236	\$236	\$336
Debt Service	\$139	\$139	\$139	\$139	\$108
Recreation	\$129	\$129	\$129	\$129	\$8
Total	\$504	\$504	\$504	\$504	\$453

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Proposed Assessment Breakdown



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Important Budget Notes

- No Operations and Maintenance (O & M) Assessments Fund Golf Operations
- O and M Assessments Support:
 - Lake Maintenance
 - Fire Lines
 - Lake Bank Restoration
- O and M Increase (\$570k)
 - \$191k Operating Expenses
 - \$379k Reserves

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General Fund

- General CDD Administration
- Park Maintenance
- Lake Maintenance
- Fire Line Maintenance
- Conservation Area Maintenance
- Transfer to Capital Reserves (\$379,832)
- Assessment and Revenues - \$2,049,077
- Expense - \$2,049,077

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General Fund – Increased Expenses

- Inflationary Increases in Contracts
- Increased Funds for Lake Bank Restoration
- Additional Funds Needed for Capital Projects:
 - Sidewalk Repairs
 - Woodside Park Restroom Renovations
- Continue Funding Capital Reserves

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2026 Actual and Projected Golf Course Operations Revenues and Expenses

	Budgeted	Actual (Through 5/31/26)	Projected (9/30/26)
Golf Course Revenues	\$3,599,861	\$2,707,234	\$4,060,852
Golf Course Expenses	(\$3,431,712)	(\$2,341,231)	(\$3,517,097)
Net Gain/Loss	\$168,149	\$366,003	\$543,755

* Figures only include Golf Revenues and Expenses and are exclusive of Reserve Transfers of Profits

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2027 FY PROPOSED BUDGET Golf Course Revenues and Expenses

- Budgeted FY 2027
 - Golf Course Revenues \$ 3,979,252
 - Golf Course Expenses (\$ 3,682,282)
 - Net Income \$296,970

* Reserve Transfer Not Included

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Revenue by Category FY 2027

- Greens Fees - \$2,407,500
- Memberships - \$100,000
- Loyalty Program, - \$25,000
- Driving Range - \$87,418
- Golf Lessons - \$15,000
- Merchandise Sales - \$125,664
- Simulator - \$100,000
- Restaurant - \$1,103,670
- Miscellaneous- \$15,000

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Expenses by Department FY 2027

- General Expenditures - \$212,694
- Golf Operations - \$679,450
- Merchandise COGS - \$87,965
- Golf Course Maintenance Expenditures - \$1,375,226
- Administrative Expenditures - \$223,277
- Restaurant – \$1,103,670
- Reserves - \$308,970

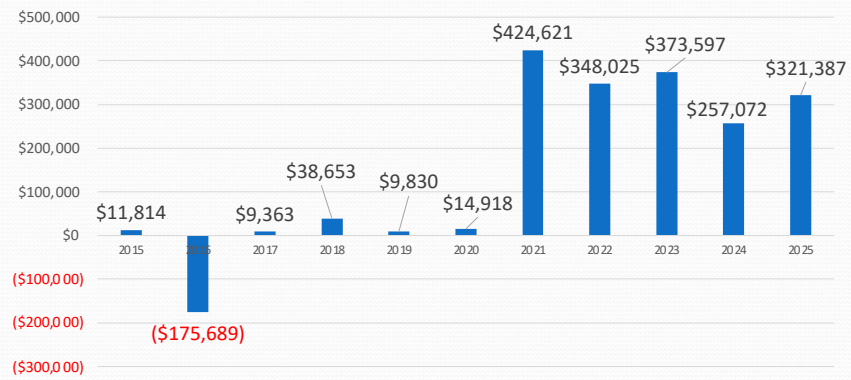
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Recreation Fund and Debt Service

- Recreation Assessment (\$8.27 per unit)
- Expenses
 - General Fund (Woodside Park) – \$55,000 – Park Maintenance and Park Materials
- Series 2020 Bonds – Debt at start of FY 2027: \$5,425,000
 - Fully Amortized on 5/1/38
 - Bond Interest - \$135,414
 - Bond Principal - \$380,000

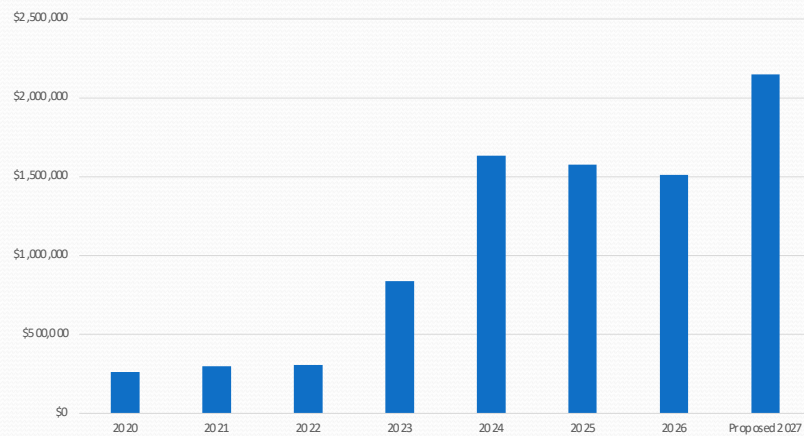
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Annual Golf Course Profits Over Time



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Capital Projects Fund



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Reasons for O & M Increase

- Additional Capital Reserves for District Operations
 - \$379k to Fund Future Capital Reserves
 - Culvert Repairs
 - Lake Repairs
- Contract Increases
 - Chemicals
 - Gasoline
- Increases in Salary Minimum Wages
 - 2005 – \$6.15/hour
 - 2026 - \$15/hour
 - 143% increase from 2005

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Notes on Public Comments

- State Your Name and Address
- Comments Limited to 3 Minutes
- Please Be Respectful
- Please Try Not to Repeat the Same Points
- Not a Q and A Session

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