Agenda Report

2725 Judge Fran Jamieson Way Viera, FL 32940



Consent

F.8.

7/19/2022

Subject:

FY 2023 Proposed Budgets for Community Development Districts

Fiscal Impact:

There is no fiscal impact

Dept/Office:

Budget Office

Requested Action:

It is requested that the Board acknowledges receipt of the FY 2023 Proposed Budgets for the attached **Community Development Districts**

Summary Explanation and Background:

In accordance with Florida Statute 190.008(2), at least 60 days prior to adoption, the district board shall submit to the local governing authorities having jurisdiction over the area included in the district, for purposes of disclosure and information only, the proposed annual budget for the ensuring fiscal year and any proposed long-term financial plan or program of the district for future operations. The following Community Development Districts are submitting their Fiscal Year 2023 Proposed Budget to the Brevard County Board of Commissioners:

- Baytree Community Development District
- Heritage Isle at Viera Community Development District
- Montecito Community Development District
- Tranquility Community Development District
- Viera East Community Development District

Clerk to the Board Instructions:

Baytree Community Development District

219 E. Livingston Street, Orlando, Florida 32801 Phone: 407-841-5524 – Fax: 407-839-1526

May 11, 2022

Brevard County Manager

Mr. Frank Abbate 2725 Judge Fran Jamieson Way, Bldg. C Melbourne, Florida 32940

Re:

Baytree Community Development District

Proposed Budget Fiscal Year 2023

Dear Mr. Abbate:

In accordance with chapter 190.008 (2)(b), Florida Statutes, enclosed please find one copy of the District's proposed budget for the Fiscal Year 2023 for purposes of disclosure and information only. The District will schedule a public hearing not less than 60 days from the date of this letter for adoption of the same. Should you have any questions regarding the enclosed, please feel free to contact me.

Sincerely,

Cari Urrutic

Recording Secretary

Enclosures

RECEIVED

MAY 1 6 2022

County Manager's Office



FLORIDA'S SPACE COAST

Kimberly Powell, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001 Fax: (321) 264-6972 Kimberly.Powell@brevardclerk.us



July 20, 2022

MEMORANDUM

TO: Jill Hayes, Budget Office Director

RE: Item F.8., FY 2023 Proposed Budgets for Community Development Districts

The Board of County Commissioners, in regular session on July 19, 2022, acknowledged receipt of the FY 2023 Proposed Budgets for the following Community Development Districts: Baytree Community Development District, Heritage Isle at Viera Community Development District, Montecito Community Development District, Tranquility Community Development District, and Viera East Community Development District.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS

RACHEL M. SADOFF, CLERK

Kimberly Powell, Clerk to the Board

/sm



BaytreeCommunity Development District



Proposed Budget FY 2023





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Baytree Community Development District Proposed Budget FY 2023 General Fund

| Description | Adopted Budget FY2022 | Actual thru 03/31/22 | Projected Next 6 Months | Total Projected 09/30/22 | Proposed Budget FY 2023 |
|---|-----------------------------|----------------------------|-------------------------------|--------------------------------|-------------------------------|
| Revenues | | | | | |
| Maintenance Assessments | \$905,346 | \$873,140 | \$32,206 | \$905,346 | \$996,868 |
| Miscellaneous Income (IOB Cost Share Agreement) | \$43,269 | \$11,868 | \$32,451 | \$44,319 | \$48,792 |
| Miscellaneous Income | \$9,250 | \$3,139 | \$4,625 | \$7,764 | \$9,250 |
| Total Revenues | \$957,865 | \$888,146 | \$69,282 | \$957,429 | \$1,054,910 |
| Expenditures | | | | | |
| Administrative | | | | | |
| Supervisor Fees | \$8,000 | \$5,800 | \$5,000 | \$10,800 | \$11,000 |
| FICA Expense | \$612 | \$444 | \$383 | \$826 | \$842 |
| Engineering | \$35,000 | \$2,635 | \$31,000 | \$33,635 | \$36,050 |
| Assessment Administration | \$7,500 | \$7,500 | \$0 | \$7,500 | \$7,500 |
| Attorney Fees | \$18,000 | \$9,068 | \$12,000 | \$21,068 | \$24,000 |
| Annual Audit | \$3,265 | \$0 | \$3,265 | \$3,265 | \$3,265 |
| Management Fees | \$42,166 | \$21,083 | \$21,083 | \$42,166 | \$44,274 |
| Information Technology | \$1,650 | \$825 | \$825 | \$1,650 | \$1,800 |
| Website Maintenance | \$1,150 | \$575 | \$575 | \$1,150 | \$1,200 |
| Telephone | \$250 | \$0 | \$125 | \$125 | \$250 |
| Postage | \$1,500 | \$1,382 | \$650 | \$2.032 | \$2,000 |
| Insurance | \$19,058 | \$25,917 | \$0 | \$25,917 | \$31,100 |
| Tax Collector Fee | \$18,107 | \$17,493 | \$644 | \$18,137 | \$19,937 |
| Printing & Binding | \$1,500 | \$507 | \$750 | \$1,257 | \$1,500 |
| Legal Advertising | \$1,500 | \$171 | \$4,200 | \$4,371 | \$5,000 |
| Other Current Charges | \$3,000 | \$389 | \$1,500 | \$1,889 | \$3,000 |
| Office Supplies | \$250 | \$71 | \$125 | \$196 | \$250 |
| Property Taxes | \$250 | \$326 | \$0 | \$326 | \$350 |
| Property Appraiser | \$234 | \$234 | \$0 | \$234 | \$250 |
| Dues, Licenses & Subscriptions | \$175 | \$175 | \$0 | \$175 | \$175 |
| Administrative Expenditures | \$163,167 | \$94,594 | \$82,125 | \$176,719 | \$193,743 |

BaytreeCommunity Development District Proposed Budget FY 2023 General Fund

| Description | Adopted Budget FY2022 | Actual thru 03/31/22 | Projected Next 6 Months | Total Projected 09/30/22 | Proposed Budget FY 2023 |
|--|-----------------------------|----------------------------|-------------------------------|--------------------------------|-------------------------------|
| Operation and Maintenance | | | | | |
| Security Contract | \$185,056 | \$89,225 | \$105,113 | \$194,338 | \$215,656 |
| Gate Maintenance Contract | \$1,200 | \$650 | \$0 | \$650 | \$1,200 |
| Maintenance - Gatehouse | \$9,500 | \$6,216 | \$3,284 | \$9,500 | \$9,500 |
| Telephone/Internet - Gatehouse/Pool | \$14,500 | \$2,745 | \$2,799 | \$5,544 | \$6,300 |
| Transponders | \$5,000 | \$874 | \$4,126 | \$5,000 | \$5,000 |
| Field Management Fees | \$29,545 | \$14,772 | \$14,773 | \$29,545 | \$31,022 |
| Electric | \$51,500 | \$25,360 | \$26,400 | \$51,760 | \$54,075 |
| Water & Sewer | \$12,650 | \$7,343 | \$5,800 | \$13,143 | \$13,915 |
| Gas | \$6,500 | \$5,347 | \$1,525 | \$6,872 | \$7,150 |
| Trash Removal | \$577 | \$297 | \$297 | \$595 | \$613 |
| Maintenance - Lakes | \$36,696 | \$18,120 | \$18,120 | \$36,240 | \$38,531 |
| Maintenance - Landscape Contract | \$97,650 | \$47,555 | \$47,766 | \$95,321 | \$98,398 |
| Maintenance - Additional Landscape | \$15,000 | \$7,225 | \$7,500 | \$14,725 | \$15,000 |
| Maintenance - Pool | \$18,700 | \$9,064 | \$9,802 | \$18,866 | \$19,944 |
| Maintenance - Irrigation | \$8,775 | \$1,441 | \$4,388 | \$5,829 | \$9,214 |
| Maintenance - Lighting | \$8,000 | \$3,566 | \$1,500 | \$5,066 | \$5,000 |
| Maintenance - Monuments | \$4.000 | \$845 | \$6,500 | \$7,345 | \$4,000 |
| Maintenance - Fountain | \$700 | \$175 | \$525 | \$700 | \$700 |
| Maintenance - Other Field (R&M General) | \$4,000 | \$2,221 | \$3,000 | \$5,221 | \$5,000 |
| Maintenance - Recreation | \$1,500 | \$43 | \$750 | \$793 | \$1,500 |
| Holiday Landscape Lighting | \$14,000 | \$10,258 | \$0 | \$10,258 | \$14,000 |
| Operating Supplies | \$750 | \$0 | \$560 | \$560 | \$750 |
| Sidewalk/Curb Cleaning | \$15,000 | \$0 | \$10,000 | \$10,000 | \$15,000 |
| Miscellaneous | \$1,000 | \$0 | \$1,000 | \$1,000 | \$1,000 |
| O&M Expenditures | \$541,799 | \$253,344 | \$275,526 | \$528,869 | \$572,466 |
| Total Expenditures | \$704,966 | \$347,938 | \$357,650 | \$705,588 | \$766,210 |
| Other Financing Uses | | | | | |
| Transfer Out - Capital Projects- Paving - Baytree | \$75,370 | \$21,608 | \$53,762 | \$75,370 | \$97,981 |
| Transfer Out - Capital Projects - Paving - IOB Funds | \$24,630 | \$0 | \$24,630 | \$24,630 | \$32,019 |
| Transfer Out - Capital Projects - Reserves | \$78,392 | \$78,392 | \$0 | \$78,392 | \$65,000 |
| Transfer Out - Community Beautification Fund | \$37,265 | \$37,265 | \$0 | \$37,265 | \$45,265 |
| Transfer Out - Rebalance First Quarter Operating | \$37,242 | \$0 | \$0 | \$0 | \$48,436 |
| Total Other Financing Uses | \$252,899 | \$137,265 | \$78,392 | \$215,657 | \$288,701 |
| Total Expenditures & Other Financing | \$957,865 | \$485,203 | \$436,042 | \$921,245 | \$1,054,910 |
| Net Change in Fund Balance | \$0 | \$402,944 | (\$366,760) | \$36,183 | \$0 |

Baytree Community Development District FISCAL YEAR 2023

REVENUES:

Maintenance Assessments

The District will levy a non-ad valorem assessment on all taxable property within the Baytree Community Development District in order to pay for operating & maintenance expenditures for the fiscal year.

Miscellaneous Income (IOB Cost Share Agreement)

Represents estimated earnings from Isles of Baytree.

Miscellaneous Income

Represents estimated earnings from the sale of security gate transponders, pool access cards and tennis court instructor fees.

EXPENDITURES

Administrative:

Supervisor Fees

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated \$200 per meeting. This amount for the fiscal year is based upon 5 Supervisors attending 11 monthly meetings.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering

The District currently has a contract with Dewberry Engineers to provide engineering service to the District. The contract includes preparation for board meetings, contract specifications, bidding, etc.

Assessment Administration

Expenditures with Governmental Management Services related to administering the annual assessments on the tax roll with the Brevard County Tax Collector.

Attorney Fees

The District currently has a contract with Billing, Cochran, Lyles, Mauro & Ramsey, P.A. to provide legal counsel services. This contract includes preparation for board meetings, review of contracts, review of agreements and resolutions and other research as directed by the Board of Supervisors and the District Manager.

Community Development District

FISCAL YEAR 2023

Annual Audit

The District is required by Florida Statutes to arrange for an Independent audit of its financial records on an annual basis. The budget is based on the current rate for the annual audit with our auditors at Berger, Toombs, Elam, Gaines & Frank.

Management Fees

The District has contracted with Governmental Management Services to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reporting, annual audits, etc.

Information Technology

Represents costs with Governmental Management Services related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs with Governmental Management Services associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage

The District incurs charges for mailing Board meeting agenda packages, overnight deliveries, checks for vendors and other required correspondence.

Insurance

The District's general liability, public official's liability and property insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to government agencies.

Tax Collector Fee

Represents charges from Brevard County Tax Collector's office for administration of the tax collection process.

Printing & Binding

The District incurs charges for printing and binding agenda packages and printing computerized checks, correspondence, stationery, envelopes, photocopies and other printed material.

Baytree Community Development District FISCAL YEAR 2023

Legal Advertising

The District does most of its legal advertising in the Florida Today. Publication amount is based on prior years cost for advertising regular meetings, special meetings, public hearings, etc.

Other Current Charges

Any other miscellaneous expenditures incurred during the year that does not fall under a budgeted line item.

Office Supplies

The District incurs charges for supplies that need to be purchased during the fiscal year, including copier and printer toner cartridges, paper, file folders, binders, pens, paper clips, and other such office supplies.

Property Taxes

Represents the estimated non-ad valorem assessment from Brevard County that will be charged to the District.

Property Appraiser

Represents the Brevard County Property Appraiser fee to cover the cost of processing and distributing of non-ad valorem assessment information.

Dues, License & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175.

Operation and Maintenance:

Security Contract

The District currently has a contract with DSI Security Services to provide security services.

| DESCRIPTION | ANNUAL AMOUNT |
|---|------------------|
| REGULAR HOURS: CONTRACT COST OF \$23.61 PER HOUR FOR 356 DAYS | \$201,724 |
| HOLIDAY HOURS: CONTRACT COST OF \$35.42 PER HOUR FOR 9 DAYS | \$7,651 |
| CONTINGENCY | \$6,281 |
| | \$215,656 |

Gate Maintenance Contract

Represents annual contract amount from for maintenance of the automated gate entrance systems. The District currently has a contract with Access Control Technologies.

Community Development District

FISCAL YEAR 2023

Maintenance - Gatehouse

Represents maintenance contract for gates, and any other maintenance cost the District may incur at the security gate house, i.e. plumbing, gate repairs, pest control, etc.

Telephone/Internet - Gatehouse/Pool

The District has a telephone at the front entrance for the security staff to make local calls. Additionally, the District has a phone line at the front and rear entrance for the automated gate access system, and an IP line at the front gate for the access system and the line for the emergency phone at the pool. The amount is based on projected monthly charges from Spectrum.

| DESCRIPTION | MONTHLY AMOUNT | ANNUAL AMOUNT |
|----------------------------|-------------------|------------------|
| 201 BAYTREE DR FRONT GATE | \$200 | \$2,400 |
| 630 BAYTREE DR BACK GATE | \$145 | \$1,740 |
| 8207 NATIONAL DR POOL AREA | \$145 | \$1,740 |
| CONTINGENCY | | \$420 |
| | | \$6,300 |

Transponders

Accounts for costs associated with purchasing new transponders to replace those purchased by residents.

Field Management Fees

The District has contracted with Governmental Management Services-Central Florida, LLC to provide on-site field management of contracts for the District services such as landscape and lake maintenance. Services to include weekly onsite inspections, meetings with contractors and monitoring of utility accounts.

| DESCRIPTION | MONTHLY | ANNUAL |
|-----------------------------|---------|----------|
| DESCRIPTION | AMOUNT | |
| FIELD MANAGEMENT FEES (GMS) | \$2,585 | \$31,022 |
| | ·- | \$31,022 |

Community Development District FISCAL YEAR 2023

Electric

Represents costs for electric for projects such as streetlights, signs, electric for well pumps, guardhouse, entrance features, fountain and pool house. Florida Power & Light provides this service.

| | DESCRIPTION | MONTHLY | ANNUAL |
|-------------|------------------------------------|--------------|----------|
| | DESCRIPTION | AMOUNT | AMOUNT |
| 00533-81406 | 8002 BRADWICK WAY # WALL | \$16 | \$189 |
| 02781-39043 | 8207 NATIONAL DR # POOL HSE | \$525 | \$6,300 |
| 04080-73153 | 609 BAYTREE DR # WALL | \$16 | \$189 |
| 04396-25492 | 8205 NATIONAL DR # COURTS | \$47 | \$567 |
| 09459-03086 | 8147 OLD TRAMWAY DR # ENTRANCE | \$21 | \$252 |
| 11105-10375 | 7948 DAVENTRY DR # WALL | \$1 6 | \$189 |
| 14771-79517 | 345 BAYTREE DR # PUMP | \$42 | \$504 |
| 15604-14425 | 8005 KINGSWOOD WAY # FOUNTAIN | \$315 | \$3,780 |
| 36008-52200 | 602 BAYTREE DR # SIGN | \$21 | \$252 |
| 46619-40025 | 8253 OLD TRAMWAY DR # ENT SIGN | \$26 | \$315 |
| 47131-19107 | 1409 SOUTHPOINTE CT# ENT SIGN | \$16 | \$189 |
| 67950-66148 | 7951 DAVENTRY DR # PUMP STREET | \$47 | \$567 |
| 724916-0156 | 7942 KINGSWOOD WAY #LIGHTS | \$21 | \$252 |
| 73679-10572 | 201 BAYTREE DR # GRD HSE | \$116 | \$1,386 |
| 83711-46575 | 8005 KINGSWOOD WAY # STREET LIGHTS | \$2,835 | \$34,020 |
| 86596-45173 | 8005 KINGSWOOD WAY # PUMP | \$147 | \$1,764 |
| 88573-27285 | 687 DEERHURST DR # PUMP | \$74 | \$882 |
| 91260-64568 | 8128 OLD TRAMWAY DR # SIGN | \$16 | \$189 |
| 99142-26460 | 8005 KINGSWOOD WAY# GATE | \$21 | \$252 |
| | Contingency | | \$2,037 |
| | | | \$54,075 |

Water & Sewer

Represents cost for water & sewer for expenses associated with the front guardhouse and community pool. City of Cocoa Utilities provides this utility service.

| | DESCRIPTION | MONTHLY | ANNUAL |
|---------------|----------------------------|---------|----------|
| | | AMOUNT | AMOUNT |
| 121573-112400 | 201 BAYTREE DR #GUARDHOUSE | \$63 | \$756 |
| 167895-118058 | 8207 NATIONAL DR #POOL | \$840 | \$10,080 |
| | CONTINGENCY | | \$3,079 |
| | | | \$13,915 |

Baytree Community Development District FISCAL YEAR 2023

Gas

Represents cost of gas required for heating the community pool. Florida City Gas provides this utility service.

| | DESCRIPTION | MONTHLY AMOUNT | ANNUAL |
|------------|------------------------------|-------------------|---------|
| | | | AMOUNT |
| 2932702542 | 8205 NATIONAL DR POOL HEATER | \$525 | \$6,300 |
| | CONTINGENCY | | \$850 |
| | | | \$7,150 |

Trash Removal

Represents cost of trash removal services. Services are provided by Waste Management.

| DECCRIPTION | MONTHLY | ANNUAL |
|-----------------------|---------|--------|
| DESCRIPTION | AMOUNT | AMOUNT |
| 96 Gallon Trash Toter | \$51 | \$613 |
| | | \$613 |

Maintenance - Lakes

The District currently has a contract with ECOR to maintain its 66.46 acres of lakes. Additional funds are allocated for the installation of grass carp and unanticipated lake maintenance.

| DESCRIPTION | MONTHLY AMOUNT | ANNUAL AMOUNT |
|---|-------------------|--------------------|
| LAKE MAINTENANCE | \$2,625 | \$31,500 |
| NATURAL AREAS MANAGEMENT: CONTRACT COST OF \$790 BI-MONTHLY CONTINGENCY | | \$4,740 \$2,291 |
| | | \$38,531 |

Maintenance - Landscape Contract

The District currently has a contract with Tropic Care, Inc. to maintain its 352,000 Square Feet of Landscaping.

| DESCRIPTION | MONTHLY AMOUNT | ANNUAL AMOUNT |
|-----------------------------------|-------------------|---------------------|
| LANDSCAPE MAINTENANCE CONTINGENCY | \$7,961 | \$95,532 \$2,866 |
| | | \$98,398 |

Maintenance - Additional Landscape

Funding for trimming, replacement of trees/plants, and other routine landscape maintenance not covered under the landscape vendor contract.

Baytree Community Development District FISCAL YEAR 2023

Maintenance - Pool

The District has constructed a community swimming pool, which requires maintenance service multiple times per week.

| DESCRIPTION | MONTHLY AMOUNT | ANNUAL AMOUNT |
|----------------------------------|-------------------|------------------|
| VENDOR: BEACH POOLS | | |
| POOL MAINTENANCE | | |
| SEPTEMBER THRU MAY - 3 DAYS/WEEK | \$721 | \$6,497 |
| JUNE THRU AUGUST - 5 DAYS/WEEK | \$924 | \$2,772 |
| CONTINGENCY - POOL REPAIRS | | \$3,500 |
| VENDOR: COVERALL OF ORLANDO | | |
| JANITORIAL SERVICES | \$431 | \$5,172 |
| SUPPLIES | | \$2,003 |
| | | \$19,944 |

Maintenance - Irrigation

Represents estimated cost for repairing irrigation line breaks, replacement of sprinklers, etc.

Maintenance - Lighting

Estimated cost for routine/replacement of fixtures.

Maintenance - Monuments

Estimated cost to pressure clean and paint monuments.

Maintenance - Fountain

The cost of providing preventative maintenance to the District fountains. The cost of service is \$175 per quarter.

Maintenance - Other Field

Miscellaneous costs related to additional pond work, cleaning storm drains, etc

Maintenance - Recreation

Estimated cost for routine maintenance for the District's recreational areas, such as paint, mulch, or repairs to playground area and nets, facility repair, or minor improvements to tennis court area.

Holiday Landscape Lighting

Estimated cost for installation of holiday lights and décor as well as supplies.

Operating Supplies

Purchase of supplies for the District's gatehouse, etc.

Community Development District

FISCAL YEAR 2023

Sidewalk/Curb Cleaning

Estimated cost for pressure washing the District-owned sidewalks throughout the community.

Miscellaneous

Any other miscellaneous expenses incurred during the year.

Reserves:

Transfer Out - Capital Projects - Paving - Baytree/IOB

The District has established a Pavement Management Fund in order to pay for resurfacing of roadways.

Transfer Out - Capital Projects - Reserves

Renewal and replacement costs such as replacement cost of the sidewalks, drainage repair, playground equipment, etc. See attached Capital Improvement Program Chart.

Transfer Out - Community Beautification Fund

Represents the assessments dedicated to the Community Beautification Fund.

Baytree Community Development District Proposed Budget FY 2023 Capital Projects Reserve

| Description | Adopted Budget FY2022 | Actual thru 03/31/22 | Projected Next 6 Months | Total Projected 09/30/22 | Proposed Budget FY 2023 |
|----------------------------------|-----------------------------|----------------------------|-------------------------------|--------------------------------|-------------------------------|
| Revenues: | | | | | |
| BCA Contribution | \$40,000 | \$33,000 | \$0 | \$33,000 | \$0 |
| Interest Income | \$100 | \$2 | \$3 | \$5 | \$0 |
| Total Revenues | \$40,100 | \$33,002 | \$3 | \$33,005 | \$0 |
| Expenses: | | | | | |
| Lake Bank Restoration/Evaluation | \$30,000 | \$30,840 | \$0 | \$30,840 | \$30,000 |
| Sidewalk/Gutter Repair | \$10,000 | \$0 | \$10,000 | \$10,000 | \$10,000 |
| Drainage Maintenance | \$8,000 | \$0 | \$8,000 | \$8,000 | \$8,000 |
| Curb -Tree Trimming/Replacements | \$4,000 | \$0 | \$4,000 | \$4,000 | \$4,000 |
| Recreation Area Improvements | \$30,000 | \$0 | \$40,000 | \$40,000 | \$5,000 |
| Pool Furniture | \$4,000 | \$0 | \$0 | \$0 | \$0 |
| Pool Refurbishing | \$15,000 | \$0 | \$0 | \$0 | \$0 |
| Bank Fees | \$0 | \$264 | \$528 | \$792 | \$600 |
| Capital Outlay | \$10,000 | \$14,580 | \$4,810 | \$19,390 | \$0 |
| Total Expenditures | \$111,000 | \$45,684 | \$67,338 | \$113,022 | \$57,600 |
| Other Financing Sources | | | | | |
| Transfer In | \$78,392 | \$78,392 | \$0 | \$78,392 | \$65,000 |
| Beginning Fund Balance | \$2,046 | \$3,847 | \$0 | \$3,847 | \$2,221 |
| Total Other Financing Sources | \$80,438 | \$82,239 | \$0 | \$82,239 | \$67,221 |
| Net Change in Fund Balance | \$9,538 | \$69,557 | (\$67,335) | \$2,221 | \$9,621 |

| Baytree CDD - Capital Improvement Program | | | | | | | | ĸ. |
|---|---------|--------|---------------|-------------|---------|------------|---------------|---------|
| Project Description | FY 2023 | 23 | FY 2024 | 024 | FY 2025 | 2 | FY 2 | FY 2026 |
| Lake Bank Restoration | \$ | 30,000 | €9 | 30,000 | \$ 30 | 30,000 | \$ | 30,000 |
| Sidewalk / Gutter Repair | \$ 1 | 000'01 | \$ | 14,500 | \$ 14 | 14,500 | \$ | 14,500 |
| Drainage Maintenance | \$ | 8,000 | ₩. | 10,000 | \$ 10 | 10,000 | \$ | 10,000 |
| Curb - Tree Trimming/Replacements | \$ | 4,000 | \$ | 6,500 | \$ | 6,500 | 69 | 6,500 |
| Tennis Court Lights | \$ | | €9 | | \$ | 2,000 | ₩. | • |
| Pool Refurbuishment | \$ | | \$ | • | \$ | • | \$ | (,* |
| Recreational Area Improvements | \$ | 5,000 | ₩. | 9 | \$ | | \$ | |
| Pool Furniture | \$ | ٠ | 59 | | \$ | | \$ | 4,000 |
| Gate Operators | \$ | • | \$ | (30) | \$ | | ₩. | •: |
| Total | 5 | 27,000 | 49 | 61,000 \$ | | 63,000 8 | ₩. | 65,000 |

Community Development District Proposed Budget FY 2023 Pavement Management

| Description | Adopted Budget FY2022 | Actual thru 03/31/22 | Projected Next 6 Months | Total Projected 09/30/22 | Proposed Budget FY 2023 |
|-------------------------------|-----------------------------|----------------------------|-------------------------------|--------------------------------|-------------------------------|
| Revenues: | | | | | |
| Interest Income | \$75 | \$18 | \$0 | \$18 | \$0 |
| Total Revenues | \$75 | \$18 | \$0 | \$18 | \$0 |
| Expenses: | | | | | |
| Bank Fees | \$0 | \$207 | \$228 | \$435 | \$500 |
| Total Expenditures | \$0 | \$207 | \$228 | \$435 | \$500 |
| Other Financing Sources | | | | | |
| Beginning Fund Balance | \$378,345 | \$357,795 | \$0 | \$357,795 | \$457,379 |
| Transfer In - Baytree | \$75,370 | \$21,608 | \$53,762 | \$75,370 | \$97,981 |
| Transfer In - 10B | \$24,630 | \$0 | \$24,630 | \$24,630 | \$32,019 |
| Total Other Financing Sources | \$478,345 | \$379,403 | \$78,392 | \$457,795 | \$587,379 |
| Net Change in Fund Balance | \$478,420 | \$379,215 | \$78,164 | \$457,379 | \$586,879 |

CARRY FORWARD SPLIT FY 2022 FY 2023 BAYTREE \$342,842 \$440,323 IOB \$114,537 \$146,556 \$457,379 \$586,879

Community Development District Proposed Budget FY 2023 Community Beautification

| Description | Adopted Budget FY2022 | Actual thru 03/31/22 | Projected Next 6 Months | Total Projected 09/30/22 | Proposed Budget FY 2023 |
|-------------------------------|-----------------------------|----------------------------|-------------------------------|---------------------------------------|-------------------------------|
| Expenses: | | | | | |
| Bank Fees | \$400 | \$200 | \$50 | \$250 | \$400 |
| Beautification Projects | \$0 | \$30,650 | \$0 | \$30,650 | \$0 |
| Total Expenditures | \$400 | \$30,850 | \$50 | \$30,900 | \$400 |
| Other Financing Sources | | | | | |
| Beginning Fund Balance | \$24,125 | \$13,145 | \$0 | \$13,145 | \$19,510 |
| Transfer In - Baytree | \$37,265 | \$37,265 | \$0 | \$37,265 | \$45,265 |
| Total Other Financing Sources | \$61,390 | \$50,410 | \$0 | \$50,410 | \$64,775 |
| Net Change in Fund Balance | \$60,990 | \$19,560 | (\$50) | \$19,510 | \$64,375 |

Community Development District O&M Assessment Calculation

| | FY 2022 | FY 2023 | |
|----------------------------|------------|-------------|----------------------|
| Net Assessments | \$905,346 | \$996,868 | 4 |
| Discounts (4%) | \$37,875 | \$41,704 | |
| Gross Assessments | \$943,221 | \$1,038,572 | |
| Less: Golf Course (2.25%) | \$21,222 | \$23,368 | |
| Adjusted Gross | \$921,999 | \$1,015,204 | |
| Assessable Units: | | | |
| Phase 1 | 304 | 304 | |
| Phase 2 | 157 | <u>157</u> | |
| Total | 461 | 461 | |
| | | | Change From. 2022 |
| Per Unit 0 & M Assessments | \$2,000.00 | \$2,202.18 | \$202.18 |
| EV 2022 Bowley CDD A | | | |

| FY 2023 Baytree CDD Assessments | Phase 1 | Phase 2 | |
|---------------------------------|---------|---------|---------|
| Per Unit O & M | \$2,20 |)2 | \$2,202 |

Isles of Baytree

Baytree Roadway Maintenance Cost Sharing Agreement Proposed Budget FY2023

| | FY23 Proposed Budget |
|--|-------------------------|
| | |
| Security Minturger Catalogue (Agreement) | \$215,656 |
| Maintenance - Gatehouse/Agreement Telephone - Gatehouse | \$10,700 |
| Utilities ¹ | \$6,300 |
| Maintenance - Lighting | \$4,001 \$2,500 |
| | |
| Capital Reserve - Paving Management ² Total | \$32,019 |
| Iotai | \$271,176 |
| Less: Golf Course Contribution (2.25%) | (\$6,101) |
| Total to be assessed To Baytree CDD & Isles of Baytree HOA | \$265,074 |
| Total Number of Lots | |
| Baytree Phase I | 304 |
| Baytree Phase II | 157 |
| Isles of Baytree | 104 |
| | 565 |
| Total Per Lot Assessment | \$469 |
| Total Expenses divided by Total Units | 4.03 |
| • | |
| Proposed Amount for Isles of Baytree HOA for FY23 | \$48,792 |
| Notes | 2 |
| Total Utilities | |
| 201 Baytree Drive Guardhouse | \$1,419 |
| 201 Baytree Drive Guardhouse - Water | \$632 |
| 8005 Kingswood Way - Street Lights | \$1,950 |
| | \$4,001 |
| Capital Reserve Calculation is based on the following areas: | |
| Baytree Boulevard | |
| National Drive | |
| Kindswood Drive | |
| Total Area of Pavement | 89,711 |
| IOB Shared Roadway Area | 22,093 |
| Fraction of Shared Roadways | 24.63% |
| Total Projected FY21 Paving Management | \$130,000 |
| IOB Shared Cost | \$32,019 |
| | 402,019 |

HERITAGE ISLE AT VIERA COMMUNITY DEVELOPMENT DISTRICT

<u>District Office · Orlando, Florida · (407) 472-2471</u>

<u>Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614</u>

<u>www.heritageisleatvieracdd.org</u>

June 8, 2022

Board of County Commissioners Brevard County BOCC Brevard County Government Center 2725 Judge Fran Jamieson Way Viera, FL 32940

Re: Heritage Isle at Viera Community Development District Proposed Fiscal Year 2022/2023 Budget

Dear Sir/Madam:

Enclosed please find the Fiscal Year 2022/2023 budget (the "Proposed Budget") approved by the Board of Supervisors of the Heritage Isle at Viera Community Development District for the purpose of setting a hearing to consider public comment and testimony on same. The public hearing on the Proposed Budget has been scheduled for August 23, 2022, at 10:30 am at the Brevard County Government Center, located at 2725 Judge Fran Jamieson Way, Building C, Florida Room, Viera, Florida 32940.

Transmittal of the enclosed Proposed Budget is being made for purposes of disclosure and information, in accordance with the requirement set forth in Section 190.008(b), Florida Statutes.

Should you have any questions, please do not hesitate to contact me at your earliest convenience.

Sincerely,

Richard Hernandez

Richard Hernandez District Manager

cc: Wes Haber, District Counsel

Emmett J Williams, Jr., District Chairperson

Enclosures



Heritage Isle at Viera Community Development District

https://heritageisleatvieracdd.org

Approved Proposed Budget for Fiscal Year 2022/2023

Approved Proposed Budget Heritage Isle at Viera Community Development District Fiscal Year 2022/2023

| Charle of Accounts Classification Property Proper | | | | | Projected | | Budget | |
|--|--|--------------|------------|-----------------|---------------------------|----------------------------|------------------|---|
| Special Associaments | Chart of Accounts Classification | through | Totals | Budget | Budget variance for | Budget for 2022/2023 | (Decrease) vs | |
| Security | REVENUES | | | | | | | |
| Security | Special Assessments | | | | | | | |
| Annual 20 Year Steed Laste - Carry Forward Barner 5 - France 1 S | | \$680,217 | \$ 680,205 | \$ 680,205 | \$. | \$ 788,320 | \$ 108,115 | Allocations to be determined upon final roll certification |
| Bilance Froward from Prior Yearly \$ 8,0,000 \$ 8,0000 \$ 1,0 | TOTAL REVENUES | \$ 680,217 | \$ 680,205 | \$ 680,205 | \$. | \$ 788,320 | \$ 108,115 | Assumes maintained level of assossments same as FY 19/20. |
| TOTAL REVENUES AND BALANCE FORWARD Separation Separa | | | | | | | |)) General Fund sumlus utilizad to maintain lovel of opposements |
| Legislaive Supervisor Freis Supervisor F | TOTAL REVENUES AND BALANCE FORWARD | \$ 680,217 | | | | | | |
| Suppose Supp | EXPENDITURES - ADMINISTRATIVE | | | | | | | |
| Suppose Supp | Legislative | | | | | | | |
| Financial & Administrative | | \$ 4.800 | \$ 6,000 | \$ 6,000 | \$ | \$ 6,000 | | Assumes 6 regular BOS medians appually |
| Administrative Genúces \$ 1,00 \$ 6,210 \$ 0,210 \$ 0,210 \$ 0,200 \$ | Financial & Administrative | | * 0,000 | Ψ 0,000 | • 8 | • 0,000 | • | Assumes o ragular DOS infectings arindally |
| District Comment \$ 1,7,506 \$ 3,5,190 \$ 3,5,190 \$ 1,500 | | \$ 3,105 | \$ 6.210 | \$ 6210 | \$ | \$ 8.458 | \$ 248 | COL Adjustment |
| Discisor Section Figure Section Sect | District Management | | | | | | 10 | |
| Section Sect | | | | | 0.53 | | | |
| Trustee Fees | Disclosure Report | (S) -11 1 1 | .01000 | | 1,00 | | | |
| Absolution American From Colocidins | | 25 -1 | -1000 | | 7.7 | | • | |
| Financial & Revenue Colleciones | Assessment Roll | | | | 100 | | • | |
| Acciding Services 10,412 2,028,4 2,082,4 3 2,185 5 5,350 5 5,445 5 5,455 5 5 | | | | , | | | 7 | |
| Auding Services \$ - \$ 4,100 \$ 4,100 \$ 5 - \$ 1,000 \$ 1,000 \$ 0 - \$ 1,000 | | | | | | | | |
| Arbitage Rebale Calculation Publics Clifical Labilly Insurance Lagal Alvertising Lagal Connews Miscellaneous Fees Lagal Connews Lagal Co | | | | | | 4 -111 | | Maintained at same rate |
| Fubic Officials Liability Insurance \$ 2,286 \$ 2,280 \$ 2,980 | | | | | 0.70 | | | |
| Logal Advertising \$ 2,168 \$ 3,500 \$ 3,500 \$ 5 5,000 \$ | | | | | | | • | Contractually \$1050 total for series 2013 & 2017 Bonds |
| Dust, Learnees \$ 175 \$ | | | | | | | | Adjusted based on Egis projections |
| Miscellaneous Fees | | | | | | , | | |
| Methodology | | | | | | | | |
| Legal Course \$ 9.265 \$ 20.000 \$ 21.000 \$ 1,000 \$ 21,000 | | 200 | | | | | | Utilized for BCPA NAV Assessment fee |
| Statistical Course | | \$ 1,819 | 5 5,000 | \$ 5,000 | \$ - | \$ 6,000 | \$ | |
| Electric Utility Services | | \$ 9,265 | \$ 20,000 | \$ 21,000 | \$ 1,000 | \$ 21,000 | \$ - | Mainlained at same rate |
| Electric Utility Services | Administrative Subtotal | \$ 74,879 | \$ 141,010 | \$ 142,144 | \$ 1,134 | \$ 145,274 | \$ 3,130 | |
| Utility Services \$ 17,065 \$ 3,41,01 \$ 3,50,00 \$ 2,70 \$ 3,8875 \$ 3,875 Increased Based on FY22/23 Projections \$ 1,101 | EXPENDITURES - FIELD OPERATIONS | | | | | | | |
| Utility Services \$ 17,065 \$ 3,41,01 \$ 3,50,00 \$ 2,70 \$ 3,8875 \$ 3,875 Increased Based on FY22/23 Projections \$ 1,101 | Electric Utility Services | | | | | | | |
| Street Light Street Light Street Light Street Light Lease Stormwater Centrol Stormwater Sto | | \$ 17,065 | \$ 34 130 | \$ 35,000 | \$ 970 | \$ 38 875 | \$ 3,675 | Increased Resed on EV22/23 Projections |
| Amorization - Street Light Lease \$ 7,907 \$ 7,9 | | | | | | | | |
| Stormwater Control Aquatic Maintenance \$17,105 \$34,210 \$34,000 \$5,000 | | | | 15 | | | | |
| Founlain Service Repairs & Maintenance \$ 426 \$ 3,000 \$ 5,000 \$ 2,000 \$ 5,000 \$ 5,000 \$ 5,000 \$ 5,000 \$ 5,000 \$ 5,000 \$ 5,000 \$ 2,000 \$ 5 - \$ 2,000 \$ 5 | Stormwater Control | 7 1.301 | + 1,001 | ₹ 1,001 | • 0 | 4 1,007 | Ψ - | Substrugit (Note) and Or Legacy) Annual amount on 20 year lease |
| Foundain Service Repairs & Maintenance \$ 426 \$ 3,000 \$ 5,000 \$ 2,000 \$ 5,000 \$ \$ 2,000 \$ 2,000 | Aquatic Maintenance | \$ 17 105 | \$ 34 210 | \$ 34,000 | \$ (210) | C 36 380 | 4 1200 | Majorajand at anno esta Constitution 27.740 |
| Stormwater System Maintenance \$ - \$ 2,000 \$ 2,000 \$ - \$ 2,000 | Fountain Service Repairs & Maintenance | | | | | | | |
| Other Physical Environment General Liability & Proporty Insurance Landscape Maintenance \$ 99.567 \$ 199,135 \$ 199,135 \$ 199,135 \$ 11,948 6 | | | | | | 4 01000 | | |
| Section Sect | | * | a 2,000 | w 2,000 | Ψ - | ¥ 2,000 | 4 | managara at samo rate. |
| Landscape Maintenance \$ 99,567 \$ 199,135 \$ 199,135 \$ 7,180 \$ 199,135 \$ 7,180 \$ 199,135 \$ 7,180 \$ 11,948 6% Brightview Proposed Increase In | | \$ 7770 | 8 7777 | ¢ 0.150 | ¢ 270 | ¢ 0.327 | | Adhered based on Fig. 1 of 10 |
| Landscape Mulch & Annuals | | | | | | | | |
| Trigation Contracts & Repairs \$27,401 \$60,000 \$65,000 \$5,500 \$65,000 \$5,500 \$65,000 \$15,970 \$31,940 \$35,000 \$3,000 \$65,0 | | ₹ 59,007 | | | | | | o % brightview Proposed Increase |
| Landscape Replacement Plants, Shrubs, Trees \$15,970 \$31,940 \$35,000 \$3,000 | | \$ 27 404 | | | | | | |
| Field Services \$ 3,900 \$ 7,800 \$ 8,400 \$ 600 \$ 8,400 \$ = Road & Street Facilities Sidewalk Repair & Maintenance Parks & Recreation Infrastructure Annual inspection Pedestrian Bridge Maintenance 3 3,000 \$ 3,000 \$ 5,000 \$ 15,000 \$ | | | | | | | | |
| Road & Street Facilities Sidewalk Repair & Maintenance Parks & Recreasion Infrastructure Annual inspection Pedestrian Bridge Maintenance Contringency Miscellaneous Conlingency Sidewalk Repair & Maintenance Sidewalk S | | | | | | | | Monitor for final. Brightview to provide proposals for replacement in FY 22/23. |
| Sidewalk Repair & Maintenance Parks & Recreation Infrastructure Annual inspection Pedestrian Bridge Maintenance Contingency Miscellaneous Contingency Miscellaneous Contingency \$ 238,128 \$ 565,160 \$ \$595,968 \$ 30,800 \$ \$650,983 \$ \$1,942 \$ \$796,227 \$ \$8,115 | | 9 3,900 | a 7,800 | ⇒ d,400 | → R00 | ⇒ 8,400 | • | |
| Parks & Recreation Infrastructure Annual inspection Pedestrian Bridge Maintenance Contingency Miscellaneous Conlingency S 9,172 \$ 35,000 \$ 38,876 \$ 3,875 \$ 42,876 \$ 4,000 Infrastructure inspection repair items expected to come from report presentation. Field Operations Subtotal \$ 238,128 \$ 565,160 \$ \$595,968 \$ 30,888 \$ \$650,953 \$ 54,985 TOTAL EXPENDITURES \$ 313,007 \$ 706,170 \$ 738,112 \$ 31,942 \$ 796,227 \$ 58,115 | | • 000 | E 30.000 | E 05 000 | e | Ø 05 505 | | |
| Infrastructure Annual Inspection | | ⇒ 650 | a 20,000 | a 25,000 | Ф 5,000 | 3 25,000 | D | Anticipated full allocation due to infrastructure repairs. Remainder expense classed to misc cont |
| Pedestrian Bridge Maintenance Contingency \$ 3,000 \$ 3,000 \$ - \$ 3,000 \$ - \$ 3,000 \$ - \$ Utilize for minor bridge maintenance. Projection reflects estimates Miacellaneous Contingency \$ 9,172 \$ 35,000 \$ 38,876 \$ 3,876 \$ 42,876 \$ 4,000 Infrastructure inspection repair items expected to come from report presentation. Field Operations Subtotal \$ 238,128 \$ 565,160 \$ 595,968 \$ 30,808 \$ 650,983 \$ 54,885 TOTAL EXPENDITURES \$ 313,007 \$ 708,170 \$ 738,112 \$ 31,942 \$ 798,227 \$ 58,115 | | g == | e 45 005 | £ 46.00c | | 0 45 004 | | |
| Contingency Miscellaneous Contingency S 9,172 \$ 35,000 \$ 38,876 \$ 3,875 \$ 42,876 \$ 4,000 Infrastructure inspection repair items expected to come from report presentation. Field Operations Subtotal \$ 238,128 \$ 565,160 \$ \$95,968 \$ 30,809 \$ 8850,953 \$ 54,985 FOTAL EXPENDITURES \$ 313,007 \$ 706,170 \$ 738,112 \$ 31,942 \$ 796,227 \$ 58,115 | | * | | | | | | |
| Miscellaneous Conlingency \$ 9,172 \$ 35,000 \$ 38,876 \$ 3,876 \$ 42,876 \$ 4,000 Infrastructure inspection repair items expected to come from report presentation Field Operations Subtotal \$238,128 \$565,160 \$595,968 \$ 30,808 \$650,953 \$ 54,985 TOTAL EXPENDITURES \$313,007 \$706,170 \$738,112 \$ 31,942 \$796,227 \$ 58,115 | | > :e | \$ 3,000 | 000,E ¢ | 3 • | \$ 3,000 | 5 | Utilize for minor bridge maintenance. Projection reflects estimates |
| TOTAL EXPENDITURES \$313,007 \$706,170 \$736,112 \$ 31,942 \$796,227 \$ 58,115 | | \$ 9,172 | \$ 35,000 | \$ 38,876 | \$ 3,876 | \$ 42,876 | \$ 4,000 | Infrastructure inspection repair items expected to come from report presentation |
| 4 30,115 | Field Operations Subtotal | \$ 238,128 | \$ 565,160 | \$ 595,968 | \$ 30,808 | \$ 650,953 | | |
| EXCESS OF REVENUES OVER EXPENDITURES \$ 367,210 \$ 31,942 \$ \$ \$ | TOTAL EXPENDITURES | \$ 313,007 | \$ 706,170 | \$738,112 | \$ 31,942 | \$ 796,227 | \$ 58,115 | |
| | EXCESS OF REVENUES OVER EXPENDITURES | \$ 367,210 | \$ 31,942 | \$ ±0 | \$ - | s . | s . | |

Approved Proposed Budget Heritage Isle at Viera Community Development District Reserve Fund FY 22/23

| | Chart of Accounts Classification | Actual YTD through 03/31/22 | Projected Annual Totals 2021/2022 | Annual Budget for 2021/2022 | Projected Budget variance for 2021/2022 | Budget for 2022/2023 | Budget Increase (Decrease) vs 2021/2022 |
|----|--|---|--|-----------------------------------|---|------------------------|---|
| 2 | REVENUES | | | | | | |
| 3 | REVENUES | | | | | | |
| 6 | Special Assessments | | | | | | |
| 7 | Tax Roll | | | | | | |
| 8 | TUX TOIL | \$ 14,000 | \$ 14,000 | \$ 14,000 | \$ - | \$150,000 | \$ 136,000 |
| 9 | TOTAL REVENUES | 4 | | | | | |
| 12 | TO THE HEAD OF THE PARTY OF THE | \$ 14,000 | \$ 14,000 | \$ 14,000 | \$ - | \$150,000 | \$ 136,000 |
| 13 | TOTAL REVENUES AND BALANCE FORWARD | ¢ 44,000 | A 44 000 | A | | | |
| 14 | DALLANDE I OKNARD | \$ 14,000 | \$ 14,000 | \$ 14,000 | \$ - | \$150,000 | \$ 136,000 |
| 17 | EXPENDITURES | | | | | | |
| 18 | | | | | | | |
| 19 | Other Physical Environment | | | | | | |
| 20 | Irrigation Controller Reserve | \$ - | \$ - | \$ - | œ. | e 40.000 | |
| 21 | Hardwood Prunning Reserve | \$ - | \$ - | | \$ - | \$ 12,000 | \$ 12,000 |
| 22 | New Tree Instillation Reserve | \$ - | Ψ - | \$ - | Φ - | \$ 10,000 | \$ 10,000 |
| 23 | Irrigation Pump Station Reserve | \$ 149,737 | \$ 149,737 | \$ 6,000 | \$ (143,737) | \$ 10,000 \$ 60.000 | \$ 10,000 |
| 24 | Parks & Recreation | 4 110,707 | Ψ 145,757 | Ψ 0,000 | φ (143,737) | \$ 60,000 | \$ 54,000 |
| 25 | Pedestrian Bridge Reserve | \$ - | \$ 8,000 | \$ 8.000 | \$ - | \$ 8.000 | Φ. |
| 26 | Miscellaneous Parks and Recreation Reserve | \$ - | \$ - | \$ - | \$ - | \$ 50,000 | \$ - |
| 27 | | | * | Ψ | Ψ | \$ 50,000 | \$ 50,000 |
| 28 | TOTAL EXPENDITURES | \$ 149,737 | \$ 157,737 | \$ 14,000 | \$ (143,737) | \$150,000 | \$ 104.000 |
| 29 | | | ¥ 107,101 | Ψ 14,000 | Ψ (143,737) | \$ 150,000 | \$ 104,000 |
| 30 | EXCESS OF REVENUES OVER EXPENDITURES | \$ (135,737) | \$ (143,737) | \$ - | \$ (143,737) | s - | \$ 32,000 |
| 31 | | 7 (.55), 617 | + (110,707) | Ψ 5 | ψ (143,/3/) | 4 - | \$ 32,000 |

Heritage Isle at Viera Community Development District Debt Service Fiscal Year 2022/2023

| Chart of Accounts Classification | Series 2013A-1 | Series 2013A-2 | Series 2017 | Budget for 2022/2023 |
|--------------------------------------|----------------|----------------|--------------|-------------------------|
| REVENUES | | | | |
| Special Assessments | | | | |
| Net Special Assessments (1) | \$276,451.94 | \$37,613.76 | \$348,398.06 | \$662,463.77 |
| TOTAL REVENUES | \$276,451.94 | \$37,613.76 | \$348,398.06 | \$662,463.77 |
| EXPENDITURES | | | | |
| Administrative | | | | |
| Financial & Administrative | | | | |
| Debt Service Obligation | \$276,451.94 | \$37,613.76 | \$348,398.06 | \$662,463.77 |
| Administrative Subtotal | \$276,451.94 | \$37,613.76 | \$348,398.06 | \$662,463.77 |
| TOTAL EXPENDITURES | \$276,451.94 | \$37,613.76 | \$348,398.06 | \$662,463.77 |
| EXCESS OF REVENUES OVER EXPENDITURES | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

Brevard County Collection Costs (2%) and Early Payment Discounts (4%):

6.0%

Gross assessments

\$704,433.52

Notes:

Tax Roll County Collection Costs and Early Payment discount is 6% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received.

HERITAGE ISLE AT VIERA COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

 2022/2023 O&M Budget
 \$946,227.10

 Collection Cost @
 2%
 \$20,132.49

 Early Payment Discount @
 4%
 \$40,264.98

 2022/2023 Total
 \$1,006,624.57

2021/2022 O&M Budget \$694,205.00 **2022/2023 O&M Budget** \$946,227.10

Total Difference \$252,022.10

| | PER UNIT ANNUA | AL ASSESSMENT | Proposed Incre | ease / Decrease |
|--|----------------|---------------|----------------|-----------------|
| | 2021/2022 | 2022/2023 | \$ | % |
| Debt Service - Villa (Series 2013A-1/A-2) | \$293.76 | \$293.76 | \$0.00 | 0.00% |
| Operations/Maintenance - Villa | \$439.84 | \$606.68 | \$166.84 | 37.93% |
| Total | \$733.60 | \$900.44 | \$166.84 | 22.74% |
| Debt Service - Duplex (Series 2013A-1/A-2) | \$398.68 | \$398.68 | \$0.00 | 0.00% |
| Operations/Maintenance - Duplex | \$451.82 | \$618.66 | \$166.84 | 36.93% |
| Total | \$850.50 | \$1,017.34 | \$166.84 | 19.62% |
| Debt Service - SF 50' (Series 2013A-1/A-2) | \$482.61 | \$482.61 | \$0.00 | 0.00% |
| Operations/Maintenance - SF 50' | \$463.80 | \$630.64 | \$166.84 | 35.97% |
| Total | \$946.41 | \$1,113.25 | \$166.84 | 17.63% |
| Dobt Service SE 701/5-vi 20404 444 0 | | | | |
| Debt Service - SF 70' (Series 2013A-1/A-2) | \$587.52 | \$587.52 | \$0,00 | 0.00% |
| Operations/Maintenance - SF 70' | \$482.97 | \$649.81 | \$166.84 | 34.54% |
| Total | \$1,070.49 | \$1,237.33 | \$166.84 | 15.59% |
| Debt Service - Condo (Series 2017) | \$291.54 | \$291.54 | \$0.00 | 0.00% |
| Operations/Maintenance - Condo | \$439.84 | \$606.68 | \$166.84 | 37,93% |
| [otal | \$731.38 | \$898.22 | \$166.84 | 22.81% |
| Debt Service - Villa (Series 2017) | \$291,54 | \$291.54 | \$0.00 | 0.00% |
| Operations/Maintenance - Villa | \$439.84 | \$606,68 | \$166.84 | 37.93% |
| Fotal | \$731.38 | \$898.22 | \$166.84 | 22.81% |
| Debt Service - SF 50' (Series 2017) | E470.00 | 0.470.00 | | |
| Operations/Maintenance - SF 50' | \$478.96 | \$478.96 | \$0.00 | 0.00% |
| Total | \$463.80 | \$630.64 | \$166.84 | 35.97% |
| Olai - | \$942.76 | \$1,109.60 | \$166.84 | 17.70% |
| Debt Service - SF 60' (Series 2017) | \$541.44 | \$541.44 | \$0.00 | 0.00% |
| Operations/Maintenance - SF 60' | \$473.39 | \$640.23 | \$166.84 | 35.24% |
| [otal | \$1,014.83 | \$1,181.67 | \$166.84 | 16.44% |

| \$0.00 \$607.59 | \$0.00 \$774.43 | \$0.00 \$166.84 | 0.00% 27.46% |
|--------------------|--------------------|--------------------|----------------------------|
| \$0.00 | \$0.00 | \$0.00 | 0.00% |
| | | | |
| \$1,066.06 | \$1,232.90 | \$166.84 | 15.65% |
| \$482.97 | \$649.81 | \$166.84 | 34.54% |
| \$583.09 | \$583.09 | \$0.00 | 0.00% |
| | \$482.97 | \$482.97 \$649.81 | \$482.97 \$649.81 \$166.84 |

6

DESIGNATION OF THE PROPERTY OF

CISCAL YEAR PROTEST OAN AND DERF MAYOU ASSESSMENT ROMERAL

| | | | | | | | | | OAM ARTE SAMENT | | | | |
|-----------------------|--------------|---------------------|--------------|-------------|--|--------------|--|----------|-----------------|---|---------|---|----------|
| | | | | EARLY PAYME | MUDGET ECTION COST @ NT DISCOUNT @ M ASSESSMENT | 2 0% 4 0% | \$860,227.10 \$10,720.24 \$97,010.49 \$100,411.01 | | BANKY PAYEE | BUDDET CTION COSTS @ PIT URCOVINT @ | 2 0% | \$66,000.00 \$1,404.20 \$2,696.31 | |
| | | UNITE AGSESSED | | | - AULIUM N | | - amiddal mad | | ° | M ANNES ENGACT | | 670,212.77 | |
| - | | 2013 A-1 / A-2 DEBT | 2017 DEST | Em) | TOTAL. | % TOTAL | TOTAL | Par Mail | EAU | TOTAL | % TOTAL | rotal. | Per Un |
| LOT SIZE | OWN | SERVICE PLO | BERVICE PITA | FACTOR | EALD | EAUDa | BUDGET | OHM | FACTOR | EALTE | EAU's | AUDOPT | CAM |
| YiFe (2013) | 82 | 91 | 0 | 1.00 | 82.00 | 5.10% | \$47,782.06 | 6582.71 | 0.50 | 41.00 | 2 80% | \$1,965.13 | B73 97 |
| Dupine (2013) | 148 | 146 | а | 100 | 146 00 | 9 0 2% | 185,076 37 | 8562.71 | 0 /5 | 109 50 | 2,47% | \$5,248.34 | \$35.95 |
| SF 50" (2013) | 371 | 380 | 0 | 1.04 | 371.00 | 23 09% | 1218.164.68 | \$582.71 | 100 | 371.00 | 25 33% | \$17,782.08 | 947.93 |
| SF 10 (2013) | 129 | 128 | 0 | 1.00 | 128.00 | 197% | \$74,386.63 | 3582.71 | 1.40 | 179 20 | 12 73% | \$8 349 GZ | \$87.10 |
| Condo | 120 | O | 110 | 1 00 | 129 90 | 7.47% | 369,924.96 | 3582.71 | 0.50 | 60 00 | 4 1039 | \$2.875.80 | \$23.91 |
| V1a (2005) | 254 | 0 | 253 | 1.60 | 254.00 | 15.81% | \$148,007.84 | \$552.71 | 0.50 | 127.00 | 8 67 % | \$6,097.12 | \$23.97 |
| SF 56" (2005) | 221 | 0 | 227 | 1.00 | 227 00 | 14 13% | \$102,274.72 | 1597 71 | 1.00 | 227 00 | 15.50% | 319 890 13 | 547 93 |
| SF 60' (2005) | 215 | 0 | 215 | 1.00 | 215 00 | 13.38% | \$125 282 23 | \$582.71 | 1,20 | 258.00 | 17.81% | \$12,365.98 | 157-52 |
| SF 70" (2005) | 60 | 0 | 63 | 1,00 | 63 D0 | 3.92% | \$36,F10.61 | \$589.71 | 1.40 | 88 20 | 6 02% | \$4,227,43 | \$87.10 |
| Clubhouse | 1 | B | 0 | 1.00 | 100 | 0.06% | 5582 71 | \$5AZ 71 | 4.80 | 4 00 | 0.27% | \$191.72 | \$191.72 |
| TOTAL | 1807 | ttt | 1/7 | 8 | 1597 (IN | 100.00% | \$836,617.01 | | | 1464100 | 100 00% | 172,212.77 | |
| SE Beiot Congr | Constron Com | Chiter Enymane su | E | | | | (850,184,71) | 7 | 1 - | | | (\$4,212,77) | |
| A Acresion Is the Col | incled: | | | | | | MM0,227.10 | | | | | 90.000,000 | |

| PER LOT ANNUAL ASSESSMENT | | | | | | | | | | |
|---------------------------|--------------|--------------|------------|---------------|--|--|--|--|--|--|
| TOTAL DAW | 2313A-1 CEST | 2213A-2 0885 | 2611 0681 | | | | | | | |
| ZER.UMI | HAY/SS.15 | MINOCHE | SERVICE (9 | TOTAL (| | | | | | |
| \$404.68 | \$2.5H 5B | 675.18 | 10 00 | 8890 44 | | | | | | |
| \$818.68 | £3.50 Ø3 | 847.75 | \$0.00 | \$1,817.3 | | | | | | |
| \$630.64 | \$424.01 | \$57.80 | \$0.00 | \$1,113.25 | | | | | | |
| \$649.01 | \$51F.10 | \$70.56 | 10.86 | \$1,237 3 | | | | | | |
| 60 8698 | Ed 00 | \$0.00 | 6401.54 | 1698.22 | | | | | | |
| \$400,64 | 20.00 | \$6.00 | 8291 54 | 6400 22 | | | | | | |
| \$839.94 | 50 00 | \$0.00 | 8478.96 | \$1,109 54 | | | | | | |
| 8840.73 | 60 80 | 69.90 | \$841.44 | 84,181.61 | | | | | | |
| \$649.81 | 80.00 | 10.00 | \$543 09 | 61,232.00 | | | | | | |
| \$774.43 | E0 0g | 60.00 | 80.00 | 577443 | | | | | | |

¹⁹ Hefiects 2 (Iwo) Baries 2017 prepayments and 5 (Five) Series 2013 prepayments.

¹⁶ Reflects the number of total total with Sories 2017. Parket 2012 6-4 and Sade a 2014 6-2 debt antique dis-

A Annual data annua seasa mani, par bai adopted in connection with this Seese 2011, Series 2013A-1 and Series 2013A-2 bands issues Annual Seles and in the Seese and behindes provided, intends, Greened County 2018 to the County of Seese and County 2018 to the C

Annual mesesmand that will appear on Movember 2022 Brevard County preparty fax bill. Amount a hown technique all applicable county collection counts and early payment discounts (up to 4% it paid early).

Montecito Community Development District

219 E. Livingston Street, Orlando, Florida 32801 Phone: 407-841-5524 – Fax: 407-839-1526

May 12, 2022

Brevard County Manager

Mr. Frank Abbate 2725 Judge Fran Jamieson Way, Bldg. C Melbourne, Florida 32940

Satellite Beach City Manager

Courtney Barker 565 Cassia Blvd Satellite Beach, FL 32937

Re:

Montecito Community Development District

Proposed Budget Fiscal Year 2023

Dear Sir/Madam:

In accordance with chapter 190.008 (2)(b), Florida Statutes, enclosed please find one copy of the District's proposed budget for the Fiscal Year 2023 for purposes of disclosure and information only. The District will schedule a public hearing not less than 60 days from the date of this letter for adoption of the same. Should you have any questions regarding the enclosed, please feel free to contact me.

Sincerely,

Cari Urrutic

Recording Secretary

Enclosures

RECEIVED

MAY 1 6 2022

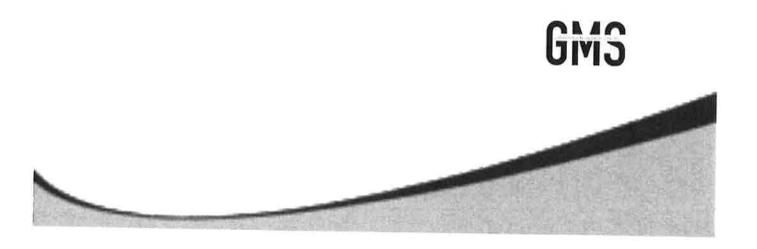
County Manager's Office



Montecito

Community Development District

Proposed Budget FY 2023



Montecito Community Development District

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Montecito Community Development District General Fund Flscal Year 2023

| | | Adopted Budget FY 2022 | | Actuals Thru | | Projected Next | | jected Total Thru | | Proposed Budget |
|---|-----|------------------------------|----|-----------------|----|-------------------|----|----------------------|----|--------------------|
| Revenues | | 11 2022 | | 3/31/22 | | 6 Months | | 9/30/22 | _ | FY 2023 |
| Maintenance Assessments | \$ | 723,971 | \$ | 715,027 | \$ | B,944 | \$ | 723,971 | \$ | 822,959 |
| Interest Income | | | | 1 | | | | 1 | • | |
| Gate & Amenity Access Income | | - | | 2,540 | | 1,500 | | 4,040 | | - |
| Miscellaneous Income | | - | | 4,198 | | 0.70 | | 4,198 | | |
| Carryforward Surplus | | - | | 20,471 | | 3 * | | 20,471 | | |
| Total Revenues | S | 723,971 | 5 | 742,238 | 5 | 10,444 | S | 752,681 | 5 | 822,959 |
| Expenditures | | | | | | | | | | |
| Administrative Expenditures | | | | | | | | | | |
| Supervisor Fees | \$ | 7,200 | \$ | 3,600 | | 3,600 | ş | 7,200 | \$ | 7,800 |
| District Management | | 42,436 | | 21,218 | | 21,218 | * | 42,436 | * | 55,000 |
| District Engineer | | 30,000 | | 22,259 | | 9,000 | | 31,259 | | 30,000 |
| District Counsel | | 30,000 | | 17,707 | | 12,000 | | 29,707 | | 30,000 |
| Disclosure Report | | 1,500 | | 1,500 | | 54 | | 1,500 | | 1.500 |
| rustee Fees | | 3,500 | | 1,458 | | 2,042 | | 3,500 | | 3,500 |
| Assessment Roll | | 5,000 | | 5,000 | | SQ. | | 5,000 | | 5,000 |
| Auditing Services | | 5,000 | | 24 | | 4,875 | | 4,875 | | 5,000 |
| Arbitrage Rehate Calculation | | 500 | | 450 | | - 3 | | 450 | | 500 |
| ublic Officials/General Liability Insurance | | 17,000 | | 15,918 | | | | 15,918 | | 19,102 |
| egal Advertising | | 2,000 | | 429 | | 1,571 | | 2,000 | | 2,000 |
| ues, Licenses, & Subscriptions | | 175 | | 175 | | | | 175 | | 175 |
| nformation Technology | | 1,800 | | 900 | | 900 | | 1,800 | | 1,800 |
| Vebsite Maintenance | | 1,200 | | 600 | | 600 | | 1.200 | | 1,200 |
| roperty Appraiser | | 250 | | 211 | | | | 211 | | 250 |
| eimbursable Expenditures | | 1,200 | | 433 | | 600 | | 1,033 | | 1,200 |
| ontingency | | 2,400 | | 693 | | 690 | | 1,383 | | 2,400 |
| dministrative Expenditures Total | - 5 | 151,161 | \$ | 92,551 | 5 | 57,096 | \$ | 149,647 | 5 | 166,427 |
| perations and Maintenance Expenditures | | | | | | | | | | |
| Seld Management | | | | | | | | | | |
| ield Manager | \$ | 19,096 | \$ | 9,548 | \$ | 9,548 | \$ | 19,096 | \$ | 30.000 |
| nsite Facility Supervisor Salary | | 45,569 | | 22,808 | | 22,800 | | 45,608 | | 46,280 |
| nsite Parttime Pool Attendant | | 7,150 | | | | | | 500 | | 10,200 |
| ayroll Taxes | | 4,033 | | 1,794 | | 1,680 | | 3,474 | | 4,165 |
| orkers Compensation Costs | | 2,751 | | 2,021 | | , | | 2,021 | | 2,751 |
| ell Phone & Mileage Reimbursement | | 600 | | 150 | | 150 | | 300 | | 600 |
| DP Fees | | 3,000 | | 892 | | 749 | | 1,641 | | 3,000 |
| roperty Insurance | | 31,900 | | 30,349 | | | | 30,349 | | 36,419 |
| eld Management Subtotal | 5 | 114,099 | \$ | 67,562 | 5 | 34,927 | 5 | 102,489 | \$ | 123,215 |
| menity Center Operations | | | | | | | | | | |
| epairs & Maintenance (Non-HVAC) | dr. | 10000 | • | 0 = 4 5 | | | | | 23 | |
| VAC Repairs & Maintenance | \$ | 12,000 | \$ | 3,765 | \$ | 6,900 | \$ | 10,665 | \$ | 12,000 |
| fice Supplies | | 2,000 | | 334 | | 1,000 | | 1,334 | | 2,000 |
| nitorial Supplies | | 1,500 | | 515 | | 750 | | 1,265 | | 1,500 |
| nitorial Supplies nitorial Services | | 1,850 | | 259 | | 925 | | 1,184 | | 1,850 |
| | | 7,062 | | 3,850 | | 3,210 | | 7,060 | | 8,241 |
| est Control & Termite Bond | | 1,000 | | 240 | | 859 | | 1,099 | | 1,203 |
| tness Equipment Repairs & Maintenance ayground Repairs & Maintenance | | 2,500 | | 1,544 | | 1,050 | | 2,594 | | 3,000 |
| | | 1,000 | | | | 500 | | 500 | | 1,000 |
| | | | | O DE 4 | | P. COO. | | 40.000 | | |
| nol Service Repairs & Maintenance mently Center Operations Subtotal | S | 12,500 41,412 | 5 | 8,054 18,560 | 5 | 5,628 20,822 | 5 | 13,682 39,382 | | 15,000 45,794 |

Montecito Community Development District General Fund Fiscal Year 2023

| Prigation Repuirs & Maintenance \$2,500 \$1,696 \$2,094 \$2,994 \$0,000 \$2,000 \$2,000 \$1 | | | Mopted Budget Y 2022 | Actuals Thru 3/31/22 | | | rojected Next Months | | ected Total Thru 9/30/22 | | Troposed Budget FY 2023 | |
|---|---|------|----------------------------|----------------------------|--|----|----------------------------|----|--------------------------------|----|-------------------------------|--------|
| Programmer \$ 25,000 \$ 16,965 \$ 0,035 \$ 25,000 | | | 12022 | | 7.117.85 | , | | | 7.10/1.11 | | | |
| Trigation Monitoring 5,988 2,994 2,994 5,088 5,028 1,000 1,71,00 1,755 1, | | 1121 | 25.000 | | 44045 | | 0.005 | | 25.000 | 4 | 25.000 | |
| | | \$ | | \$ | | \$ | | \$ | | \$ | | |
| Introduction Subtract \$ 45,988 \$ 14,062 \$ 14,029 \$ 48,090 \$ 48,71 | | | 19.75.45.51.11.11.11.11 | | | | | | | | | |
| Aguatic Maintenance (\$ 1,640 \$ 2,730 \$ 2,730 \$ 3,640 \$ 5,750 \$ 5,040 \$ 1, | | 5 | | \$ | | 5 | | \$ | | \$ | 48,787 | |
| Aguatic Maintenance (\$ 1,640 \$ 2,730 \$ 2,730 \$ 3,640 \$ 5,750 \$ 5,040 \$ 1, | | | | | | | | | | | | |
| | | \$ | 5,460 | \$ | 2,730 | \$ | 2.730 | \$ | 5,460 | \$ | 5,733 | |
| Lamis Subtrated \$ 17,380 \$ 10,698 \$ 3,690 \$ 14,380 \$ 14,725 Lamis Lamis Capility Contracted Services \$ 77,667 \$ 37,702 \$ 38,228 \$ 75,530 \$ 79,17 Additional Landscaping Repairs & Maintenance 15,000 7,266 7,500 14,768 24,48 Mich 12,334 7,000 7,267 7,000 7,260 7,000 7,260 7,000 7,260 7,000 7,260 7,000 7,260 7,000 7,260 7,000 7,260 7,000 7,260 7,000 7,260 7,260 7,000 7,260 7,2 | 4" VIH - VOI - SE- VIE - VIL VANCABOAG | | 11,920 | | | | | | 8,928 | | 9,000 | |
| Landscaping Contracted Services \$77,667 \$3,7702 \$39,228 \$75,930 \$79,11 Additional Landscaping Repairs & Muintenance \$1,000 \$2,513 \$113 \$2,400 \$2,41 | | S | | S | | \$ | 3,690 | Ś | 14,388 | \$ | 14,733 | |
| Landscapping Contracted Services | andscapina | | | | | | | | | | | |
| 15,000 | | \$ | 77.667 | \$ | 37,702 | \$ | 38,228 | \$ | 75,930 | \$ | 79,175 | |
| Subtract Por Plant Replacement | | | | | 7,268 | | | | 14,768 | | 15,000 | |
| Palm Tree Maintenance | | | | | | - | | | | | 2,400 | |
| 1.03k Tree Maintenance | · | | | | 7,000 | | :(+) | | 7,000 | | 12,334 | |
| | Palm Tree Maintenance | | 14,000 | | 250 | | 7,000 | | 7,250 | | 14,000 | |
| | Oak Tree Maintenance | | | | 4,688 | | 1,813 | | 6,500 | | 6,500 | |
| Street Light Repairs & MaIntenance | | 5 | | \$ | | \$ | | 5 | | \$ | 129,408 | |
| Street Light Repairs & Maintenance | Common Areas, Right of Ways & Perimeter Walls | | | | | | | | | | | |
| Entrance Vehícular Gates Repairs & Maintenance | | \$ | 8.500 | s | 3.870 | | 4.250 | \$ | 0.120 | \$ | 9,000 | |
| Pedestian Entry Gates & Walls Maintenance | | * | | 1 | | | | * | | | 5,500 | |
| Common Area Repairs & Maintenance 3,000 14,040 - 14,040 12,05 8,00 7,977 8,00 8,00 7,977 8,00 8,00 7,977 8,00 8,00 1,040 1,041 1,041 1,040 1,040 1,041 1,041 1,040 2,025 2,027 Access Contrio Maniforing Nervices 2,476 1,238 1,287 2,505 2,72 1,403 1,287 2,525 2,7 1,141 1,072 2,104 2,2 1,405 2,2 1,405 2,2 1,406 1,238 1,287 2,525 2,7 1,117 698 785 1,483 1,6 2,2 1,6 1,6 3,0 1,6 2,2 2,0 1,6 7,36 2,447 1,40 2,2 2,5 3,0 1,6 3,0 1,4 3,0 1,6 3,14 3,5 3,3 1,6 4,2,02 4,7,3 4,7,3 1,0 1,0 2,0 4,7,3 4,7,3 1,0 2,0 2,2,0 3,0 | | | | | | | | | | | 8,000 | |
| Saldewalk Cleaning 6,000 7,997 - 7,997 8,04 Common Arcas. Right of Wrays & Perimeter Walk Subtatal \$ 31,000 \$ 30,440 \$ 10,416 \$ 40,856 \$ 42,55 Security Maniltaring Nervices 1,404 1,032 \$ 1,072 \$ 2,104 \$ 2,2 Access Control Services 1,2476 6.98 7.95 1,403 1,6 7.65 1,404 1,032 1,287 2,525 2,7 Security Monitoring Repairs & Maintenance 2,500 1,706 736 2,442 2,23 Security Subtatal \$ 7,656 \$ 4,674 \$ 3,144 \$ 3,554 \$ 7,01 Utilities 100 \$ 1,000 \$ 21,026 \$ 21,000 \$ 42,026 \$ 47,3 Telephone, Fax & Internet 3,000 \$ 1,588 1,646 3,234 \$ 3,3 Water & Sewer Services 4,000 964 1,800 2,764 \$ 4,0 Gate Klusk Internet Services 2,850 1,404 1,404 2,20 2,50 Utilities 2,800 \$ 2, | | | | | | | | | | | 12,000 | |
| Security Monitaring Services 1,404 1,032 1,072 2,104 2,22 | | | | | | | 2.50 | | | | B,000 | |
| Five Detection Services | | \$ | | \$ | | \$ | 10,416 | s | | _ | 42,500 | |
| Five Detection Services | Name of the Paris | | | | | | | | | | | |
| Access Control Services | | 5 | 1.404 | \$ | 1.032 | \$ | 1.072 | \$ | 2.104 | \$ | 2,252 | |
| Intrusion Services | | | | • | | | | | | | 2,702 | |
| Security Monitoring Repairs & Maintenance 2,500 1,706 736 2,442 2,5 Security Subtated 5 7,656 5 4,674 5 3,144 5 8,554 5 9,10 Italilities | | | | | | | | | | | 1,649 | |
| Security Subtated S 7,656 S 4,674 S 3,144 S 8,554 S 9,11 | | | | | | | | | | | 2,500 | |
| Biectric Services \$ 43,000 \$ 21,026 \$ 21,000 \$ 42,026 \$ 47,3 Telephone, Fax & Internet 3,000 1,588 1,646 3,234 \$ 3,3 Water & Sewer Services 4,000 9,64 1,800 2,764 4,00 Gate Klosk Internet Services 2,850 1,140 1,140 2,280 \$ 2,8 Inthities Subtotal \$ 52,850 \$ 24,718 \$ 25,586 \$ 50,005 \$ 57,4 Other Contingency/Miscellaneous Expenditures \$ 5,000 \$ 2,497 \$ 3,100 \$ 5,597 \$ 7,5 Other Subtotal \$ 5,000 \$ 2,497 \$ 3,100 \$ 5,597 \$ 7,5 Other Subtotal \$ 43,285 \$ 25,632 \$ 170,142 \$ 423,510 \$ 478,4 Total Expenditures \$ 943,486 \$ 345,183 \$ 227,237 \$ 573,157 \$ 644,9 Other Financing Uses \$ 25,000 \$ - \$ 25,000 \$ 25,00 \$ 25,00 \$ 25,00 \$ 20,00 \$ 20,00 \$ 20,00 \$ 20,00 \$ 20,00 \$ 20,00 \$ 20,00 \$ 20,00 | | 5 | | s | THE RESERVE OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAME | 5 | | \$ | | ş | 9,102 | |
| Biectric Services \$ 43,000 \$ 21,026 \$ 21,000 \$ 42,026 \$ 47,3 Telephone, Fax & Internet 3,000 1,588 1,646 3,234 \$ 3,3 Water & Sewer Services 4,000 9,64 1,800 2,764 4,00 Gate Klosk Internet Services 2,850 1,140 1,140 2,280 \$ 2,8 Inthities Subtotal \$ 52,850 \$ 24,718 \$ 25,586 \$ 50,005 \$ 57,4 Other Contingency/Miscellaneous Expenditures \$ 5,000 \$ 2,497 \$ 3,100 \$ 5,597 \$ 7,5 Other Subtotal \$ 5,000 \$ 2,497 \$ 3,100 \$ 5,597 \$ 7,5 Other Subtotal \$ 43,285 \$ 25,632 \$ 170,142 \$ 423,510 \$ 478,4 Total Expenditures \$ 943,486 \$ 345,183 \$ 227,237 \$ 573,157 \$ 644,9 Other Financing Uses \$ 25,000 \$ - \$ 25,000 \$ 25,00 \$ 25,00 \$ 25,00 \$ 20,00 \$ 20,00 \$ 20,00 \$ 20,00 \$ 20,00 \$ 20,00 \$ 20,00 \$ 20,00 | Itilities | | | | | | | | | | | |
| Water & Sewer Services 4,000 964 1,800 2,764 \$ 4,0 Gate Klock Internet Services 2,850 1,140 1,140 2,280 \$ 2,8 Utilities Subtotol \$ 52,850 \$ 24,718 \$ 25,586 \$ 50,005 \$ 7,5 Other Contingency/Miscellaneous Expenditures \$ 5,000 \$ 2,497 \$ 3,100 \$ 5,597 \$ 7,5 Other Subtotal \$ 5,000 \$ 2,497 \$ 3,100 \$ 5,597 \$ 7,5 Operations & Maintenance Expenditures Total \$ 443,785 \$ 25,632 \$ 170,142 \$ 423,510 \$ 478,4 Total Expenditures \$ 594,446 \$ 345,183 \$ 227,237 \$ 573,157 \$ 644,9 Other Financing Uses \$ 25,000 \$ - 25,000 \$ 25,000 \$ 25,000 \$ 25,000 \$ 25,000 \$ 25,000 \$ 25,000 \$ 20,000 \$ 20,000 \$ 20,000 \$ 20,000 \$ 20,000 \$ 20,000 \$ 20,000 \$ 20,000 \$ 20,000 \$ 20,000 \$ 20,000 \$ 20,000 \$ 20,000 \$ 20,000 \$ 20,000 \$ 20,000 \$ 20,000 \$ 2 | | \$ | 43,000 | \$ | 21,026 | \$ | 21,000 | \$ | 42,026 | \$ | 47,300 | |
| Water & Sewer Services 4,000 964 1,800 2,764 \$ 4,0 Gate Klock Internet Services 2,850 1,140 1,140 2,280 \$ 2,8 Utilities Subtotol \$ 52,850 \$ 24,718 \$ 25,586 \$ 50,005 \$ 7,5 Other Contingency/Miscellaneous Expenditures \$ 5,000 \$ 2,497 \$ 3,100 \$ 5,597 \$ 7,5 Other Subtotal \$ 5,000 \$ 2,497 \$ 3,100 \$ 5,597 \$ 7,5 Operations & Maintenance Expenditures Total \$ 443,785 \$ 25,632 \$ 170,142 \$ 423,510 \$ 478,4 Total Expenditures \$ 594,446 \$ 345,183 \$ 227,237 \$ 573,157 \$ 644,9 Other Financing Uses \$ 25,000 \$ - 25,000 \$ 25,000 \$ 25,000 \$ 25,000 \$ 25,000 \$ 25,000 \$ 25,000 \$ 20,000 \$ 20,000 \$ 20,000 \$ 20,000 \$ 20,000 \$ 20,000 \$ 20,000 \$ 20,000 \$ 20,000 \$ 20,000 \$ 20,000 \$ 20,000 \$ 20,000 \$ 20,000 \$ 20,000 \$ 20,000 \$ 20,000 \$ 2 | | | | | | | | | | | 3,300 | |
| Gate Klosk Internet Services 2,850 1,140 1,140 2,280 \$ 2,8 Utilities Subtotal \$ 52,850 \$ 24,718 \$ 25,586 \$ 50,305 \$ 57,4 Other \$ 5,000 \$ 2,497 3,100 \$ 5,597 \$ 7,5 Other Subtotal \$ 5,000 \$ 2,497 \$ 3,100 \$ 5,597 \$ 7,5 Other Subtotal \$ 443,285 \$ 252,632 \$ 170,142 \$ 423,510 \$ 478,4 Total Expenditures \$ 594,446 \$ 345,183 \$ 227,237 \$ 573,157 \$ 644,9 Other Financing Uses \$ 25,000 \$ 25,000 \$ 25,000 \$ 25,000 \$ 25,000 \$ 25,000 \$ 20,000 \$ | • | | | | | | | | | | 4,000 | |
| Other S.000 \$ 2.497 3,100 \$ 5.597 \$ 7.5 Other Subtatual \$ 5,000 \$ 2,497 \$ 3,100 \$ 5.597 \$ 7.5 Operations & Maintenance Expenditures Total \$ 443,285 \$ 252,632 \$ 170,142 \$ 423,510 \$ 478,4 Total Expenditures \$ 594,446 \$ 345,103 \$ 227,237 \$ 573,157 \$ 644,9 Other Financing Uses \$ 25,000 | | | | | | | | | | | 2,850 | |
| Contingency/Miscellaneous Expenditures \$ 5,000 \$ 2,497 3,100 \$ 5,597 \$ 7,5 Other Subtatul \$ 5,000 \$ 2,497 \$ 3,100 \$ 5,597 \$ 7,5 Operations & Maintenance Expenditures Total \$ 443,285 \$ 252,632 \$ 170,142 \$ 423,510 \$ 478,4 Total Expenditures \$ 594,446 \$ 345,183 \$ 227,237 \$ 573,157 \$ 644,9 Other Financing Uses Disaster Reserve Transfer Out \$ 25,000 \$ - \$ 25,000 < | Itilities Subtotal | \$ | 52,850 | \$ | 24,718 | \$ | 25,586 | S | 50,305 | \$ | 57,450 | |
| Contingency/Miscellaneous Expenditures \$ 5,000 \$ 2,497 3,100 \$ 5,597 \$ 7,5 Other Subtatul \$ 5,000 \$ 2,497 \$ 3,100 \$ 5,597 \$ 7,5 Operations & Maintenance Expenditures Total \$ 443,285 \$ 252,632 \$ 170,142 \$ 423,510 \$ 478,4 Total Expenditures \$ 594,446 \$ 345,183 \$ 227,237 \$ 573,157 \$ 644,9 Other Financing Uses Disaster Reserve Transfer Out \$ 25,000 \$ - \$ 25,000 < | Other | | | | | | | | | | | |
| Contractions & Maintenance Expenditures Total \$ 443,285 \$ 252,632 \$ 170,142 \$ 423,510 \$ 478,445 | | | | | | | | | | | 7,500 | |
| Total Expenditures | Other Subtatal | S | 5,000 | S | 2,497 | 5 | 3,100 | S | 5,597 | S | 7,500 | |
| Other Financing Uses Disaster Reserve Transfer Out \$ 25,000 \$ - \$ 25,000 \$ 20,000 \$ 2 | Operations & Maintenance Expenditures Total | 5 | 443,285 | \$ | 252,632 | \$ | 170,142 | \$ | 423,510 | \$ | 478,490 | 58.1% |
| Section Sect | Total Expenditures | \$ | 594,446 | \$ | 345,183 | \$ | 227,237 | \$ | 573,157 | \$ | 644,917 | |
| Section Sect | Other Financing Hees | | | | | | | | | | | |
| Capital Reserve Transfer Out 54,524 \$ | Amer Phantette Data | | | | | | | | | | | |
| Roadway Reserve Transfer Out 50,000 | Disaster Reserve Transfer Out | \$ | 25,000 | \$ | 29 | \$ | 25,000 | \$ | 25,000 | \$ | 25,000 | |
| Total Other Financing lises | Capital Reserve Transfer Out | | 54,524 | \$ | | | 54,524 | | 54,524 | | 103,041 | |
| Total Expenditures & Reserves | Roadway Reserve Transfer Out | | 50,000 | | 50,000 | | 50,000 | | 100,000 | | 50,000 | |
| Net Change in Fund Balance \$ 0 \$ 347,055 \$ (346,318) \$ 0 \$ | Fotal Other Financing Uses | \$ | 129,524 | \$ | 50,000 | Ş | 129,524 | \$ | 179,524 | Ś | 179,041 | 21.6% |
| Net Change in Fund Balance \$ 0 \$ 347,055 \$ (346,318) \$ 0 \$ | Total Expenditures & Reserves | \$ | 723,971 | s | 395,183 | 5 | 356,762 | 5 | 752,681 | 5 | 822,959 | 100.0% |
| FY22 FY23 Increase FY23 FY24 FY25 FY26 FY26 FY27 FY27 FY27 FY27 FY27 FY28 | | | | | | | | | | | | 0) |
| Net Assessments 1 | Net Change in Fund Balance | \$ | 0 | 5 | 347,055 | \$ | (346,318) | | 0 | \$ | | |
| Less: Discounts (6%) S (46,211) S (52,529) S (6, | | | | | | | | | | | Increase | |
| Gross Assessments \$ 770,182 \$ 875,488 \$ 105, Gross O&M Per Unit Increase | | | | | | | | | | | 98,988 | |
| Gross O&M Per Unit Increase | | | | | | | | | | | (6,318) | 6 |
| | | | G | ross | Assessments | \$ | 770,182 | \$ | 875,488 | \$ | 105,306 | |
| | | | | | | | Gross O& | МР | er Unit | | Increase | |
| Townhomes \$ 1,524.50 \$ 1,751.78 \$ 227 | | | | | Townhomes | \$ | | | | s | 227.28 | |
| | | | | : | Single Family | | | \$ | | | 303,04 | |
| | | | | | | | | | | | 0.00 | |
| High-Rise Condos \$ 179,70 \$ 179,70 \$ 2 | | | | High | -Rise Condos | \$ | 179.70 | \$ | 179,70 | \$ | 0.00 | |

Montecito Community Development District General Fund

Revenues:

The District's primary source of generating revenues is from **Maintenance Assessments**. In addition, other non-budgeted sources of revenue may be realized throughout the fiscal year from items such as: Interest Income, Gate & Amenity Access Replacement Cards and FOB income, and Club House Rental Income.

Maintenance Assessments

The District levies Non-Ad Valorem Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year.

Expenditures:

Administrative Expenditures

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. The amount for the fiscal year is based upon 5 Supervisors attending 13 meetings.

District Management

The District has contracted with Governmental Management Services-Central Florida, LLC to provide management, accounting, and recording secretary services. These services include, but are not limited to, advertising, recording and transcribing of Board meetings, administrative services, budget preparation, financial reporting, and assisting with annual audits.

District Engineer

The District's Engineer, Dewberry Engineers, Inc., will be providing general engineering services to the District, e.g., attendance and preparation for the monthly Board meetings, review of invoices and requisitions, preparation and review of contract specifications and bid documents, and various projects assigned as directed by the Board of Supervisors and the District Manager.

District Counsel

The District's Legal Counsel, Billings, Cochran, Lyles, Mauro & Ramsey P.A., provides general legal services to the District. Among these services are attendance at and preparation for monthly Board meetings, review of operating and maintenance contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Disclosure Report

The District is required to prepare an annual disclosure report in accordance with the Continuing Disclosure Agreement and Rule 15c2-12(b)(5) promulgated by Securities and Exchange Commission. The annual report is filed on the Municipal Securities Rulemaking Board (EMMA) website.

Montecito Community Development District General Fund

Trustee Fees

The District pays monthly fees plus reimbursable expenditures to UMB Bank as Trustee for the District's Series 2006AB, Special Assessment Revenue Bonds.

Assessment Roll

The District has contracted with Governmental Management Services-CF, LLC to maintain the assessment roll and annually certify for collection a Non-Ad Valorem assessment for operating and debt service expenditures, calculate, collect, record and transmit prepaid assessments, maintain the District's lien book along with various other responsibilities.

Auditing Services

The District is required by Florida Statutes to have an independent certified public accounting firm to conduct an annual audit of its financial records. The District's current auditing firm is Berger, Toombs, Elam, Gaines & Frank.

Arbitrage Rebate Calculation

The District is required to annually have an arbitrage rebate calculation on the District's Series 2006 Special Assessment Revenue Bonds. The District has contracted with AMTEC. to calculate the arbitrage rebate liability and submit a report to the District.

Public Officials/General Liability Insurance

The District's general liability and public officials' liability insurance coverage is provided by Florida Insurance Alliance (FIA) who specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines.

Dues. Licenses & Subscriptions

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

Information Technology

Represents costs with Governmental Management Services – Central Florida LLC related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs with Governmental Management Services – Central Florida LLC associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Property Appraiser

Represents a fee charged by the Brevard County Property Appraiser's office for assessment administration services.

Reimbursable Expenditures

Represents expenditures incurred that are considered reimbursable by the district, such as: mailing of agenda packages, overnight deliveries, correspondence, printing and binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, miscellaneous office supplies, etc.

Contingency

Represents any miscellaneous expenditures incurred during the fiscal year that do not fall into another administrative budget item.

Operations and Maintenance Expenditures

These are the budgeted items that the CDD Board along with District Management have assessed necessary for the routine operations and maintenance of the District.

Field Management

Field Manager

The District has contracted with Governmental Management Services – Central Florida, LLC to provide onsite field management of contracts for the District Services such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors and monitoring of utility accounts.

Onsite Facility Supervisor Salary

The District incurs costs to employ a facility attendant who provides overall supervision of administration and appearance of the District's public facilities and amenities. The District pays its employee through ADP.

Onsite Parttime Pool Attendant

The District incurs costs to employ a pool attendant part time. The District pays its employee through ADP.

Payroll Taxes

Represents payroll taxes incurred for salaries paid throughout the fiscal year.

Workers Compensation Costs

The District will incur costs related to insurance premiums for worker's compensation policies.

Cell Phone & Mileage Reimbursement

The District will incur costs related to cell phone and mileage reimbursements incurred throughout the year. Currently, the District provides its facility attendant a reimbursement of \$25 monthly for cell phone usage. The remaining \$300 pertains to estimated costs for mileage.

ADP Fees

Represents processing charges for salaries paid through ADP.

Property Insurance

Represents the cost of annual coverage of property insurance. Coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Amenity Center Operations

Repairs & Maintenance (Non-HVAC)

Represents estimated costs for maintaining the amenity center throughout the fiscal year.

HVAC Repairs & Maintenance

Represents estimated costs of maintaining the A/C and heating systems.

Office Supplies

The District incurs cost for various office supplies as part of the day-to-day operations of the Amenity Center.

Janitorial Supplies

Represents any minimal costs for janitorial supplies and/or services.

Ianitorial Services

The District has contracted with Coverall Central Florida to provide commercial cleaning services 3 days a week for the clubhouse. Services also include wiping equipment every two weeks and quarterly window cleaning.

| Description | Monthly | Annually |
|---------------------|---------|----------|
| 208 Montecito Drive | \$450 | \$5,400 |
| Estimated Increase | | \$270 |
| Contingency | | \$2,571 |
| Total | | \$8,241 |

Pest Control & Termite Bond

The District has contracted with Apex Pest Control, Inc. to provide bi-monthly pest control services. The District also incurs an annual termite bond fee with Price Termite & Pest Control.

| Description | Bi-Monthly | Annually |
|---------------------|----------------|----------|
| 208 Montecito Drive | \$80 | \$480 |
| Termite Bond | | \$540 |
| Contingency | | \$183 |
| Total | :(| \$1,203 |

Fitness Equipment Repairs & Maintenance

Represents estimated costs for maintaining the fitness equipment owned by the District. Preventative Maintenance is provided by Brown Fitness Services, LLC.

| Description | Quarterly | Annually |
|--------------------------|-----------|----------|
| Preventative Maintenance | \$225 | \$900 |
| Repairs & Contingency | | \$2,100 |
| Total | | \$3,000 |

Playground Repairs & Maintenance

Represents any repairs and maintenance costs incurred on the District's playground equipment.

Pool Service Repairs & Maintenance

The District has contracted with Brevard Pools for all expenditures related to the repairs and maintenance of the swimming pool facilities. These services include, but are not limited to, general cleaning, water testing, chlorinating, balancing PH, adding algaecide, balancing alkalinity, cleaning filters, providing technical support, and advising the District of any necessary repairs.

| Description | Monthly | Annually |
|---------------------------------------|----------|----------|
| Pool Maintenance – October to March | \$643 | \$3,858 |
| Pool Maintenance - April to September | \$938 | \$5.628 |
| Repairs & Contingency | | \$5,514 |
| Total | <u> </u> | \$15,000 |

Irrigation

Irrigation Repairs & Maintenance

The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Monitoring

The District has contracted with Insight Irrigation, LLC to provide irrigation monitoring services that include assistance with: run checks, leaks, valve issues, controller issues, sensor issues, backup data, management of irrigation schedules and updates to online maps.

| Description | Monthly | Annually |
|--|---------|----------|
| Irrigation Monitoring - 285 zones at \$1.75 per zone | \$499 | \$5,988 |
| Estimated Increase | | \$299 |
| Total | | \$6,287 |

Hoover Pumps Repairs & Maintenance

The District will incur costs related to the repairs and preventative maintenance of its Hoover pumps which is provided by Hoover Pumping Systems.

| Description | Annually |
|---|----------|
| Hoover Pump 1 #4978 – Patrick Drive Hoover Pump 2 #5975 – Point Lobos Drive & Monterey | \$2,590 |
| Drive | \$2,590 |
| Hoover Pump 3 #8563 - Phase 2C | \$2,290 |
| Repairs & Contingency | \$10,030 |
| Total | \$17,500 |

Lakes & Fountains

Aquatic Maintenance

The District has contracted with Ecor Industries, Inc. for the care and maintenance of its six lakes which includes shoreline grass, brush and vegetation control.

| Description | Monthly | Annually |
|---------------------|---------|----------|
| Aquatic Maintenance | \$455 | \$5,460 |
| Estimated Increase | - | \$273 |
| Total | | \$5,733 |

Fountain Service Repairs & Maintenance

Represents the estimated costs for any repairs and maintenance pertaining to the six District lake fountains. The district is contracted with Fountain Design Group for quarterly cleaning.

| Description | Monthly | Annually |
|-----------------------------|---------|----------|
| Quarterly Fountain Cleaning | | \$1,920 |
| Repairs & Contingency | | \$7,080 |
| Total | | \$9,000 |

Landscaping

Landscaping Contracted Services

The District has a contract with Paradise Lawns and Landscaping, Inc. to maintain the landscaping located within the District. These services include monthly landscape maintenance such as mowing, edging, trimming, weed and disease control, fertilization, pest control, pH adjustments, pruning, and irrigation inspections. The annual amount is based upon the following:

| Description | Monthly | Annually |
|-----------------------|---------|----------|
| Landscape Maintenance | \$6,284 | \$75,405 |
| Estimated Increase | | \$3,770 |
| Total | · | \$79,175 |

Additional Landscaping Repairs & Maintenance

The District will incur landscape related expenditures that fall outside of the annual maintenance contract. Examples include: plant replacement and sod replacement.

Entrance Pot Plant Replacement

Represents estimated costs to replace pot plants at the entrances of the community.

Mulch

Represents estimated costs for supplemental mulch to be added during the fiscal year.

Palm Tree Maintenance

The District will incur costs for the maintenance of the palm trees.

Oak Tree Maintenance

The District will incur costs for the maintenance of the oak trees.

Common Areas, Right of Ways & Perimeter Walls

Street Light Repairs & Maintenance

The District will incur costs to maintain the street lights and decorative light fixtures throughout the District.

Entrance Vehicular Gate Repairs & Maintenance

Represents any gate repairs and maintenance costs the District may incur throughout the fiscal year. This also includes preventative maintenance provided by Florida Door Control, Inc. of \$2,379.92 annually.

Pedestrian Entry Gates & Walls Maintenance

The District will incur expenditures to maintain the pedestrian gates, entry monuments and walls throughout the fiscal year.

Common Area Repairs & Maintenance

Represents costs related to the maintenance of the District's common areas.

Sidewalk Cleaning

Represents the estimated costs of pressure washing the sidewalks annually.

Security

Fire Detection Services

Represents monitoring services provided by Sonitrol for the fire alarm systems.

| Description | Monthly | Annually |
|---------------------|---------------|----------|
| 208 Montecito Drive | \$188 | \$2,252 |
| Total | · | \$2,252 |

Access Control Services

Represents monitoring services provided by Sonitrol for the District's access control systems.

| Description | Monthly | Annually |
|---------------------|---------|----------|
| 208 Montecito Drive | \$225 | \$2,702 |
| Total | | \$2,702 |

Intrusion Services

Represents monitoring services provided by Sonitrol for the District's burglary systems.

| Description | Monthly | Annually |
|---------------------|---------|----------|
| 208 Montecito Drive | \$137 | \$1,649 |
| Total | · | \$1,649 |

Security Monitoring Repairs & Maintenance

Represents maintenance trip services and repairs provided by Sonitrol for the District's burglary, access control and fire alarm monitoring systems.

Utilities

Electric Services

The District has the following electric accounts with Florida Power & Light Company for general purposes.

| Description | Monthly | Annually |
|--|---------|----------|
| 140 Clemente Drive #Pump (Hoover Pump 2 #5975) | \$286 | \$3,432 |
| 208 Montecito Drive #Clubhouse (Amenity Center) | \$770 | \$9,240 |
| 308 Montecito Drive #Irrigation Pump (Hoover Pump 1 #4978) | \$715 | \$8,580 |
| 654 Mission Bay Drive #Gate (South Patrick Entrance) | \$440 | \$5,280 |
| 686 Carlsbad Drive #Irrigation (Hoover Pump 3 #8563) | \$220 | \$2,640 |
| 688 Carlsbad Drive #LTS | \$55 | \$660 |
| 711 Monterey Drive #Irrigation | \$880 | \$10,560 |
| 790 Palisades Drive #Entrance (Shearwater Entrance) | \$121 | \$1,452 |
| Contingency | | \$5,456 |
| Total | | \$47,300 |

Telephone, Fax & Internet

The District will incur cost for telephone, fax and internet service related to the amenity center. These services are provided by Spectrum.

| Description | Monthly | Annually |
|---------------------|---------|----------|
| 208 Montecito Drive | \$264 | \$3,168 |
| Contingency | \$ | \$132 |
| Total | | \$3,300 |

Water & Sewer Services

The District has the following water and sewer service account with the City of Melbourne for its amenity center.

| Description | Monthly | Annually |
|---------------------|---------|----------|
| 208 Montecito Drive | \$275 | \$3,300 |
| Contingency | | \$700 |
| Total | · · | \$4,000 |

Gate Kiosk Internet Services

The District will incur costs to provide internet services to the two gatehouses it owns. These services are provided by Spectrum.

| Description | Monthly | Annually |
|---|---------|----------|
| Gate Kiosk 1 – Shearwater Parkway Kiosk | \$105 | \$1,254 |
| Gate Kiosk 2 – South Patrick Kiosk | \$105 | \$1,254 |
| Contingency | | \$342 |
| Total | | \$2,850 |

Other

Contingency/Miscellaneous Expenditures

Monies collected and allocated for expenditures that the District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Reserves:

Disaster Reserves

Funds collected and reserved for expenditures related to disasters like hurricanes.

Capital Reserves

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

Roadway Reserves

Funds collected and reserved for large repairs and maintenance of District's roads.

Community Development District Capital Reserve Fund Fiscal Year 2023

| | | Adopted Budget FY 2022 | Actuals Thru 3/31/22 | | Projected Next Months | jected Total Thru 9/30/22 | | Proposed Budget FY 2023 |
|--|----|------------------------------|----------------------------|----|-----------------------------|---------------------------------|----|-------------------------------|
| Revenues | | | | | | | | |
| Beginning Fund Balance | \$ | 66,558 | \$ 74,519 | \$ | * | \$ 74,519 | \$ | 3,978 |
| Transfer In | | 54,524 | 9 | | 54,524 | \$ 54,524 | | 103,041 |
| Total Revenues | \$ | 121,082 | \$ 74,519 | \$ | 54,524 | \$ 129,043 | \$ | 107,019 |
| Expenditures | | | | | | | | |
| Contingency | \$ | 9 | \$ 207 | \$ | 228 | \$ 435 | \$ | 456 |
| Capital Outlay - Landscaping | | 24,145 | 91,279 | • | 14,610 | \$ 105,889 | - | 11.000 |
| Capital Outlay - Amenity Center | | 4,300 | 6,102 | | | \$ 6,102 | | 59,300 |
| Capital Outlay - Streets, Sidewalks, Walls & Gates | | 17,825 | 3,540 | | 9,100 | \$ 12,640 | | 32,285 |
| Total Expenditures | s | 46,270 | \$ 101,128 | \$ | 23,938 | \$ 125,066 | \$ | 103,041 |
| Excess Revenues/(Expenditures) | \$ | 74,812 | \$ (26,608) | 5 | 30,586 | \$ 3,978 | \$ | 3,978 |

Community Development District Disaster Reserve Fund Fiscal Year 2023

| | Adopted Budget FY 2022 | | Actuals Thru 3/31/22 | rojected Next Months | ected Total Thru 9/30/22 | | Proposed Budget FY 2023 |
|--------------------------------|------------------------------|----|----------------------------|----------------------------|--------------------------------|----|-------------------------------|
| Revenues | | | | | | | |
| Beginning Fund Balance | \$ 100,000 | \$ | 100,000 | \$ _ | \$ 100,000 | \$ | 125,000 |
| Transfer In | 25,000 | | - | 25,000 | \$ 25,000 | | 25,000 |
| Total Revenues | \$ 125,000 | \$ | 100,000 | \$ 25,000 | \$ 125,000 | \$ | 150,000 |
| Expenditures | | | | | | | |
| Capital Outlay | \$:€: | \$ | * | \$ (4) | \$ 340 | \$ | |
| Total Expenditures | \$ | S | | \$)*1 | \$ | \$ | |
| Excess Revenues/(Expenditures) | \$ 125,000 | S | 100,000 | \$ 25,000 | \$ 125,000 | S | 150,000 |

Community Development District Roadway Reserve Fund Fiscal Year 2023

| Revenues | | Adopted Budget FY 2022 | Actuals Thru 3/31/22 | rojected Next Months | | jected Total Thru 9/30/22 | Proposed Budget FY 2023 |
|---------------------------------------|----|------------------------------|----------------------------|----------------------------|-----------|---------------------------------|-------------------------------|
| Beginning Fund Balance Transfer In | \$ | 50,000 50,000 | \$ 50,000 | \$ 50,000 | \$ | 100,000 | \$ 99,858 50,000 |
| Total Revenues | S | 100,000 | \$ 50,000 | \$ 50,000 | \$ | 100,000 | \$ 149,858 |
| Expenditures | | | | | | | |
| Capital Outlay | \$ | :2 | \$ 142 | \$ ĕ | \$ | 142 | \$ Ē |
| Total Expenditures | \$ | 174 | \$ 142 | \$ | \$ | 142 | \$ - 3 |
| Excess Revenues/(Expenditures) | \$ | 100,000 | \$ 49,858 | \$ 50,000 | \$ | 99,858 | \$ 149,858 |

Community Development District Debt Service Fund Fiscal Year 2023

| | | Proposed Budget FY 2023 |
|---|---------------|-------------------------------|
| Revenues | | |
| Special Assessments- Tax l Beginning Balance | Roll | \$ 315,934 57,316 |
| Total Revenues | | \$ 373,250 |
| Expenditures | | |
| Interest - 11/1 | | \$ 57,316 |
| Principal - 5/1 | | 200,000 |
| Interest - 5/1 | | 58,954 |
| Total Expenditures | | \$ 316,269 |
| Net Change in Fund Balar | ıce | \$ 56,981 |
| | Interest 11/1 | \$ 55,814 |

Montecito
Community Development District
Series 2022 Special Assessment Refunding Bonds
Amortization Schedule

| Date | Balance | Prinicpal | Interest | . " | Total |
|----------|--------------------|--------------------|--------------------|-----|--------------|
| 11/01/22 | \$ 3,755,000.00 | \$ | \$ 57,315,90 | \$ | 57,315.90 |
| 05/01/23 | \$ 3,755,000.00 | \$ 200,000.00 | \$ 58,953.50 | s | 37,313.70 |
| 11/01/23 | \$ 3,555,000,00 | \$ 200,000,00 | \$ 55,813,50 | \$ | 314,767.00 |
| 05/01/24 | \$ 3,555,000.00 | \$ 205,000.00 | \$ 55,813.50 | \$ | 011,707,00 |
| 11/01/24 | \$ 3,350,000.00 | \$ | \$ 52,595,00 | \$ | 313,408.50 |
| 05/01/25 | \$ 3,350,000.00 | \$ 210,000,00 | \$ 52,595.00 | \$ | 010,700,00 |
| 11/01/25 | \$ 3,140,000.00 | \$ | \$ 49,298,00 | \$ | 311,893.00 |
| 05/01/26 | \$ 3,140,000.00 | \$ 220,000.00 | \$ 49,298.00 | \$ | * |
| 11/01/26 | \$ 2,920,000.00 | \$ · · | \$ 45.844.00 | \$ | 315,142.00 |
| 05/01/27 | \$ 2,920,000.00 | \$ 225,000.00 | \$ 45,844.00 | \$ | * |
| 11/01/27 | \$ 2,695,000.00 | \$ 387 | \$ 42,311.50 | \$ | 313,155.50 |
| 05/01/28 | \$ 2,695,000.00 | \$ 235,000.00 | \$ 42,311.50 | \$ | • |
| 11/01/28 | \$ 2,460,000.00 | \$ 187 | \$ 38,622.00 | \$ | 315,933,50 |
| 05/01/29 | \$ 2,460,000.00 | \$ 240,000.00 | \$ 38.622.00 | \$ | |
| 11/01/29 | \$ 2,220,000.00 | \$ 190 | \$ 34.854.00 | \$ | 313,476.00 |
| 05/01/30 | \$ 2,220,000.00 | \$ 250,000.00 | \$ 34,854,00 | \$ | |
| 11/01/30 | \$ 1,970,000.00 | \$ | \$ 30,929.00 | \$ | 315,783.00 |
| 05/01/31 | \$ 1,970,000.00 | \$ 255,000.00 | \$ 30,929,00 | \$ | * |
| 11/01/31 | \$ 1,715,000.00 | \$ 140 | \$ 26,925.50 | \$ | 312,854.50 |
| 05/01/32 | \$ 1,715,000,00 | \$ 265,000.00 | \$ 26,925.50 | \$ | |
| 11/01/32 | \$ 1,450,000.00 | \$ (4) | \$ 22,765.00 | \$ | 314,690.50 |
| 05/01/33 | \$ 1,450,000.00 | \$ 270,000.00 | \$ 22,765.00 | \$ | |
| 11/01/33 | \$ 1,180,000.00 | \$ • | \$ 18,526.00 | \$ | 311,291.00 |
| 05/01/34 | \$ 1,180,000.00 | \$ 280,000.00 | \$ 18,526.00 | \$ | |
| 11/01/34 | \$ 900,000.00 | \$ | \$ 14,130.00 | \$ | 312,656.00 |
| 05/01/35 | \$ 900,000.00 | \$ 290,000.00 | \$ 14,130.00 | \$ | |
| 11/01/35 | \$ 610,000.00 | \$ | \$ 9,577.00 | \$ | 313,707.00 |
| 05/01/36 | \$ 610,000,00 | \$ 300,000.00 | \$ 9,577.00 | \$ | ÷ |
| 11/01/36 | \$ 310,000.00 | \$ | \$ 4,867.00 | \$ | 314,444.00 |
| 05/01/37 | \$ 310,000.00 | \$ 310,000.00 | \$ 4,867.00 | \$ | 314,867.00 |
| | | \$ 3,755,000.00 | \$ 1,010,384.40 | \$ | 4,765,384.40 |

Montecito Community Development District

Fiscal Year 2023 O&M and Debt Service Assessment Schedule

| | Admin | Field/Reserve | |
|---------------------------------|-----------|-------------------------------|------------|
| Description | Budget | Budget | Total |
| Total O&M Budget | \$166,427 | \$656,531 | \$822,959 |
| Assess. Allocation - Settlement | \$0 | \$0 | \$0 |
| Balance Forward | \$0 | \$0 | \$0 |
| Net Assessments | \$166,427 | \$656,531 | \$822,959 |
| Collection Cost (6%) | \$10,623 | \$41,906 | \$52,529 |
| Gross Assessment | 177,050 | 177,050 \$ 698,438 \$ 875,488 | \$ 875,488 |

| 1//,050 | ^ | 113,767 | ^ | 65,265 | |
|-----------|---|---------------------------|-----|------------|---|
| 177 050 | v | 112 787 | | 63763 | |
| \$10,623 | | \$6,827 | | \$3,796 | |
| \$166,427 | | \$106,960 | | \$59,467 | |
| \$0 | | \$0 | | \$0 | |
| 0\$ | | (\$23,967) | | \$53,967 | |
| \$166,427 | | \$160,927 | | \$5,500 | |
| Total | | No Bonds | _ | Bonds | |
| | | Admin Budget Admin Budget | Adr | nin Budget | р |

Operations and Maintenance

| O&M Per Unit (Gross)(1) | \$1,751.78 \$2,335.71 | \$143.76 \$179.70 | |
|---|-------------------------------------|----------------------------------|-----------|
| O&M Per Unit (Net) U | \$1,646.67 \$2,195.56 | \$135.14 \$168.92 | |
| [Tota] | \$484,122 \$278,837 \$762,958 | \$30,270 | \$822,959 |
| Field/Reserve Budget | \$416,590 \$239,941 \$656,531 | 0\$ | \$656,531 |
| Admin Budget No Bonds | \$29,797.45 | \$30,270 | \$60,000 |
| Admin. Budget Admin. Budget Bonds No Bonds | \$37,734 \$21,733 | 08 | \$59,467 |
| Bond Expense | 63% 37% | | 111 |
| % Total EAU's | 28% 16% | 28% 28% | 100% |
| Total EAU's | 220.5 127 347 5 | 224 | 444 |
| EAU | 0.75 | 1.00 | |
| Units | 294 127 | 224 176 | 821 |
| Lot Size | Townhomes Single Family | Condo's Mid-Rise High-Rise | Total |

Montecito Community Development District

Fiscal Year 2023 O&M and Debt Service Assessment Schedule

Debt Service Assessments

| Lot Size | Debt Units Units | EAU Factor | Net Annual | % Total EAU's | Annual Debt Service | Net Annual Per Unit | Gross Annual |
|-------------------------------------|---------------------|---------------|-------------------|--------------------------|-------------------------------------|------------------------|----------------------|
| Townhomes Single Family Total | 293 126 | 0.75 | 220 126 346 | 63.56% 36.44% 100% | \$200,800 \$115,134 \$315,934 | \$685.32 \$913.76 | \$729.07 \$972.09 |

Combined Operations and Maintenance and Debt Service Assessments

| | Gross O&M | Gross Debt | Total Gross | FY2022 Total | FY2023 |
|---------------|------------|------------|--------------|----------------|----------|
| Lot Size | Per Unit | Per Unit | Per Unit (1) | Gross Per Unit | Increase |
| Townhomes | \$1,751.78 | \$729.07 | \$2,480.85 | \$2,424.50 | \$56.35 |
| Single Family | \$2,335.71 | \$972.09 | \$3,307.80 | \$3,232.67 | \$75.13 |
| Condo's | | | | | |
| Mid-Rise | \$143.76 | \$0.00 | \$143.76 | \$143.76 | \$0.00 |
| High-Rise | \$179.70 | \$0.00 | \$179.70 | \$179.70 | \$0.00 |

(1) Includes 6% for early payment discount and collection cost for tax collector.

Tranquility Community Development District

219 E. Livingston Street, Orlando, Florida 32801 Phone: 407-841-5524 – Fax: 407-839-1526

May 12, 2022

Brevard County Manager

Mr. Frank Abbate 2725 Judge Fran Jamieson Way, Bldg. C Melbourne, Florida 32940

Re:

Tranquility Community Development District

Proposed Budget Fiscal Year 2023

Dear Mr. Abbate:

In accordance with chapter 190.008 (2)(b), Florida Statutes, enclosed please find one copy of the District's proposed budget for the Fiscal Year 2023 for purposes of disclosure and information only. The District will schedule a public hearing not less than 60 days from the date of this letter for adoption of the same. Should you have any questions regarding the enclosed, please feel free to contact me.

Sincerely,

Cari Urrutic
Recording Secretary

Enclosures

RECEIVED

MAY 1 6 2022

County Manager's Office



Tranquility

Community Development District

Proposed Budget FY2023



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| 1 | General Fund |
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| 2-4 | General Fund Narrative |

Tranquility

Community Development District Proposed Budget General Fund

| Description | Proposed Budget FY2023 |
|--------------------------------|------------------------------|
| Revenues | |
| Developer Contributions | \$ 136,860 |
| Total Revenues | \$ 136,860 |
| Expenditures | |
| General & Administrative | |
| Supervisor Fees | \$ 12,000 |
| FICA Expense | \$ 900 |
| Engineering | \$ 15,000 |
| Attorney | \$ 25,000 |
| Annual Audit | \$ 4,000 |
| Assessment Administration | \$ 5,000 |
| Arbitrage | \$ 450 |
| Dissemination | \$ 5,000 |
| Trustee Fees | \$ 3,750 |
| Management Fees | \$ 40,000 |
| nformation Technology | \$ 1,800 |
| Nebsite Maintenance | \$ 1,200 |
| l'elephone | \$ 300 |
| Postage & Delivery | \$ 1,000 |
| nsurance | \$ 5,000 |
| rinting & Binding | \$ 1,000 |
| egal Advertising | \$ 10,000 |
| Other Current Charges | \$ 4,000 |
| Office Supplies | \$ 625 |
| ravel Per Diem | \$ 660 |
| Oues, Licenses & Subscriptions | \$ 175 |
| otal Expenditures | \$ 136,860 |

Tranquility Community Development District General Fund Budget

Revenues:

Developer Contributions

The District will enter into a funding agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

Engineering

The District's engineer, Honeycutt & Associates, Inc provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, Cob Cole, provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District. Governmental Management Services – Central Florida, LLC provides these services.

<u>Arbitrage</u>

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on an anticipated bond issuance.

Tranquility Community Development District General Fund Budget

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon an anticipated bond issuance. Governmental Management Services – Central Florida, LLC provides these services.

Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc. Governmental Management Services – Central Florida, LLC provides these systems.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services – Central Florida, LLC provides these services.

Telephone

Telephone and fax machine.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Tranquility Community Development District General Fund Budget

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

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

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Viera East Community Development District

219 East Livingston Street, Orlando, Florida 32801 Phone: 407-841-5524 - Fax: 407-839-1526

May 27, 2022

Brevard County Manager Mr. Frank Abbate 2725 Judge Fran Jamieson Way, Bldg. C Melbourne, Florida 32940

City of Rockledge Manager Ms. Brenda Fettrow 1600 Huntington Lane Rockledge, FL 32955

Re:

Viera East Community Development District

Proposed Budget Fiscal Year 2023

Dear Sir or Madam:

In accordance with chapter 190.008 (2)(b), Florida Statutes, enclosed please find one copy of the District's proposed budget for Fiscal Year 2023 for purposes of disclosure and information only. The District will schedule a public hearing not less than 60 days from the date of this letter for adoption of the same. Should you have any questions regarding the enclosed, please feel free to contact me.

Sincerely,

Lauren Vanderveer Recording Secretary

Enclosure

RECEIVED

JUN - 1 2022

County Manager's Office

Community Development District

Proposed Budget FY2023





Viera East Community Development District

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Viera East Community Development District General Fund Proposed Operating Budget Fiscal Year 2023

| * | Actual | Adopted | Actual | Projected | Total | Proposed |
|--|-------------------|---------------------|------------------|----------------------|----------------------------|-----------------------|
| | FY 2021 | Budget FY 2022 | Thru 4/30/22 | Next 5 Months | Projected @ 9/30/22 | Budget FY 2023 |
| Revenues | | | | J. Francis | G 3/30/22 | 112023 |
| Maintenance Assessments | \$808,157 | \$808,157 | \$780,802 | \$37.2E4 | #000 4F7 | \$000.455 |
| Golf Course Administrative Services | \$56,280 | \$56,280 | \$32,830 | \$27,354 \$23,450 | \$808,157 \$56,280 | \$808,157 \$56,280 |
| Donations for Park Materials | \$3,000 | \$0 | \$4,275 | \$1,500 | \$5,775 | \$5,000 |
| Miscellaneous Income- Farmers Market | \$0 | \$0 | \$12,191 | \$9,000 | \$21,191 | \$20,000 |
| Interest Income | \$4 | \$100 | \$55 | \$55 | \$110 | \$100 |
| Carryforward Surplus | \$0 | \$42,948 | \$0 | \$0 | \$0 | \$70,642 |
| Total Revenues | \$867,441 | \$907,484 | \$830,153 | \$61,359 | \$891,512 | \$960,178 |
| Administrative Expenditures | | | | | | |
| Supervisors Fees | \$31,550 | \$30,496 | \$14,486 | \$12,000 | \$26,486 | \$30,519 |
| Engineering Fees | \$2,438 | \$5,000 | \$1,025 | \$1,100 | \$2,125 | \$5,000 |
| Attorney's Fees | \$20,276 | \$5,000 | \$8,809 | \$7,500 | \$16,309 | \$5,000 |
| Dissemination | \$1,000 | \$1,000 | \$583 | \$500 | \$1,083 | \$1,000 |
| Trustee Fees | \$10,641 | \$5,600 | \$0 | \$5,600 | \$5,600 | \$5,600 |
| Annual Audit | \$5,750 | \$6,500 | \$0 | \$6,500 | \$6,500 | \$6,500 |
| Collection Agent | \$2,500 | \$2,500 | \$1,458 | \$1,042 | \$2,500 | \$2,500 |
| Management Fees | \$100,440 | \$103,454 | \$60,348 | \$43,106 | \$103,454 | \$106,557 |
| Postage | \$2,093 | \$1,500 | \$898 | \$700 | \$1,598 | \$1,500 |
| Printing & Binding Insurance- Liability | \$1,424 | \$2,500 | \$3,980 | \$400 | \$4,380 | \$3,500 |
| Legal Advertising | \$8,517 | \$8,040 | \$4,081 | \$2,915 | \$6,996 | \$9,607 |
| Other Current Charges | \$2,037 | \$1,500 | \$797 | \$650 | \$1,447 | \$1,500 |
| Office Supplies | \$695 | \$1,500 | \$177 | \$150 | \$327 | \$1,500 |
| Dues & Licenses | \$1,202 \$1,75 | \$1,500 | \$50 | \$40 | \$90 | \$1,500 |
| Information Technology | \$175 \$3,400 | \$175 \$4,250 | \$175 \$2,479 | \$0 \$1,771 | \$175 \$4,250 | \$175 \$4,378 |
| Total Administrative | \$194,135 | \$180,515 | \$99,347 | \$83,973 | \$183,320 | \$186,336 |
| Operating Expenditures | | | | | | |
| Salartes | \$144,820 | \$147,487 | t00.016 | £74.000 | #4 CD D4 C | A 4.50.004 |
| Administration Fee | \$1,909 | \$1,388 | \$89,016 | \$74,000 | \$163,016 | \$158,281 |
| FICA Expense | \$9,373 | \$1,388 \$11,283 | \$649 \$6,420 | \$500 | \$1,149 | \$1,354 |
| Health Insurance | \$17,814 | \$17,410 | \$9,960 | \$5,000 \$8,000 | \$11,420 \$17,060 | \$12,108 |
| Workers Compensation | \$3,522 | \$2,891 | \$1,481 | \$1,200 | \$17,960 \$2,681 | \$23,159 |
| Unemployment | \$992 | \$842 | \$666 | \$300 | \$2,061 \$966 | \$3,102 \$1,011 |
| Other Contractual | \$9,762 | \$7,500 | \$8,566 | \$6,500 | \$15,066 | \$1,011 \$12,000 |
| Marketing- Lifestyle/Amenities | \$0 | \$18,000 | \$10,922 | \$6,000 | \$16,922 | \$12,000 \$18,000 |
| Training | \$0 | \$500 | \$0 | \$250 | \$250 | \$10,000 \$500 |
| Uniforms | \$0 | \$500 | \$0 | \$250 | \$250 | \$500 |
| Total Operating | \$188,193 | \$207,801 | \$127,681 | \$102,000 | \$229,681 | \$230,015 |
| Maintenance Expenditures | | | | | | |
| Canal Maintenance | \$9.827 | \$14.000 | \$0 | \$10,000 | \$10,000 | \$14.000 |
| Lake Bank Restoration | \$57,000 | \$30,000 | \$24,000 | \$10,000 | \$10,000 \$24.000 | \$14,000 \$30,000 |
| Environmental Services | \$15,126 | \$20,000 | \$1,265 | \$10,000 | \$11,265 | \$20,000 \$20,000 |
| Water Management System | \$106,751 | \$99,000 | \$66,359 | \$45,000 | \$11,359 | \$107,000 |
| Control Burns | \$6,922 | \$15,000 | \$0 | \$5,000 | \$5,000 | \$107,000 |
| Contingencies | \$0 | \$2,000 | \$3,157 | \$500 | \$3,657 | \$2,000 |
| Fire Line Management | \$800 | \$2,000 | \$2,000 | \$1,000 | \$3,000 | \$2,000 |
| Basin Repair | \$0 | \$3,000 | \$117 | \$1,000 | \$1,117 | \$3,000 |
| Total Maintenance | \$196,426 | \$185,000 | \$96,898 | \$72,500 | \$169,398 | \$188,000 |
| | | | | | | |

Viera East Community Development District General Fund Proposed Operating Budget Fiscal Year 2023

| | Actual FY 2021 | Adopted Budget FY 2022 | Actual Thru 4/30/22 | Projected Next 5 Months | Total Projected @ 9/30/22 | Proposed Budget FY 2023 |
|--|-------------------|------------------------------------|------------------------------------|-------------------------------|---------------------------------|-------------------------------|
| Grounds Maintenance Expenditures | | | | | | |
| Salaries | \$129,923 | \$166,108 | \$77,810 | \$65,000 | \$142.810 | \$172,966 |
| Administrative Fees | \$3,060 | \$3,446 | \$1,298 | \$1,100 | \$2,398 | \$3,010 |
| FICA | \$9,556 | \$12,707 | \$5,676 | \$4,000 | \$9,676 | \$13,229 |
| Health Insurance | \$17,427 | \$28,182 | \$10,765 | \$9,200 | \$19,965 | \$31,692 |
| Workers Compensation | \$3,133 | \$3,256 | \$1,295 | \$1,000 | \$2,295 | \$3,389 |
| Unemployment | \$1,745 | \$2,506 | \$830 | \$700 | \$1,530 | \$2,521 |
| Telephone | \$6,910 | \$6,250 | \$3,982 | \$2,920 | \$6,902 | \$7,020 |
| Utilities | \$6,715 | \$7,200 | \$5,386 | \$3,000 | \$8,386 | \$7,200 |
| Property Appraiser | \$1,989 | \$1,990 | \$1,989 | \$0 | \$1,989 | \$1,990 |
| Insurance- Property | \$1,499 | \$2,197 | \$1,537 | \$1,100 | \$2,637 | \$2,479 |
| Repairs | \$18,528 | \$15,000 | \$11,917 | \$7,000 | \$18,917 | \$20,000 |
| Fuel | \$14,508 | \$10,000 | \$11,146 | \$7,500 | \$18,646 | \$14,000 |
| Park Maintenance | \$4,447 | \$7,500 | \$5,651 | \$2,800 | \$8,451 | \$7,500 |
| Sidewalk Repair | \$0 | \$10,000 | \$0 | \$2,500 | \$2,500 | \$10,000 |
| Chemicals | \$2,304 | \$4,000 | \$1,869 | \$1,500 | \$3,369 | \$4,000 |
| Contingencies | \$6,827 | \$4,000 | \$2,826 | \$1,500 | \$4,326 | \$4,000 |
| Refuse | \$4,5 60 | \$6,000 | \$2,640 | \$2,400 | \$5,040 | \$6,000 |
| Office Supplies | \$765 | \$750 | \$0 | \$500 | \$500 | \$750 |
| Uniforms | \$2,519 | \$3,000 | \$2,099 | \$1,075 | \$3,174 | \$3,000 |
| Fire Alarm System | \$7,315 | \$7,500 | \$3,581 | \$2,555 | \$6,136 | \$7,500 |
| Rain Bird Pump System | \$28,501 | \$27,576 | \$16,319 | \$11,492 | \$27,811 | \$27,581 |
| Park Materials | \$3,221 | \$0 | \$1,748 | \$1,500 | \$3,248 | \$5,000 |
| Maintenance Reserve- Transfer Out | \$1,211 | \$5,000 | \$0 | \$5,000 | \$5,000 | \$1,000 |
| Maintenance Reserve- Transfer Out (Excess) | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Grounds Expenditures | \$276,660 | \$334,168 | \$170,363 | \$135,342 | \$305,706 | \$355,827 |
| Total Expenses | \$855,414 | \$907,484 | \$494,290 | \$393,816 | \$888,105 | \$960,178 |
| Excess Revenue/(Expenditures) | \$12,027 | \$0 | \$335,863 | (\$332,456) | \$3,407 | \$0 |
| | | | | | FY 2022 | FY 2023 |
| | | Mar. A | | | A 750.040 | Å 550.045 |
| | | | sment- General | | \$ 779,212 | \$ 779,212 |
| | | | ent- Recreation et Assessments | | \$ 28,945 \$ 808.157 | \$ 28,945 \$ 808,157 |
| | | | st Assessments Iscounts @ 6% | | \$ 51,584 | \$ 808,157 \$ 51,584 |
| | | | ss Assessment | r | \$ 859,741 | \$ 859,741 |
| | | Gro | SS ASSESSMENT | ı | \$ 839,741 | \$ 039,741 |
| | | Assessable Uni | | | 4,204 | 4,204 |
| | Asse | ssable Units - N | | | 1,869 | 1,869 |
| | | | | | (022 | 6,073 |
| | | | Total Units | | 6,073 | 6,073 |
| | Gross Asses | ssment per Unit | - General Fund | | \$ 136 | \$ 136 |
| | | ssment per Unit sessment per Ui | - General Fund | | \$ 136 \$ 129 | \$ 136 \$ 129 |
| | Gross Ass | | - General Fund nlt - Recreation | | \$ 136 | \$ 136 |

Community Development District General Fund Budget

Revenues:

Maintenance Assessments

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

Golf Course Administrative Services

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

| Description | Annual mount |
|-------------------------------|-----------------|
| Base | \$ 75,000 |
| 10% of Maintenance Supervisor | \$ (7,280) |
| 50% of Labor Position | \$ (11,440) |
| Total | \$ 56,280 |

Interest Income

The District will earn interest on balances invested during the year

Administrative Expenditures:

Supervisors Fees

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

Engineering Fees

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

Attorney Fees

Legal Counsel:

Shutts and Bowen LLP

300 South Orange Avenue Suite 300 Orlando, FL 32801 Telephone: (407) 835-6759

Fax: (407) 849-7288

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

Community Development District General Fund Budget

Dissemination

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

o Series 2006 Water Management

\$1,000

Trustee Fees

The District will pay annual trustee fees for Water Management Refunding Bonds, Series 2006.

Annual Audit

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

Collection Agent

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

| Contractor | Services | Mo | nthly | A | nnual |
|-----------------------------|------------|----|-------|----|-------|
| GMS- Central Florida, LLC A | ssessments | \$ | 208 | \$ | 2,500 |

Management Fees

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

Postage

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

Printing & Binding

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

Insurance-Liability

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

| | - 1 | Admin | | Field | | Annual |
|-------------------|-----|-------------------|----|-------|----|--------|
| Description | A | mount | A | mount | A | mount |
| General Liability | \$ | 5,821 | \$ | ÷ | \$ | 5,821 |
| POL/EPLI | \$ | 3,786 | \$ | | \$ | 3,786 |
| Property | \$ | 1 4 0. | \$ | 2,479 | \$ | 2,479 |
| Total | \$ | 9,607 | \$ | 2,479 | \$ | 12,086 |

Community Development District General Fund Budget

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Dues & Licenses

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

Information Technology

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

Operating Expenditures:

Salaries & Wages

The District currently has a General Manager and 1 full time employee to handle the operations of the District. The proposed amount includes a 1.75% cost of living increase for qualifying full-time employees.

Administration Fee

Represents fee to Applied Business Solutions for administration of pay and benefits. Applied Business Solutions charges an administration fee of \$21.23 per employee.

FICA

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

Health Insurance

Full time District Employee's are eligible for the following health benefits.

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

Community Development District General Fund Budget

Workers Compensation

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

Unemployment

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

Other Contractual

Miscellaneous fees and contracts incurred for the District.

| Description | Annual Imount |
|---------------------------|------------------|
| ADT Security | \$ 5,742 |
| Ecolab Pest Elimination | \$ 4,318 |
| Xelar Copier | \$ 1,444 |
| Additional Contract Funds | \$ 496 |
| Total Annual Budget | \$ 12,000 |

Marketing-Lifestyle/Amenities

The District is in contract with Unique Webb Consulting to provide Lifestyle and Marketing services which include, but are not limited to social media publications, strategy planning, blogging, videography, photography, event planning, and marketing.

Training

Expense involved in providing training for staff.

Uniforms

Expense involved in providing uniforms for the administration staff.

Maintenance Expenditures:

Canal Maintenance

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

Lake Bank Restoration

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

Community Development District General Fund Budget

Environmental Services

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

Wetland Monitoring Reports as required by SJRWMD and USACOE. Wetland Maintenance, removal of exotic species as required to conform to permit requirements.

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

Permit Compliance and General Services as required.

Water Management System

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

| Description | | Monthly Amount | | Annual Amount | |
|--|----|-------------------|------|------------------|--|
| Natural Areas Management | \$ | 3,654 | \$ | 43,850 | |
| Wingate & Auburn Lake Aquatic Weed Control | \$ | 736 | \$ | 8.837 | |
| Bayhill Wetland Maintenance (Bi-Monthly) | \$ | 200 | \$ | 2,400 | |
| Aquatic Weed Control | \$ | 3,777 | \$ | 45.325 | |
| Header Canal Maintenance (Quarterly) | \$ | 1,400 | \$ | 5.600 | |
| Unanticipated Repairs/Improvements | | | \$ | 988 | |
| Total | \$ | 9,768 | \$ 1 | 107,000 | |

Midge Control

Lake spraying for midge control throughout the CDD.

Contingencies

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

Fire Line Maintenance

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

Basin Repair

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

Community Development District

General Fund Budget

Grounds Maintenance Expenditures:

Salaries & Wages

The District currently has a 5 full time and 1 part time employee's to handle the grounds maintenance of the District. The proposed amount includes a 1.75% cost of living increase for qualifying full-time employees.

Administration Fee

Represents fee to Applied Business Solutions for administration of pay and benefits. Applied Business Solutions charges an administration fee of \$21.23 per employee.

FICA

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

Health Insurance

Full time District Employee's are eligible for the following health benefits.

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

Workers Compensation

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

Unemployment

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

Telephone

Expenses incurred for the telephone and fax machine.

| Vendor | Monthly Amount | | Annual Amount | | |
|------------------------|-------------------|-----|------------------|-------|--|
| Blueline Telecom Group | \$ | 584 | \$ | 7,002 | |
| Contingency | | | \$ | 18 | |
| Total | | | \$ | 7,020 | |

Community Development District General Fund Budget

Utilities

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

| Vendor | Account | Monthly Account Amount | | nnual mount |
|-------------|-------------|------------------------|------|----------------|
| FPL | 83490-45156 | \$ | 590 | \$ 7,080 |
| Contingency | | | | \$ 120 |
| Total | | | - 10 | \$ 7,200 |

Property Appraiser

Fees incurred for the Brevard County Property Appraiser performing work in support of processing and distributing non-ad valorem assessment information. The cost for the FY2023 year will be \$1,990.

Insurance- Property

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

| Description | Admin mount | A | Field mount | Annual Imount |
|-------------------|----------------|----|----------------|------------------|
| General Liability | \$ 5,821 | \$ | • | \$ 5,821 |
| POL/EPLI | \$ 3,786 | \$ | - | \$ 3,786 |
| Property | \$ | \$ | 2,479 | \$ 2,479 |
| Total | \$ 9,607 | \$ | 2,479 | \$ 12,086 |

Repairs

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

Fuel

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

Park Maintenance

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

Sidewalk Repair

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

Chemicals

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

Contingencies

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

Community Development District

General Fund Budget

Refuse

Estimated costs for refuse services to empty dumpster(s) twice monthly by Danny's Recycling & HAU is:

| Contractor | Services | Monthly | | Annual | |
|-------------------------|-----------------------|---------|-----|--------|-------|
| Danny's Recycling & HAU | Empty Dumpster | \$ | 430 | \$ | 5,160 |
| Contingency | | | | \$ | 840 |
| Total | | | | \$ | 6,000 |

Office Supplies

Costs for items used in office.

Uniforms

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

| | | onthly | Annual | | |
|-------------|----|--------|--------|-------|--|
| Vendor | An | lount | A | mount | |
| Unifirst | \$ | 219 | \$ | 2,624 | |
| Contingency | | | \$ | 376 | |
| Total | | | \$ | 3,000 | |

Fire and Burglary Alarm System

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

| Description | | | Annual mount | |
|---------------------|----|-----|-----------------|-------|
| System Monitoring | \$ | 98 | \$ | 1,176 |
| Equipment Lease | \$ | 511 | \$ | 6,135 |
| Contingency | | | \$ | 189 |
| Total Annual Budget | | | \$ | 7,500 |

Rain Bird Pump System

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

| | Monthly | Annual |
|---------------------|----------|-----------|
| Vendor | Amount | Amount |
| Rain Bird | \$ 2,298 | \$ 27,581 |
| Total Annual Budget | | \$ 27,581 |

Maintenance Reserves - Transfer Out

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

Maintenance Reserves - Transfer Out (PY Excess)

Represents projected excess funds above operating capital requirements in the General Fund.

Viera East Community Development District Capital Reserve Fund Proposed Budget Fiscal Year 2023

| | Adopted Budget FY 2022 | Actual Thru 4/30/22 | Projected Next 5 Months | Total Projected @ 9/30/22 | Proposed Budget FY 2023 |
|--|------------------------------|---------------------------|-------------------------------|---------------------------------|-------------------------------|
| Revenues | | | | | |
| Beginning Fund Balance | \$315,696 | \$306,394 | \$0 | \$306,394 | \$768.261 |
| Interest Income | \$1,000 | \$108 | \$65 | \$173 | \$500 |
| Reserve Funding - Transfer In (General) | \$5,000 | \$0 | \$5,000 | \$5,000 | \$1,000 |
| Reserve Funding - Transfer In (Golf) | \$6,694 | \$0 | \$6,694 | \$6,694 | \$6,335 |
| Reserve Funding - Transfer In (General Excess) | \$0 | \$0 | \$0 | \$0 | \$0 |
| Reserve Funding - Transfer In (Golf Excess) | \$0 | \$450,000 | \$0 | \$450,000 | \$0 |
| Total Revenues | \$328,390 | \$756,502 | \$11,759 | \$768,261 | \$776,096 |
| Expenditures | | | | | |
| Capital Outlay | \$100,000 | \$0 | \$0 | \$0 | \$100,000 |
| Truck Maintenance | \$25,000 | \$0 | \$0 | \$0 | \$25,000 |
| Transfer Out | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Expenditures | \$125,000 | \$0 | \$0 | \$0 | \$125,000 |
| Excess Revenues (Expenditures) | \$203,390 | \$756,502 | \$11,759 | \$768,261 | \$651,096 |

Viera East Community Development District Debt Service Fund Series 2020 Proposed Budget FY2023

| | | Adopted Budget FY 2022 | get Thru Next | | Next | Total Projected @ 9/30/22 | | Proposed Budget FY 2023 | | |
|--------------------------------|----|------------------------------|---------------|---------|------|---------------------------------|----|-------------------------------|----|---------|
| Revenues | | | | | | | | | | |
| Special Assessments | \$ | (45 | \$ | (04) | \$ | * | \$ | (#): | \$ | 655,615 |
| Interest Income | \$ | 500 | \$ | 13 | \$ | 10 | \$ | 23 | \$ | 500 |
| Beginning Fund Balance | \$ | 270,953 | \$ | 270,936 | \$ | * | \$ | 270,936 | \$ | 90,344 |
| Total Revenues | \$ | 271,453 | \$ | 270,949 | \$ | 10 | \$ | 270,959 | \$ | 746,459 |
| Expenditures | | | | | | | | | | |
| Series 2020 | | | | | | | | | | |
| Interest-11/1 | \$ | 90,308 | \$ | 90,308 | \$ | * | \$ | 90,308 | \$ | 90,308 |
| Principal- 5/1 | \$ | - | \$ | | \$ | | \$ | • | \$ | 475,000 |
| Interest-5/1 | \$ | 90,308 | \$ | 12 | \$ | 90,308 | \$ | 90,308 | \$ | 90,308 |
| Total Expenditures | \$ | 180,615 | \$ | 90,308 | \$ | 90,308 | \$ | 180,615 | \$ | 655,615 |
| Excess Revenues (Expenditures) | \$ | 90,838 | \$ | 180,642 | \$ | (90,298) | \$ | 90,344 | \$ | 90,844 |
| | | | | | | | | | | |

^{*} Excess Revenues needed to pay the 11/1/23 Interest Payment

\$ 85,558

| | | | Total | | | Net | | Net |
|-----------------------|------|----------|----------|------------|----|----------|----|------------|
| Land Use | ERU | Units | ERU | Percentage | | Per Unit | _/ | ssessments |
| Residental | 1.00 | 4,204.0 | 4,204.00 | 84% | \$ | 130.57 | \$ | 548,913.70 |
| Commercial | 4.00 | 204.3 | 817.20 | 16% | \$ | 522.28 | \$ | 106,701.30 |
| Net Annual Assessment | | 4,408.30 | 5,021.20 | | | | \$ | 655,615.00 |

Community Development District Debt Service - Series 2020

Amortization Schedule

| | | _ | | 7- | | - | |
|------------|--------------|----------|-------------|----|--------------|----|-------------------|
| Date | D 4 D-1 | | | | _ | 1 | Fiscal Year |
| Date | Bond Balance | Interest | Principal | - | Interest | _ | Total |
| 11 (01 (20 | | | | | | | |
| 11/01/20 | - COM 000 | | | \$ | 52,497.38 | \$ | 52,497.38 |
| 05/01/21 | 7,685,000 | | | \$ | 90,307.50 | | |
| 11/01/21 | | | | \$ | 90,307.50 | \$ | 180,615.00 |
| 05/01/22 | 7,685,000 | | | \$ | 90,307.50 | | |
| 11/01/22 | | | | \$ | 90,307.50 | \$ | 180,615.00 |
| 05/01/23 | 7,685,000 | 2.000% | \$475,000 | \$ | 90,307.50 | | |
| 11/01/23 | | | | \$ | 85,557.50 | \$ | 650,865.00 |
| 05/01/24 | 7,210,000 | 2.000% | \$490,000 | \$ | 85,557.50 | | |
| 11/01/24 | | | | \$ | 80,657.50 | \$ | 656,215.00 |
| 05/01/25 | 6,720,000 | 2.000% | \$500,000 | \$ | 80,657.50 | | |
| 11/01/25 | | | | \$ | 75,657.50 | \$ | 656,315.00 |
| 05/01/26 | 6,220,000 | 2.000% | \$795,000 | \$ | 75,657.50 | | |
| 11/01/26 | | | | \$ | 67,707.50 | \$ | 938,365.00 |
| 05/01/27 | 5,425,000 | 2.000% | \$380,000 | \$ | 67,707.50 | | |
| 11/01/27 | | | | \$ | 63,907.50 | \$ | 511,615.00 |
| 05/01/28 | 5,045,000 | 2.000% | \$385,000 | \$ | 63,907.50 | | |
| 11/01/28 | | | | \$ | 60,057.50 | \$ | 508,965.00 |
| 05/01/29 | 4,660,000 | 2.000% | \$395,000 | \$ | 60,057.50 | | |
| 11/01/29 | | | | \$ | 56,107.50 | \$ | 511,165.00 |
| 05/01/30 | 4,265,000 | 2.125% | \$400,000 | \$ | 56,107.50 | | |
| 11/01/30 | | | | \$ | 51,857.50 | \$ | 507,965.00 |
| 05/01/31 | 3,865,000 | 2.600% | \$410,000 | \$ | 51,857.50 | | |
| 11/01/31 | | | | \$ | 46,527.50 | \$ | 508,385.00 |
| 05/01/32 | 3,455,000 | 2.600% | \$425,000 | \$ | 46,527.50 | | |
| 11/01/32 | | | | \$ | 41,002.50 | \$ | 512,530.00 |
| 05/01/33 | 3,030,000 | 2.600% | \$435,000 | \$ | 41,002.50 | | |
| 11/01/33 | | | | \$ | 35,347.50 | \$ | 511,350.00 |
| 05/01/34 | 2,595,000 | 2.600% | \$445,000 | \$ | 35,347.50 | | , |
| 11/01/34 | | | | \$ | 29,562.50 | \$ | 509,910.00 |
| 05/01/35 | 2,150,000 | 2.750% | \$455,000 | \$ | 29,562.50 | | |
| 11/01/35 | | | | \$ | 23,306.25 | \$ | 507,868.75 |
| 05/01/36 | 1,695,000 | 2.750% | \$470,000 | \$ | 23,306.25 | | 22.,2200 |
| 11/01/36 | | | | \$ | 16,843.75 | \$ | 510,150.00 |
| 05/01/37 | 1,225,000 | 2.750% | \$485,000 | \$ | 16,843.75 | | 0 - 0 / 2 0 0 0 0 |
| 11/01/37 | | | | \$ | 10,175.00 | \$ | 512,018.75 |
| 05/01/38 | 740,000 | 2.750% | \$740,000 | \$ | 10,175.00 | | 512,010.75 |
| | | | | | | _ | |
| | | | \$7,685,000 | \$ | 1,992,584.88 | \$ | 8,927,409.88 |

Viera East Community Development District Restaurant- Hook and Eagle Proposed Operating Budget Fiscal Year 2023

| | | Adopted | Actual | Projected | Total | Proposed |
|---|---|-------------------|------------|-----------------|--------------------------|--------------------|
| | Actual | Budget | Thru | Next | Projected | Budget |
| | FY 2021 | FY 2022 | 4/30/22 | 5 Months | @ 9/30/22 | FY 2023 |
| Revenues | | | | | | |
| Food Sales | \$11,908 | \$9,200 | \$131,760 | \$94,114 | \$225,874 | \$200,000 |
| Wine Sales | \$0 | \$400 | \$6,406 | \$4,576 | \$10,982 | 000,8 |
| Beer Sales | \$0 | \$6,400 | \$80,711 | \$57,651 | \$138,362 | \$120,000 |
| Beverage Sales | \$0 | \$1,600 | \$20,390 | \$14,565 | \$34,955 | \$25,000 |
| Liquor Sales | \$0 | \$2,400 | \$43,147 | \$30,820 | \$73,967 | \$60,000 |
| Rental Income | \$21,503 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Gift Card Sales | \$9,306 | \$0 | \$7,768 | \$5,549 | \$13,317 | \$10,000 |
| Gift Cards Usage | (\$8,489) | \$0 | \$0 | \$0 | \$0 | (\$10,000) |
| Total Revenues | \$34,228 | \$20,000 | \$290,183 | \$207,274 | \$497,457 | \$413,000 |
| Restourant Expenditures | | | | | | |
| Restaurant Manager Contract | \$0 | \$0 | \$37,917 | \$27,083 | \$65,000 | \$65,000 |
| Salaries | \$0 | \$0 | \$82,499 | \$58,928 | \$141,428 | \$164,037 |
| Administrative Fee | \$0 | \$0 | \$3,733 | \$2,667 | \$6,400 | \$8,832 |
| FICA Expense | \$0 | \$0 | \$8,764 | \$6,260 | \$15,024 | \$12,166 |
| Health Insurance | \$0 | \$0 | \$6,695 | \$4,782 | \$11,477 | \$20,243 |
| Workers Compensation | \$0 | \$0 | \$1,307 | \$933 | \$2,240 | \$3,048 |
| Unemployment | \$0 | \$0 | \$3,724 | \$2,660 | \$6,384 | \$5,408 |
| Telephone | \$0 | \$0 | \$1,931 | \$1,379 | \$3,310 | \$3,200 |
| Utilitles | \$0 | \$0 | \$5,966 | \$4,261 | \$10,227 | \$12,000 |
| Pest Control | \$1,236 | \$1,200 | \$692 | \$494 | \$1,187 | \$1,200 |
| Equipment Lease | \$1,268 | \$1,100 | \$705 | \$503 | \$1,208 | \$1,300 |
| Repairs | \$1,906 | \$0 | \$6,496 | \$4,640 | \$11,136 | \$7,500 |
| Kitchen Equipment/Supplies | \$5,093 | \$0 | \$1,400 | \$1,000 | \$2,401 | \$3,000 |
| Paper & Plastic Supplies | \$676 | \$0 | \$5,240 | \$3,743 | \$8,983 | \$10,000 |
| Operating Supplies | \$1,838 | \$0 | \$20,118 | \$14,370 | \$34,488 | \$30,000 |
| Janitorial Supplies | \$341 | \$0 | \$0 | \$0 | \$0 | \$0 |
| First Ald | \$0 | \$0 | \$188 | \$134 | \$322 | \$500 |
| Entertainment | \$0 | \$0 | \$5,800 | \$4,143 | \$9,943 | \$10,000 |
| Delivery/Gas | \$0 | \$0 | \$1,878 | \$1,342 | \$3,220 | \$5,000 \$1,000 |
| Uniforms | \$0 ************************************ | \$0 | \$474 | \$338 | \$812 | \$1,000 |
| Dues & License | \$323 | \$0 | \$4,029 | \$2,878 | \$6,907 | \$5,000 |
| Total Restaurant Expenditures | \$12,682 | \$2,300 | \$199,556 | \$142,540 | \$342,096 | \$368,434 |
| Cost of Goods Sold | | | | | | |
| Food Cost | \$2,075 | \$0 | \$50,077 | \$35,769 | \$85,846 | \$80,000 |
| Snack Gost | \$437 | \$0 | \$4,281 | \$3,058 | \$7,339 | \$10,000 |
| Beer Cost | \$0 | \$0 | \$31,775 | \$22,696 | \$54,472 | \$54,000 |
| Beverage Cost | \$0 | \$0 | \$10,761 | \$7,686 | \$18,447 | \$11,250 |
| Wine Cost | \$0 | \$0 | \$2,318 | \$1,656 | \$3,974 | \$3,600 |
| Liquor Cost | \$0 | \$0 | \$11,553 | \$8,252 | \$19,805 | \$0 |
| Total Cost of Goods Sold | \$2,512 | \$0 | \$110,765 | \$79,118 | \$189,882 | \$158,850 |
| Total Revenues | \$34,228 | \$20,000 | \$290,183 | \$207,274 | \$497,457 | \$413,000 |
| Total Expenditures | \$15,194 | \$2,300 | \$310,321 | \$221,658 | \$531,979 | \$527,284 |
| Operating Income (Loss) | \$19,034 | \$17,700 | (\$20,138) | (\$14,384) | (\$34,522) | (\$114,284) |
| Non Operating Revenues/(Expenditures). Interfund Transfer Out- Golf Course Interfund Transfer In- Golf Course | \$0 \$0 | (\$17,700) \$0 | \$0 \$0 | \$0 \$34,522 | \$0 \$3 4, 522 | \$0 \$114,284 |
| Total Non Operating Revenues/(Expenditures) | \$0 | (\$17,700) | \$0 | \$34,522 | \$34,522 | \$114,284 |
| Net Non Operating Income / (Loss) | \$19,034 | \$0 | (\$20,138) | \$20,138 | \$0 | \$0 |
| oper and smoother / (moss) | 4.07003 | 7.7 | [4-3]tau/ | | | |

Community Development District Food & Beverage Operating Budget

Revenues:

Food

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

Wine

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

Beer

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

Beverage

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

Liquor

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

Gift Card- Sales

Estimated amount of gift cards sold that can be used for discounted rounds of golf, merchandise or restaurant purchases. The full amount of the sale is recorded as revenue at the time of purchase.

Gift Card- Usage

Estimated usage of gift cards once purchased. Once the gift cards have been used at the District, the amount used is recorded against the revenue.

Expenditures:

Restaurant Manager Contract

Salaries & Wages

The District currently has a 1 full time and 30 part time employees to handle the Golf operations of the District. The proposed amount includes a 1.75% cost of living increase for qualifying full time employees.

Administration Fee

Represents fee to Applied Business Solutions for administration of pay and benefits. Applied Business Solutions charges an administration fee of \$21.23 per employee.

FICA

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

Community Development District Food & Beverage Operating Budget

Health Insurance

Full time District Employee's are eligible for the following health benefits.

| Provider | Policy Number | Insurance Description |
|-------------------|---------------|---------------------------------------|
| United Healthcare | 591637 | Accidental Death, Dental, Vision, |
| | | Life, and Long Term Disability |
| Health First | 114619 | Health |
| Colonial Life | E3682663 | Life, Accident, Short Term Disability |
| Combined | 007394312 | Accident and Disability |

Workers Compensation

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

Unemployment

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

Telephone

The District has internet and TV services through Charter Communications for Hook & Eagle Tavern.

| | Me | onthly | Annual | | |
|------------------------|----|--------|--------|-------|--|
| Vendor | An | nount | A | mount | |
| Charter Communications | \$ | 259 | \$ | 3,112 | |
| Contengincy | | | \$ | 88 | |
| Total | | | \$ | 3,200 | |

Utilities

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

| Vendor | Account | nthly nount | Annual Amount | | |
|---------------|---------------|----------------|------------------|--|--|
| FPL | 03449-33189 | \$ 750 | \$ 9,000 | | |
| City of Cocoa | 150351-112664 | \$ 200 | \$ 2,400 | | |
| Contingency | | | \$ 600 | | |
| Total | | | \$ 12,000 | | |

Community Development District Food & Beverage Operating Budget

Pest Control

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

| Vendor | nthly ount | Annual Amount | | |
|--------------------------------|---------------|------------------|-------|--|
| Ecolab Pest Elimination | \$ 95 | \$ | 1,141 | |
| Contingency | | \$ | 59 | |
| Total | | \$ | 1,200 | |

Equipment Lease

The estimated cost to Ecolab for the dish machine rental.

| Vendor | Mo Am | Annual Amount | | |
|-------------|----------|------------------|-------------|--|
| Ecolab | \$ 88 | | \$ 1,054 | |
| Contingency | | | \$ 46 | |
| Total | | | \$ 1,100 | |

Repairs

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

Kitchen Equipment/Supplies

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

Paper & Plastic Supplies

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

Operating supplies

Represents various operating supplies purchased

First Aid

Cost of work gloves, ear plugs, support belts, and other first aid supplies needed during the fiscal year.

Community Development District Food & Beverage Operating Budget

Delivery/Gas

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

| Vendor | Account | nthly nount | nnual mount |
|------------------|-------------|----------------|----------------|
| Florida City Gas | 83490-45156 | \$ 400 | \$ 4,800 |
| Contingency | | | \$ 200 |
| Total | | | \$ 5,000 |

Uniforms

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

Dues and License

Represents the cost of all restaurant operating licenses through DPBR.

COGS:

Food

Represents food supplies purchased for the restaurant or catering events.

Snack

Represents snacks purchased for the restaurant.

Beer

Represents beer purchased for the restaurant.

Wine

Represents wine purchased for the restaurant.

Liquor

Represents liquor purchased for the restaurant.

Other Sources and Uses:

Transfer In- Golf Course

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

Viera East Community Development District Golf Course Proposed Operating Budget Fiscal Year 2023

| | | Adopted | Actual | Projected | Total | Proposed |
|--|-------------|-------------------------|------------------------|----------------------|-------------------------|-------------------------|
| | Actual | Budget | Thru | Next | Projected | Budget |
| Revenues | FY 2021 | FY 2022 | 4/30/22 | 5 Months | @ 9/30/22 | FY 2023 |
| Greens Fees | \$1,599,085 | \$1 4262E7 | £1.700.540 | * 0<0.040 | 40.054.500 | ** *** |
| Gift Cards- Sales | \$10,217 | \$1,426,357 \$25,000 | \$1,208,549 \$6,315 | \$863,249 | \$2,071,798 | \$1,640,311 |
| Gift Cards- Usage | (\$18,355) | (\$25,000) | (\$11,480) | \$4,511 (\$8,200) | \$10,825 | \$25,000 |
| Season Advance/Trail Fees | \$252,869 | \$210,000 | \$167,227 | \$119,448 | (\$19,680) \$286,675 | (\$25,000) \$210,000 |
| Associate Memberships | \$40,053 | \$42,000 | \$22,522 | \$16,087 | \$38,609 | \$42,000 |
| Driving Range | \$89,733 | \$80,000 | \$64,886 | \$46,347 | \$111,234 | \$80,000 |
| Golf Lessons | \$2,100 | \$2,100 | \$1,545 | \$1,104 | \$2,649 | \$2,100 |
| Merchandise Sales | \$119,537 | \$115,000 | \$75,179 | \$53,700 | \$128,879 | \$115,000 |
| Assessments -Recreation Operating | \$18,232 | \$18,239 | \$10,635 | \$7,597 | \$18,232 | \$18,239 |
| Miscellaneous Income | \$6,020 | \$15,000 | \$4,222 | \$3,016 | \$7,238 | \$15,000 |
| Total Revenues | \$2,119,491 | \$1,908,696 | \$1,549,601 | \$1,106,858 | \$2,656,458 | \$2,122,650 |
| General Expenditures | | | | | | |
| Other Contractual Services | \$15,971 | \$15,000 | \$8,669 | \$6,192 | \$ 14,861 | \$15,000 |
| Telephone | \$1,394 | \$2,500 | \$895 | \$639 | \$1,534 | \$2,500 |
| Postage | \$1,623 | \$2,000 | \$0 | \$1,000 | \$1,000 | \$2,000 |
| Printing & Binding | \$0 | \$1,000 | \$0 | \$0 | \$0 | \$0 |
| Utilitles | \$16,791 | \$15,900 | \$2,837 | \$2,026 | \$4,863 | \$ 5,500 |
| Repairs & Maintenance | \$19,697 | \$8,000 | \$13,777 | \$9.840 | \$23,617 | \$15,000 |
| Marketing- Golf Marketing | \$19,418 | \$39,000 | \$11,772 | \$8,408 | \$20,180 | \$35,000 |
| Bank Charges | \$46,081 | \$35,000 | \$28,052 | \$20,037 | \$48,089 | \$40,000 |
| Office Supplies | \$3,167 | \$4,000 | \$2,505 | \$1,789 | \$4,294 | \$4,500 |
| Operating Supplies | \$3,937 | \$5,000 | \$1,907 | \$1,362 | \$3,269 | \$4,000 |
| Dues, Licenses & Subscriptions | \$9,314 | \$8,000 | \$8,281 | \$5,915 | \$14,196 | \$9,500 |
| Drug Testing- All departments | \$1,070 | \$500 | \$0 | \$250 | \$250 | \$500 |
| Training, Education & Employee Relations | \$1,990 | \$3,000 | \$397 | \$284 | \$681 | \$3,000 |
| Contractual Security | \$3,985 | \$3,000 | \$419 | \$299 | \$717 | \$3,000 |
| IT Services | \$3,222 | \$3,000 | \$2,947 | \$2,105 | \$5,052 | \$3,000 |
| Total Golf Course Expenditures | \$147,659 | \$144,900 | \$82,457 | \$60,148 | \$142,604 | \$142,500 |
| Galf Operations: | | | | | | |
| Salaries | \$200,975 | \$239,595 | \$131,492 | \$93,923 | \$225,414 | \$247,235 |
| Administrative Fee | \$16,629 | \$19,039 | \$9,573 | \$6,838 | \$16,411 | \$18,767 |
| FICA Expense | \$15,357 | \$18,329 | \$9,960 | \$7,114 | \$17,074 | \$18,913 |
| Health Insurance | \$1,561 | \$739 | \$5,392 | \$3,852 | \$9,244 | \$12,353 |
| Workers Compensation | \$4,865 | \$4,696 | \$2,182 | \$1,559 | \$3,741 | \$4,846 |
| Unemployment | \$7,899 | \$12,835 | \$3,306 | \$2,361 | \$5,667 | \$10,853 |
| Golf Printing | \$2,414 | \$2,200 | \$1,574 | \$1,124 | \$2,698 | \$2,500 |
| Utilities | \$22,064 | \$22,500 | \$12,576 | \$8,983 | \$21,560 | \$22,500 |
| Repairs | \$387 | \$250 | \$1,446 | \$1,033 | \$2,479 | \$1,000 |
| Pest Control | \$1,236 | \$1,200 | \$696 | \$497 | \$1,193 | \$1,300 |
| Supplies | \$15,201 | \$10,000 | \$7,096 | \$5,069 | \$12,165 | \$12,000 |
| Uniforms | \$0 | \$1,500 | \$0 | \$500 | \$500 | \$1,500 |
| Training, Education & Employee Relations | \$200 | \$2,000 | \$0 | \$500 | \$500 | \$2,000 |
| Fuel | \$0 | \$500 | \$0 | \$0 | \$0 | \$0 |
| Cart Lease | \$89,529 | \$87,763 | \$50,279 | \$35,914 | \$86,193 | \$87,763 |
| Cart Maintenance Driving Range | \$5,153 | \$4,000 | \$2,441 | \$1,743 | \$4,184 | \$5,000 |
| Private Parise | \$2,659 | \$10,000 | \$5,843 | \$4,174 | \$10,017 | \$10,000 |
| Total Golf Operation Expenditures | \$386,209 | \$437,146 | \$243,857 | \$175,183 | \$419,041 | \$458,530 |

Viera East Community Development District Golf Course Proposed Operating Budget Fiscal Year 2023

| | Actual FY 2021 | Adopted Budget FY 2022 | Actual Thru 4/30/22 | Projected Next 5 Months | Total Projected @ 9/30/22 | Proposed Budget FY 2023 |
|-------------------------------------|---|------------------------------|---------------------------|---|---------------------------------|-------------------------------|
| Merchandise Sales: | 11.002 | 112000 | 1/11/11 | • | G 51-57-5 | |
| Cost of Goods Sold | \$78,438 | \$77,000 | \$47,969 | \$34,264 | \$82,233 | \$80,000 |
| Total Merchandise Sales | \$78,438 | \$77,000 | \$47,969 | \$34,264 | \$82,233 | \$80,000 |
| Galf Course Maintenance: | | | | | | |
| Salaries | \$399,991 | \$420,047 | \$247,263 | \$176,616 | \$423,879 | \$433,512 |
| Administrative Fees | \$9,905 | \$9,595 | \$4,570 | \$3,264 | \$7,834 | \$8,176 |
| FICA Expense | \$29,518 | \$32,134 | \$18,482 | \$13,201 | \$31,683 | \$32,900 |
| Health Insurance | \$40,038 | \$43,225 | \$20,404 | \$14,574 | \$34,979 | \$41,298 |
| Workers Compensation | \$9,598 | \$9,341 | \$4,124 | \$2,946 | \$7,070 | \$9,420 |
| Unemployment | \$6,191 | \$7,165 | \$3,351 | \$2,394 | \$5,744 | \$7,165 \$0 |
| Consulting Fees | \$2,000 | \$0 | \$0 | \$0 | \$0 \$0 | |
| Fire Alarm System | \$557 | \$4,000 | \$0 | \$0 | | \$4,000 |
| Utilities/Water | \$29,906 | \$26,200 | \$14,721 | \$10,515 | \$25,236 | \$26,200 |
| Repairs | \$42,203 | \$48,000 | \$18,994 | \$13,567 | \$32,560 \$39,418 | \$48,000 \$40,000 |
| Fuel & Oil | \$30,797 | \$40,000 | \$22,994 | \$16,424 | | |
| Pest Control | \$1,151 | \$1,000 | \$706 | \$504 | \$1,210 | \$1,500 \$30,000 |
| Irrigation/Drainage | \$13,867 | \$30,000 | \$8,220 | \$5,872 | \$14,092 \$12,845 | \$26,500 |
| Sand and Topsoll | \$9,017 | \$26,500 | \$7,493 | \$5,352 | \$7,768 | \$7,000 |
| Flower/Mulch | \$3,222 | \$7,000 | \$4,531 | \$3,237 | \$187,610 | \$139,000 |
| Fertilizer | \$88,073 | \$139,000 | \$109,439 \$0 | \$78,171 \$ 0 | \$167,610 | \$16,500 |
| Seed/Sod | \$1,681 | \$16,500 | | | \$2,543 | \$3,000 |
| Trash Removal | \$2,854 | \$2,000 | \$1,484 \$8,308 | \$1,060 \$5,935 | \$14,243 | \$6,000 |
| Contingency | \$2,209 | \$6,000 | \$1,300 | \$208 | \$499 | \$800 |
| First Ald | \$660 | \$800 | \$291 | \$200 | \$0 | \$0 |
| Office Supplies | \$0 ************************************ | \$1,000 | \$9,585 | \$6,846 | \$16,431 | \$15,000 |
| Operating Supplies | \$9,286 | \$15,000 \$1,000 | \$1,429 | \$1,021 | \$2,449 | \$2,000 |
| Training | \$2,428 \$568 | \$1,000 \$1,000 | \$40 | \$1,021 | \$69 | \$1,000 |
| Janitorial Supplies | \$300 \$0 | \$20,000 | \$6,622 | \$4,730 | \$11,351 | \$20,000 |
| Janitorial Services | \$0 | \$1,000 | \$1,663 | \$1,188 | \$2.852 | \$1,000 |
| Soil & Water Testing | \$7,952 | \$8,500 | \$6,067 | \$4,334 | \$10,401 | \$10,000 |
| Uniforms | \$230 | \$2,000 | \$234 | \$167 | \$401 | \$2,000 |
| Equipment Rental | \$161,865 | \$177,975 | \$95,247 | \$78,000 | \$173,247 | \$187,550 |
| Equipment Lease Small Tools | \$101,003 | \$500 | \$0 | \$0 | \$0 | \$500 |
| Total Golf Course Maintenance | \$905,766 | \$1,096,482 | \$616,262 | \$450,153 | \$1,066,415 | \$1,120,021 |
| Administrative Emenditures | | | | | | |
| Administrative Expenditures: | \$0 | \$1,500 | \$0 | \$0 | \$0 | \$1,500 |
| Legal Fees | \$0 | \$1,500 | \$210 | \$150 | \$360 | \$0 |
| Engineering Arbitrage | \$440 | \$600 | \$450 | \$321 | \$771 | \$600 |
| Dissemination | \$1,000 | \$1,000 | \$583 | \$417 | \$1,000 | \$1,000 |
| Trustee Fees | \$4,431 | \$4,100 | \$8,178 | \$5,842 | \$14,020 | \$4,100 |
| Annual Audit | \$1,500 | \$1,500 | \$0 | \$1,500 | \$1,500 | \$1,500 |
| Golf Course Administrative Services | \$56,280 | \$56,280 | \$32,830 | \$23,450 | \$56,280 | \$56,280 |
| Insurance | \$81,510 | \$85,019 | \$53,925 | \$38,518 | \$92,442 | \$111,000 |
| Property Taxes | \$23,041 | \$10,000 | \$9,153 | \$6,538 | \$15,691 | \$15,000 |
| Total Administrative Expenditures | \$168,202 | \$159,999 | \$105,330 | \$76,735 | \$182,065 | \$190,980 |
| Reserves: Renewal & Replacement | \$31,219 | \$6,694 | \$0 | \$6,694 | \$6,694 | \$6,335 |
| Total Reserves | \$31,219 | \$6,694 | \$0 | \$6,694 | \$6,694 | \$6,335 |
| Total Revenues | \$2,119,491 | \$1,908,696 | \$1,549,601 | \$1,106,858 | \$2,656,458 | \$2,122,650 |
| Total Expenditures | \$1,717,494 | \$1,922,221 | \$1,095,874 | \$803,177 | \$1,899,051 | \$1,998,366 |
| Operating Income (Loss) | \$401,997 | (\$13,525) | \$453,727 | \$303,680 | \$757,407 | \$124,284 |
| oberentig income (pngg) | 4104/277 | (+ vitinged) | 7.30,7.27 | 10.30/000 | | |

Viera East Community Development District Golf Course Proposed Operating Budget

| P-0 | | Б | |
|-------|--------|-----|---|
| Fisca | l Year | 202 | 3 |

| | Actual FY 2021 | Adopted Budget FY 2022 | Actual Thru 4/30/22 | Projected Next 5 Months | Total Projected @ 9/30/22 | Proposed Budget FY 2023 |
|---|-------------------|------------------------------|---------------------------|-------------------------------|---------------------------------|-------------------------------|
| Non Operating Revenues/(Expenditures): Assessments -Recreation Debt Service Interest Income | \$583,887 \$17 | \$560,250 \$1.000 | \$326,817 \$8 | \$233,433 \$10 | \$560,250 \$18 | \$560,250 \$1,000 |
| Reserve Funding- Transfer Out (PY Excess) | \$0 | \$0 | (\$450,000) | \$0 | (\$450,000) | \$0 |
| Interfund Transfer In- Restaurant | \$0 | \$17,700 | \$0 | \$0 | \$0 | \$0 |
| Interfund Transfer Out- Restaurant | \$0 | \$0 | \$0 | (\$34,522) | (\$34,522) | (\$114,284) |
| Gain on Sale of Asset | \$45 | \$0 | \$300 | \$0 | \$300 | \$0 |
| Interest Expense | (\$140,425) | (\$140,425) | (\$81,915) | (\$39,917) | (\$121,831) | (\$101,250) |
| Principal Expense | (\$425,000) | (\$425,000) | (\$246,917) | (\$198,083) | (\$445,000) | (\$470,000) |
| Total Non Operating Revenues/(Expenditures) | \$18,523 | \$13,525 | (\$451,706) | (\$39,079) | (\$490,785) | (\$124,284) |
| Net Non Operating Income / (Loss) | \$420,521 | \$0 | \$2,021 | \$264,601 | \$266,622 | \$0 |

Community Development District Recreational Operating Budget

Revenues:

Greens Fees

Estimated revenue for public paid rounds of golf.

Gift Card-Sales

Estimated amount of gift cards sold that can be used for discounted rounds of golf, merchandise or restaurant purchases. The full amount of the sale is recorded as revenue at the time of purchase.

Gift Card- Usage

Estimated usage of gift cards once purchased. Once the gift cards have been used at the District, the amount used is recorded against the revenue.

Season Advance/Trail Fees

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

Associate Memberships

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

Driving Range

Estimated revenue from the District's driving range.

Golf Lessons

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

Merchandise Sales

Estimated revenue of clothing, equipment, and supplies sold in the District's Pro Shop.

Assessments- Recreation Operations

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

Miscellaneous Income

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

Community Development District Recreational Operating Budget

General Expenditures:

Other Contractual Services

Contractual Services include the following contracts:

| Vendor | | Monthly Amount | | Annual Amount | |
|-------------------------------------|----|-------------------|-----|------------------|--|
| Brighthouse (Cable & Internet) | \$ | 350 | \$ | 4,200 | |
| Waste Management (Dumpster Removal) | \$ | 338 | \$ | 4,057 | |
| Great America Financial | \$ | 93 | \$ | 1,117 | |
| American Safety and First Aide | | | \$ | 500 | |
| Crystal High Rise, Inc | | | \$ | 250 | |
| Slug A Bug (Termite Renewal) | | | \$ | 325 | |
| Contingency | | | \$ | 4,551 | |
| Total Annual Budget | | | \$1 | 15,000 | |

Telephone

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

| Vendor | Monthly Amount | | Annual Amount | |
|----------------------------|-------------------|-----|------------------|-------|
| Greybar Financial Services | \$ | 289 | \$ | 3,469 |
| Cricket | \$ | 104 | \$ | 1,248 |
| Contengincy | | | \$ | 783 |
| Total | | | \$ | 5,500 |

Postage

Mailing payroll checks, checks for vendors, overnight deliveries and any other required correspondence that is directly related to the golf course. A portion of expenses related to the District are transferred to General Fund.

Printing & Binding

Printing of computerized checks, brochures, correspondence, promotional cards, stationary, rack cards, envelopes, etc. A portion of expenses related to the District are transferred to General Fund.

Community Development District Recreational Operating Budget

Utilities

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

| | | Monthly | | Annual | | |
|---------------|---------------|---------|-------|--------|-------|--|
| Vendor | Account | Ап | nount | A | mount | |
| FPL | 10579-42334 | \$ | 180 | \$ | 2,160 | |
| FPL | 91273-57086 | \$ | 30 | \$ | 360 | |
| City of Cocoa | 313093-70192 | \$ | 125 | \$ | 1,500 | |
| City of Cocoa | 150351-141774 | \$ | 75 | \$ | 900 | |
| Contingency | | | | \$ | 480 | |
| Total | | | | \$ | 5,400 | |

Repairs & Maintenance

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

Marketing- Golf Marketing

Represents advertising for the golf course in the Yellow Pages, newspapers, periodicals, brochures and magazines, rack cards and holders, and promotional organizations. A portion of expenses related to the District are transferred to General Fund.

Bank Charges

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

Office Supplies

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

Operating Supplies

Represents various operating supplies purchased

Community Development District Recreational Operating Budget

Dues, Licenses & Subscriptions

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

| Vendor | Description | | Annual Amount | | |
|--------------------------------|-----------------------------|----|------------------|--|--|
| City of Rockledge | Business License | \$ | 200 | | |
| Florida State Golf Association | Membership | \$ | 150 | | |
| Florida State Golf Association | Handicap fees | | 5000 | | |
| Brevard County | Business Tax License | \$ | 82 | | |
| FL Space | Membership | \$ | 805 | | |
| Cocoa Beach Regional Chapter | Membership | \$ | 535 | | |
| US Golf Association | Membership | \$ | 150 | | |
| Amazon Prime | Membership | \$ | 156 | | |
| GCSAA | Gold Membership | \$ | 435 | | |
| Contingency | · | \$ | 1,987 | | |
| Total | | \$ | 9,500 | | |

Training, Education & Employee Relations

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

Contractual Security

Security system costs for the maintenance and clubhouse alarm systems.

IT Services

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

Golf Operations Expenditures:

Salaries & Wages

The District currently has a 1 full time and 30 part time employees to handle the Golf operations of the District. The proposed amount includes a 1.75% cost of living increase for qualifying full time employees.

Administration Fee

Represents fee to Applied Business Solutions for administration of pay and benefits. Applied Business Solutions charges an administration fee of \$21.23 per employee.

FICA

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

Community Development District Recreational Operating Budget

Health Insurance

Full time District Employee's are eligible for the following health benefits.

| Provider | Policy Number | Insurance Description |
|--------------------------|---------------|---------------------------------------|
| United Healthcare 591637 | | Accidental Death, Dental, Vision, |
| | | Life, and Long Term Disability |
| Health First | 114619 | Health |
| Colonial Life | E3682663 | Life, Accident, Short Term Disability |
| Combined | 007394312 | Accident and Disability |

Workers Compensation

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

Unemployment

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

Golf Printing

Printing for materials needed for the course.

Utilities

Estimated cost of basic utilities for Golf operations:

| Vendor | Account | nthly nount | nnual mount |
|---------------|---------------|----------------|--------------------|
| FPL | 03449-33189 | \$ 585 | \$ 7,020 |
| FPL | 07938-52104 | \$ 925 | \$ 11,100 |
| City of Cocoa | 150351-112664 | \$ 100 | \$ 1,200 |
| Banleaco | | \$ 202 | \$ 2,421 |
| Contingency | | | \$ 759 |
| Total | | | \$ 22,500 |

Repairs

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

Pest Control

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

| | Monthly | | A | nnual | |
|-------------------------|---------|----|----|--------|--|
| Vendor | Amount | | | Amount | |
| Ecolab Pest Elimination | \$ | 95 | \$ | 1,141 | |
| Contingency | | | \$ | 159 | |
| Total | | | \$ | 1,300 | |

<u>Supplies</u>

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

Community Development District Recreational Operating Budget

Uniforms

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

Training, Education & Employee Relations

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

Fuel

Costs for gasoline for all golf carts from Glover Oil Company.

Cart Lease

The expense related to leasing of carts for golf course.

| | | lonthly | | Annual | | |
|-------------------------|--------|---------|----|--------|--|--|
| Vendor | Amount | | A | mount | | |
| The Huntington National | \$ | 6,553 | \$ | 78,635 | | |
| The Huntington National | \$ | 355 | \$ | 4,260 | | |
| Yamaha Lease | \$ | 164 | \$ | 1,968 | | |
| Golf Cart | \$ | 97 | \$ | 1,164 | | |
| Contingency | | | \$ | 1,736 | | |
| Total | | | \$ | 87,763 | | |

Cart Maintenance

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

Driving Range Supplies

Any expenses incurred related to the driving range operation, for example range balls, tokens, buckets, bag stands, clock rope and sand/water buckets.

Merchandise Sales

Cost of Goods Sold

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

Golf Course Maintenance:

Salaries & Wages

The District currently has 10 full-time and 4 part-time employee's to handle the golf course maintenance. The proposed amount includes a 1.75% cost of living increase for qualifying full time employees.

Community Development District Recreational Operating Budget

Administration Fee

Represents fee to Applied Business Solutions for administration of pay and benefits. Applied Business Solutions charges an administration fee of \$21.23 per employee.

FICA

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

Health Insurance

Full time District Employee's are eligible for the following health benefits.

| Provider | Policy Number | Insurance |
|--------------------|---------------|--|
| United Health care | 591637 | Health, Accidental Death, Dental, Vision, Life, and Long Term Disability |
| Colonial Life | E3682663 | Life, Accident, Short Term Disability |
| Combined | 007394312 | Accident and Disability |

Workers Compensation

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

Unemployment

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

Fire and Burglary Alarm System

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

Utilities/Water

Estimated costs of basic utilities for the maintenance staff:

| Vendor | Account | onthly mount | Annual Amount | | |
|---------------|--------------|-----------------|------------------|--------|--|
| FPL. | 83490-45156 | \$ 1,750 | \$ | 21,000 | |
| City of Cocoa | 313093-70192 | \$ 350 | \$ | 4,200 | |
| Contingency | | | \$ | 1,000 | |
| Total | | | \$ | 26,200 | |

Fuel & Oil

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

Community Development District Recreational Operating Budget

Pest Control

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

| Vendor | | onthly nount | Annual Amount | | |
|--------------------------------|----|-----------------|------------------|-------|--|
| Ecolab Pest Elimination | \$ | 118 | \$ | 1,416 | |
| Contingency | | | \$ | 84 | |
| Total | | | \$ | 1,500 | |

Irrigation/Drainage

Estimated irrigation and drainage maintenance expenditures that may occur during the fiscal year.

Sand/Topsoil

Cost related to sand and topsoil expenditures that may occur during the fiscal year. The District buys all supplies from Golf Specialties, Inc. Some supplies may include top-dress sand, divot sand, and shell rock for the golf course.

Flowers/Mulch

Estimated cost of flowers and mulch for the golf course and clubhouse.

Chemicals/Fertilizer

Estimated costs of fertilizer, herbicide, insecticide, fungicide and other chemicals needed for the golf course.

Seed/Sod

Cost of seed and sod expenditures for the golf course that may occur during the fiscal year.

Trash Removal

Estimated costs for trash removal services to empty dumpster(s) once a month by Waste Management at the golf course:

| Vendor | | onthly nount | Annual Amount | | |
|------------------------|----|-----------------|------------------|-------|--|
| Waste Management, Inc. | \$ | 207 | \$ | 2,482 | |
| Contingency | | | \$ | 518 | |
| Total | | | \$ | 3,000 | |

Contingencies

Funding of unanticipated costs.

First Aid

Cost of work gloves, ear plugs, support belts, and other first aid supplies needed during the fiscal year.

Community Development District Recreational Operating Budget

Office Supplies

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

Operating Supplies

Represents various operating supplies purchased

Training

Training seminars for golf course maintenance staff.

Janitorial Supplies

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

Soil & Water Testing

Costs for soil and water testing that may occur during the fiscal year.

Uniforms

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

| | Monthly | | | Annual |
|-------------|---------|-------|----|--------|
| Vendor | An | nount | A | mount |
| Unifirst | \$ | 800 | \$ | 9,600 |
| Contingency | | | \$ | 400 |
| Total | | | \$ | 10,000 |

Equipment Rental

Rental of larger capital items required for Course Maintenance.

Equipment Lease

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

| | Monthly | | Annual | | |
|-------------------------|---------|--------|------------|--------|--|
| Vendor | A | Amount | | mount | |
| The Huntington National | \$ | 6,541 | \$ | 78,494 | |
| The Huntington National | \$ | 1,066 | \$ | 12,792 | |
| The Huntington National | \$ | 5,116 | \$ | 61,392 | |
| The Huntington National | \$ | 420 | \$ | 5,036 | |
| The Huntington National | \$ | 372 | \$ | 4,470 | |
| The Huntington National | \$ | 652 | \$ | 7,828 | |
| The Huntington National | \$ | 431 | \$ | 5,168 | |
| The Huntington National | \$ | 248 | \$ | 2,976 | |
| Wells Fargo Financial | \$ | 652 | \$ | 7,830 | |
| Dex Imaging | \$ | 131 | \$ | 1,567 | |
| Total | | | \$ 187,550 | | |

Community Development District Recreational Operating Budget

Small Tools

Represents small tools purchased for golf course maintenance.

Administrative Expenditures:

Legal Fees

The District's attorney will be providing general legal services to the District that are directly related to operations of the golf course, i.e., reviewing contracts, agreements, resolutions, rule amendments, etc.

Arbitrage

The District will contract with an Independent certified public accounting firm to annually calculate the District's Arbitrage Rebate Liability on Special Assessments Revenue Bonds.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c212(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Trustee Fees

The District issued Special Revenue Assessment Refunding Bonds, Series 2012 bonds that are deposited with a Trustee at U.S Bank.

Annual Audit

The District is required to annually have its financial records audited by an independent Certified Public Accounting Firm.

Golf Course Administrative Services

Cost of Administrative services provided for the CDD.

| Description | Annual mount |
|-------------------------------|-----------------|
| Base | \$ 75,000 |
| 10% of Maintenance Supervisor | \$ (7,280) |
| 50% of Labor Position | \$ (11,440) |
| Total | \$ 56,280 |

Community Development District Recreational Operating Budget

Insurance

EGIS Insurance and Risk Advisors provide the District's general liability, property, and crime insurance coverage. EGIS Insurance and Risk Advisors also provide a three year pollution policy.

| | Annual | | | | |
|-------------------|------------|--------|--|--|--|
| Description | Amount | | | | |
| General Liability | \$ | 26,999 | | | |
| Property | \$ | 77,458 | | | |
| Crime | \$ | 1,330 | | | |
| Pollution Policy | \$ | 4,891 | | | |
| Contingency | \$ | 322 | | | |
| Total | \$ 111,000 | | | | |

Property Taxes

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

Reserves

Renewal & Replacement

The golf course transfers 2% of its monthly revenues to the Capital Reserve Fund to help fund for equipment replacement and other capital expenditures estimated for the fiscal year.

Community Development District

Recreation Fund Debt Service - Series 2012 Amortization Schedule

| Date | Bond Balance | Interest | Principal | Interest | | Fiscal Year Total |
|----------|--------------|----------|-------------|----------|--------------|----------------------|
| | | | | \vdash | - Interest | Total |
| 11/01/19 | 3,305,000 | | | \$ | 78,412.50 | \$ 559,231.25 |
| 05/01/20 | 3,305,000 | 4.375% | \$410,000 | \$ | 78,412.50 | |
| 11/01/20 | 2,895,000 | | | \$ | 70,212.50 | \$ 558,625.00 |
| 05/01/21 | 2,895,000 | 4.625% | \$425,000 | \$ | 70,212.50 | |
| 11/01/21 | 2,470,000 | | | \$ | 60,915.63 | \$ 556,128.13 |
| 05/01/22 | 2,470,000 | 5.000% | \$445,000 | \$ | 60,915.63 | |
| 11/01/22 | 2,025,000 | | | \$ | 50,625.00 | \$ 556,540.63 |
| 05/01/23 | 2,025,000· | 5.000% | \$470,000 | \$ | 50,625.00 | |
| 11/01/23 | 1,555,000 | | | \$ | 38,875.00 | \$ 559,500.00 |
| 05/01/24 | 1,555,000 | 5.000% | \$490,000 | \$ | 38,875.00 | |
| 11/01/24 | 1,065,000 | | | \$ | 26,625.00 | \$ 555,500.00 |
| 05/01/25 | 1,065,000 | 5.000% | \$520,000 | \$ | 26,625.00 | |
| 11/01/25 | 545,000 | | | \$ | 13,625.00 | \$ 560,250.00 |
| 05/01/26 | 545,000 | 5.000% | \$545,000 | \$ | 13,625.00 | \$ 558,625.00 |
| | | | #2 20F 000 | | (TO TO 1 D 1 | |
| | | | \$3,305,000 | \$ | 678,581.26 | \$ 4,464,400.01 |

Viera East CDD Assessment Allocation

| | No. | No Increase | 33 | \$50 Increase | 210 | \$100 Increase | \$15 | \$150 Increase |
|--|---------------|-------------|---------------|---------------|---------------|----------------|----------------|----------------|
| Net Assessment- General | € | 779,212 | ₩ | 1,082,862 | 69 | 1,386,512 | €/3 | 1,993,812 |
| Net Assessment- Recreation | 69 | 28,945 | ₩ | 28,945 | ₩ | 28,945 | ⇔ | 28,945 |
| Total Net Assessments | ↔ | 808,157 | ₩ | 1,111,807 | ₩ | 1,415,457 | 69 | 2,022,757 |
| Discounts @ 6% | 49 | 51,584 | ₩. | 20,966 | 69 | 90,348 | S | 129,112 |
| Gross Assessment | ↔ | 859,741 | €> | 1,182,773 | S | 1,505,805 | ↔ | 2,151,869 |
| Increased Revenue | • | a.c | €9 | 303,650 | ₩ | 607,300 | ₩. | 1,214,600 |
| Assessable Units - Residential Assessable Units - Non-Residential | | 4,204 | ļ | 4,204 | | 4,204 | | 4,204 |
| Total Units | | 6,073 | Ц | 6,073 | Ц | 6,073 | Ц | 6,073 |
| Gross Assessment per Unit - General Fund | ₩ | 135.95 | ₩ | 189.69 | ₩ | 242.88 | ₩ | 349.26 |
| Gross Assessment per Unit - Recreation | ₩ | 128.67 | 69 | 128.67 | 69 | 128,67 | 6/3 | 128.67 |
| Net Assessment per Unit - General Fund | 63 | 128.31 | ₩ | 178.31 | ₩ | 228.31 | ₩ | 328.31 |
| Net Assessment per Unit - Recreation | ₩ | 120.95 | 69 | 120.95 | ₩ | 120.95 | ₩ | 120.95 |

Viera East Community Development District

219 E Livingston Street, Orlando, FL 32801 Phone: 407-841-5524 --- Fax: 407-839-1526

June 3, 2022

Brevard County Manager Frank Abbate 2725 Judge Fran Jamieson Way Bldg. C Viera, FL 32940

Re: Viera East Community Development District Approved Budget Fiscal Year 2023

Dear Mr. Abbate,

In accordance with chapter 190.008 (2)(b), Florida Statutes, please find enclosed one (1) copy of the District's approved budget for Fiscal Year 2023 for purposes of disclosure and information only. The District will schedule a public hearing no less than 60 days from the date of this letter for adoption of the same. Should you have any questions regarding the enclosed, please contact me at (813) 344-4844.

Sincerely,

Hannah Henry
Staff Accountant

Enclosures

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JUN 0 9 2022

BUDGET OFFICE

RECEIVED

JUN - 8 2022

County Manager's Office

Community Development District

Approved Budget FY2023





Viera East Community Development District

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Viera East Community Development District General Fund Approved Operating Budget Fiscal Year 2023

| | | Adopted | Actual | Projected | Total | Approved |
|--|--------------------|---------------------|--------------------|------------------|------------------------|-----------------------|
| | Actual FY 2021 | Budget FY 2022 | Thru 4/30/22 | Next 5 Months | Projected @ 9/30/22 | Budget FY 2023 |
| Revenues | | | 1,557,55 | 0 11071410 | 0 7/50/22 | 112023 |
| revenues | | | | | | |
| Maintenance Assessments | \$808,157 | \$808,157 | \$780,802 | \$27,354 | \$808,157 | \$ 1,415,457 |
| Golf Course Administrative Services | \$56,280 | \$56,280 | \$32,830 | \$23,450 | \$56,280 | \$56,280 |
| Donations for Park Materials | \$3,000 | \$0 | \$4,275 | \$1,500 | \$5,775 | \$5,000 |
| Miscellaneous Income- Farmers Market | \$0 | \$0 | \$12,191 | \$9,000 | \$21,191 | \$20,000 |
| Interest Income | \$4 | \$100 | \$55 | \$55 | \$110 | \$100 |
| Carry forward Surplus | \$0 | \$42,948 | \$0 | \$0 | \$0 | \$0 |
| Total Revenues | \$867,441 | \$907,484 | \$830,153 | \$61,359 | \$891,512 | \$1,496,837 |
| Administrative Expenditures | | | | | | |
| Supervisors Fees | \$31,550 | \$30,496 | \$14,486 | \$12,000 | \$26,486 | \$30,519 |
| Engineering Fees | \$2,438 | \$5,000 | \$1,025 | \$1,100 | \$2,125 | \$5,000 |
| Attorney's Fees | \$20,276 | \$5,000 | \$8,809 | \$7,500 | \$16,309 | \$5,000 |
| Dissemination | \$1,000 | \$1,000 | \$583 | \$500 | \$1,083 | \$1,000 |
| Trustee Fees | \$10,641 | \$5,600 | \$0 | \$5,600 | \$5,600 | \$5,600 |
| Annual Audit | \$5,750 | \$6,500 | \$0 | \$6,500 | \$6,500 | \$6,500 |
| Collection Agent | \$2,500 | \$2,500 | \$1,458 | \$1,042 | \$2,500 | \$2,500 |
| Management Fees | \$100,440 | \$103,454 | \$60,348 | \$43,106 | \$103,454 | \$106,557 |
| Postage | \$2,093 | \$1,500 | \$898 | \$700 | \$1,598 | \$1,500 |
| Printing & Binding | \$1,424 | \$2,500 | \$3,980 | \$400 | \$4,380 | \$3,500 |
| Insurance- Liability | \$8,517 | \$8,040 | \$4,081 | \$2,915 | \$6,996 | \$9,607 |
| Legal Advertising Other Current Charges | \$2,037 | \$1,500 | \$797 | \$650 | \$1,447 | \$1,500 |
| Office Supplies | \$695 | \$1,500 | \$177 | \$150 | \$327 | \$1,500 |
| Dues & Licenses | \$1,202 | \$1,500 | \$50 | \$40 | \$90 | \$1,500 |
| Information Technology | \$175 \$3,400 | \$175 \$4,250 | \$175 \$2,479 | \$0 \$1,771 | \$175 \$4,250 | \$175 \$4,378 |
| Total Administrative | \$194,135 | \$180,515 | \$99,347 | \$83,973 | \$183,320 | \$186,336 |
| Operating Expenditures | | | | | | |
| Salaries | \$144.920 | ¢1.47.407 | ¢00.017 | AT 4 000 | 4460046 | ***** |
| Administration Fee | \$144,820 | \$147,487 | \$89,016 | \$74,000 | \$163,016 | \$158,281 |
| FICA Expense | \$1,909 \$9,373 | \$1,388 \$11,283 | \$649 | \$500 | \$1,149 | \$1,354 |
| Health Insurance | \$17,814 | \$17,410 | \$6,420 \$9,960 | \$5,000 | \$11,420 | \$12,108 |
| Workers Compensation | \$3,522 | \$2,891 | \$1,481 | \$8,000 | \$17,960 | \$23,159 |
| Unemployment | \$992 | \$842 | \$666 | \$1,200 \$300 | \$2,681 \$966 | \$3,102 |
| Other Contractual | \$9,762 | \$7,500 | \$8,566 | \$6,500 | \$15,066 | \$1,011 |
| Marketing- Lifestyle/Amenities | \$0 | \$18,000 | \$10,922 | \$6,000 | \$16,922 | \$12,000 |
| Training | \$0 | \$500 | \$10,722 | \$250 | \$250 | \$18,000 \$500 |
| Uniforms | \$0 | \$500 | \$0 | \$250 | \$250 \$250 | \$500 |
| Total Operating | \$188,193 | \$207,801 | \$127,681 | \$102,000 | \$229,681 | \$230,015 |
| Maintenance Expenditures | | | | | | |
| Canal Maintenance | \$9,827 | \$14,000 | \$0 | \$10,000 | ¢10.000 | ¢14.000 |
| Lake Bank Restoration | \$57,000 | \$30,000 | \$24,000 | \$10,000 \$0 | \$10,000 \$24,000 | \$14,000 |
| Environmental Services | \$15,126 | \$20,000 | \$1,265 | \$10,000 | \$24,000 \$11,265 | \$30,000 |
| Water Management System | \$106,751 | \$99,000 | \$66,359 | \$45,000 | \$11,265 \$111,359 | \$20,000 \$107,000 |
| Control Burns | \$6,922 | \$15,000 | \$00,339 | \$5,000 | \$5,000 | \$107,000 |
| Contingencies | \$0 | \$2,000 | \$3,157 | \$500 | \$3,657 | \$10,000 |
| Fire Line Management | \$800 | \$2,000 | \$2,000 | \$1,000 | \$3,000 | \$2,000 |
| Basin Repair | \$0 | \$3,000 | \$117 | \$1,000 | \$1,117 | \$3,000 |
| Total Maintenance | \$196,426 | \$185,000 | \$96,898 | \$72,500 | \$169,398 | \$188,000 |
| | | | 7-9-0 | 7. 3/000 | 2.07070 | 4100,000 |

Viera East Community Development District General Fund Approved Operating Budget Fiscal Year 2023

| | Actual FY 2021 | Adopted Budget FY 2022 | Actual Thru 4/30/22 | Projected Next 5 Months | Total Projected @ 9/30/22 | Approved Budget FY 2023 |
|---|-------------------|------------------------------|---------------------------|-------------------------------|---------------------------------|-------------------------------|
| Grounds Maintenance Expenditures | | | | | | |
| Salaries | \$129,923 | \$166,108 | \$77,810 | \$65,000 | \$142,810 | \$172,966 |
| Administrative Fees | \$3,060 | \$3,446 | \$1,298 | \$1,100 | \$2,398 | \$3,010 |
| FICA | \$9,556 | \$12,707 | \$5,676 | \$4,000 | \$9,676 | \$13,229 |
| Health Insurance | \$17,427 | \$28,182 | \$10,765 | \$9,200 | \$19,965 | \$31,692 |
| Workers Compensation | \$3,133 | \$3,256 | \$1,295 | \$1,000 | \$2,295 | \$3,389 |
| Unemployment | \$1,745 | \$2,506 | \$830 | \$700 | \$1,530 | \$2,521 |
| Telephone | \$6,910 | \$6,250 | \$3,982 | \$2,920 | \$6,902 | \$7,020 |
| Utilities | \$6,715 | \$7,200 | \$5,386 | \$3,000 | \$8,386 | \$7,200 |
| Property Appraiser | \$1,989 | \$1,990 | \$1,989 | \$0 | \$1,989 | \$1,990 |
| Insurance- Property | \$1,499 | \$2,197 | \$1,537 | \$1,100 | \$2,637 | \$2,479 |
| Repairs | \$18,528 | \$15,000 | \$11,917 | \$7,000 | \$18,917 | \$20,000 |
| Fuel | \$14,508 | \$10,000 | \$11,146 | \$7,500 | \$10,646 | \$14,000 |
| Park Maintenance | \$4,447 | \$7,500 | \$5,651 | \$2,800 | \$8,451 | \$7,500 |
| Sidewalk Repair | \$0 | \$10,000 | \$0 | \$2,500 | \$2,500 | \$10,000 |
| Chemicals | \$2,304 | \$4,000 | \$1,869 | \$1,500 | \$3,369 | \$4,000 |
| Contingencies | \$6,827 | \$4,000 | \$2,826 | \$1,500 | \$4,326 | \$4,000 |
| Refuse | \$4,560 | \$6,000 | \$2,640 | \$2,400 | \$5,040 | \$6,000 |
| Office Supplies | \$765 | \$750 | \$0 | \$500 | \$500 | \$750 |
| Uniforms | \$2,519 | \$3,000 | \$2,099 | \$1,075 | \$3,174 | \$3,000 |
| Fire Alarm System | \$7,315 | \$7,500 | \$3,581 | \$2,555 | \$6,136 | \$7,500 |
| Rain Bird Pump System | \$28,501 | \$27,576 | \$16,319 | \$11,492 | \$27,811 | \$27,581 |
| Park Materials | \$3,221 | \$0 | \$1,748 | \$1,500 | \$3,248 | \$5,000 |
| Maintenance Reserve- Transfer Out | \$1,211 | \$5,000 | \$0 | \$5,000 | \$5,000 | \$537,658 |
| Maintenance Reserve-Transfer Out (Excess) | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Grounds Expenditures | \$276,660 | \$334,168 | \$170,363 | \$135,342 | \$305,706 | \$892,486 |
| Total Expenses | \$855,414 | \$907,484 | \$494,290 | \$393,816 | \$888,105 | \$1,496,837 |
| Excess Revenue/(Expenditures) | \$12,027 | \$0 | \$335,863 | (\$332,456) | \$3,407 | \$0 |
| | | | | | FY 2022 | FY 2023 |
| | | Net Asses | sment- General | | \$ 779,212 | \$ 1,386,512 |
| | | | ent- Recreation | | \$ 28,945 | \$ 28,945 |
| | | | et Assessments | 174 | \$ 808,157 | \$ 1,415,457 |
| | | r | lscounts @ 6% | | \$ 51,584 | \$ 90,348 |
| | | Gr | oss Assessment | | \$ 859,741 | \$ 1,505,805 |
| | | Assessable Un | its - Residential | | 4,204 | 4,204 |
| | Asse | essable Units - 1 | Non-Residential | 65 | 1,869 | 1,869 |
| € | | | Total Units | | 6,073 | 6,073 |
| | | | t - General Fund | | \$ 136 | \$ 243 |
| | Gross As | sessment per U | nit - Recreation | | \$ 129 | \$ 129 |
| | Gross Ass | essment per Un | lt - Debt Service | 09 | \$ 364 | \$ 139 |
| | | | | | \$ 629 | \$ 510 |

Community Development District General Fund Budget

Revenues:

Maintenance Assessments

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

Golf Course Administrative Services

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

| Description | Annual Amount | | | |
|-------------------------------|------------------|----------|--|--|
| Base | \$ | 75,000 | | |
| 10% of Maintenance Supervisor | \$ (7,280 | | | |
| 50% of Labor Position | | (11,440) | | |
| Total | \$ | 56,280 | | |

Interest Income

The District will earn interest on balances invested during the year

Administrative Expenditures:

Supervisors Fees

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

Engineering Fees

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

Attorney Fees

Legal Counsel:

Shutts and Bowen LLP

300 South Orange Avenue Suite 300 Orlando, FL 32801 Telephone: (407) 835-6759

Fax: (407) 849-7288

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

Community Development District General Fund Budget

Dissemination

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

o Series 2006 Water Management

\$1,000

Trustee Fees

The District will pay annual trustee fees for Water Management Refunding Bonds, Series 2006.

Annual Audit

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

Collection Agent

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

| Contractor | Services | Mo | nthly | A | nnual |
|---------------------------|-------------|----|-------|----|-------|
| GMS- Central Florida, LLC | Assessments | \$ | 208 | \$ | 2,500 |

Management Fees

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

Postage

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

Printing & Binding

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

Insurance-Liability

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

| | Admin | | Field | | Annual | | |
|-------------------|-------|--------|-------|--------|--------|--------|--|
| Description | A | Amount | | Amount | | Amount | |
| General Liability | \$ | 5,821 | \$ | • | \$ | 5,821 | |
| POL/EPLI | \$ | 3,786 | \$ | -5 | \$ | 3,786 | |
| Property | \$ | - | _\$ | 2,479 | \$ | 2,479 | |
| Total | \$ | 9,607 | \$ | 2,479 | \$ | 12,086 | |

Community Development District General Fund Budget

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Dues & Licenses

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

Information Technology

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

Operating Expenditures:

Salaries & Wages

The District currently has a General Manager and 1 full time employee to handle the operations of the District. The proposed amount includes a 1.75% cost of living increase for qualifying full-time employees.

Administration Fee

Represents fee to Applied Business Solutions for administration of pay and benefits. Applied Business Solutions charges an administration fee of \$21.23 per employee.

FICA

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

Health Insurance

Full time District Employee's are eligible for the following health benefits.

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

Community Development District General Fund Budget

Workers Compensation

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

Unemployment

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

Other Contractual

Miscellaneous fees and contracts incurred for the District.

| Description | Annual Amount | | | |
|---------------------------|------------------|-------|--|--|
| ADT Security | \$ 5.742 | | | |
| Ecolab Pest Elimination | \$ | 4.318 | | |
| Xelar Copier | \$ | 1.444 | | |
| Additional Contract Funds | \$ | 496 | | |
| Total Annual Budget | \$ 12,000 | | | |

Marketing-Lifestyle/Amenities

The District is in contract with Unique Webb Consulting to provide Lifestyle and Marketing services which include, but are not limited to social media publications, strategy planning, blogging, videography, photography, event planning, and marketing.

Training

Expense involved in providing training for staff.

Uniforms

Expense involved in providing uniforms for the administration staff.

Maintenance Expenditures:

Canal Maintenance

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

Lake Bank Restoration

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

Community Development District

General Fund Budget

Environmental Services

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

Wetland Monitoring Reports as required by SJRWMD and USACOE. Wetland Maintenance, removal of exotic species as required to conform to permit requirements.

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

Permit Compliance and General Services as required.

Water Management System

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

| Description | | Ionthly mount | Annual Amount | | |
|--|----|------------------|------------------|---------|--|
| Natural Areas Management | \$ | 3,654 | \$ | 43,850 | |
| Wingate & Auburn Lake Aquatic Weed Control | \$ | 736 | \$ | 8,837 | |
| Bayhill Wetland Maintenance (Bi-Monthly) | \$ | 200 | \$ | 2,400 | |
| Aquatic Weed Control | \$ | 3,777 | \$ | 45,325 | |
| Header Canal Maintenance (Quarterly) | \$ | 1,400 | \$ | 5,600 | |
| Unanticipated Repairs/Improvements | | • | \$ | 988 | |
| Total | \$ | 9,768 | \$ | 107,000 | |

Midge Control

Lake spraying for midge control throughout the CDD.

Contingencies

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

Fire Line Maintenance

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

Basin Repair

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

Community Development District

General Fund Budget

Grounds Maintenance Expenditures:

Salaries & Wages

The District currently has a 5 full time and 1 part time employee's to handle the grounds maintenance of the District. The proposed amount includes a 1.75% cost of living increase for qualifying full-time employees.

Administration Fee

Represents fee to Applied Business Solutions for administration of pay and benefits. Applied Business Solutions charges an administration fee of \$21.23 per employee.

FICA

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

Health Insurance

Full time District Employee's are eligible for the following health benefits.

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

Workers Compensation

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

Unemployment

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

Telephone

Expenses incurred for the telephone and fax machine.

| Vendor | Monthly Amount | | Annual Amount | |
|------------------------|-------------------|-----|------------------|-------|
| Blueline Telecom Group | \$ | 584 | \$ | 7,002 |
| Contingency | | | \$ | 18 |
| Total | | | \$ | 7,020 |

Community Development District

General Fund Budget

Utilities

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

| Vendor | Account | Monthly Amount | | nnual mount |
|-------------|-------------|-------------------|-----|----------------|
| FPL | 83490-45156 | \$ | 590 | \$ 7,080 |
| Contingency | | | | \$ 120 |
| Total | | | | \$ 7,200 |

Property Appraiser

Fees incurred for the Brevard County Property Appraiser performing work in support of processing and distributing non-ad valorem assessment information. The cost for the FY2022 year will be \$1,990.

Insurance- Property

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

| Description | Admin Amount | | | | Annual Amount | |
|-------------------|-----------------|-------|-------------|----|------------------|--|
| General Liability | \$ | 5,821 | \$ | \$ | 5,821 | |
| POL/EPLI | \$ | 3,786 | \$ * | \$ | 3,786 | |
| Property | \$ | 848 | \$ 2,479 | \$ | 2,479 | |
| Total | \$ | 9,607 | \$ 2,479 | \$ | 12,086 | |

Repairs

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

Fuel

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

Park Maintenance

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

Sidewalk Repair

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

Chemicals

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

Contingencies

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

Community Development District

General Fund Budget

Refuse

Estimated costs for refuse services to empty dumpster(s) twice monthly by Danny's Recycling & HAU is:

| Contractor | Services | Me | onthly | A | nnual |
|-------------------------|-----------------------|----|--------|----|-------|
| Danny's Recycling & HAU | Empty Dumpster | \$ | 430 | \$ | 5,160 |
| Contingency | | | | \$ | 840 |
| Total | | | | \$ | 6,000 |

Office Supplies

Costs for items used in office.

Uniforms

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

| | Mo | nthly | Annual | | | |
|-------------|----|-------|--------|-------|--|--|
| Vendor | Am | ount | Aı | mount | | |
| Unifirst | \$ | 219 | \$ | 2,624 | | |
| Contingency | | | \$ | 376 | | |
| Total | | | \$ | 3,000 | | |

Fire and Burglary Alarm System

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

| | M | onthly | - | Annual |
|---------------------|----|--------|----|--------|
| Description | An | nount | A | mount |
| System Monitoring | \$ | 98 | \$ | 1,176 |
| Equipment Lease | \$ | 511 | \$ | 6,135 |
| Contingency | | | \$ | 189 |
| Total Annual Budget | | | \$ | 7,500 |

Rain Bird Pump System

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

| | Monthly | Annual |
|---------------------|----------|-----------|
| Vendor | Amount | Amount |
| Rain Bird | \$ 2,298 | \$ 27,581 |
| Total Annual Budget | | \$ 27.581 |

Maintenance Reserves - Transfer Out

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

Maintenance Reserves - Transfer Out (PY Excess)

Represents projected excess funds above operating capital requirements in the General Fund.

Viera East Community Development District Capital Reserve Fund Approved Budget Fiscal Year 2023

| | Adopted Budget FY 2022 | Actual Thru 4/30/22 | Projected Next 5 Months | Total Projected @ 9/30/22 | Approved Budget FY 2023 |
|--|------------------------------|---------------------------|-------------------------------|---------------------------------|-------------------------------|
| Revenues | | | | | |
| Beginning Fund Balance | \$315,696 | \$306,394 | \$0 | \$306,394 | \$768,261 |
| Interest Income | \$1,000 | \$108 | \$65 | \$173 | \$500 |
| Reserve Funding - Transfer In (General) | \$5,000 | \$0 | \$5,000 | \$5.000 | \$537,658 |
| Reserve Funding - Transfer In (Golf) | \$6,694 | \$0 | \$6,694 | \$6,694 | \$6,335 |
| Reserve Funding - Transfer In (General Excess) | \$0 | \$0 | \$0 | \$0 | \$0 |
| Reserve Funding - Transfer In (Golf Excess) | \$0 | \$450,000 | \$0 | \$450,000 | \$0 |
| Total Revenues | \$328,390 | \$756,502 | \$11,759 | \$768,261 | \$1,312,754 |
| Expenditures | | | | | |
| Capital Outlay | \$100,000 | \$0 | \$0 | \$0 | \$100,000 |
| Truck Maintenance | \$25,000 | \$0 | \$0 | \$0 | \$25,000 |
| Transfer Out | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Expenditures | \$125,000 | \$0 | \$0 | \$0 | \$125,000 |
| Excess Revenues (Expenditures) | \$203,390 | \$756,502 | \$11,759 | \$768,261 | \$1,187,754 |

Viera East Community Development District Debt Service Fund Series 2020 Approved Budget FY2023

| | Adopted Budget FY 2022 | 4 | Actual Thru 1/30/22 | rojected Next Months | Total rojected 9/30/22 | Approved Budget FY 2023 |
|--------------------------------|------------------------------|----|---------------------------|----------------------------|------------------------------|-------------------------------|
| Revenues | | | | | | |
| Special Assessments | \$ 1.63 | \$ | * | \$ 290 | \$ 1940 | \$ 655,615 |
| Interest Income | \$ 500 | \$ | 13 | \$ 10 | \$ 23 | \$ 500 |
| Beginning Fund Balance | \$ 270,953 | \$ | 270,936 | \$ • | \$ 270,936 | \$ 90,344 |
| Total Revenues | \$ 271,453 | \$ | 270,949 | \$ 10 | \$ 270,959 | \$ 746,459 |
| Expenditures | | | | | | |
| <u>Series 2020</u> | | | | | | |
| Interest-11/1 | \$ 90,308 | \$ | 90,308 | \$ 8.5 | \$ 90,308 | \$ 90,308 |
| Principal- 5/1 | \$ * | \$ | * | \$ | \$ * | \$ 475,000 |
| Interest-5/1 | \$ 90,308 | \$ | 2 | \$ 90,308 | \$ 90,308 | \$ 90,308 |
| Total Expenditures | \$ 180,615 | \$ | 90,308 | \$ 90,308 | \$ 180,615 | \$ 655,615 |
| Excess Revenues (Expenditures) | \$ 90,838 | \$ | 180,642 | \$ (90,298) | \$ 90,344 | \$ 90,844 |

^{*} Excess Revenues needed to pay the 11/1/23 Interest Payment

85,558

| | | | Total | | | Net | | Net |
|-----------------------|------|----------|----------|------------|----|----------|-----|------------|
| Land Use | ERU | Units | ERU | Percentage | F | Per Unit | - 1 | ssessments |
| Residental | 1.00 | 4,204.0 | 4,204.00 | 84% | \$ | 130.57 | \$ | 548,913.70 |
| Commercial | 4.00 | 204.3 | 817.20 | 16% | \$ | 522.28 | \$ | 106,701.30 |
| Net Annual Assessment | | 4,408.30 | 5,021.20 | | | | \$ | 655,615.00 |

Community Development District Debt Service - Series 2020

Amortization Schedule

| | | | | T | | ľ | Fiscal Year |
|----------|--------------|----------|-------------|----|--------------|----|--------------|
| Date | Bond Balance | Interest | Principal | | Interest | | Total |
| | | | | t | | | |
| 11/01/20 | | | | \$ | 52,497.38 | \$ | 52,497.38 |
| 05/01/21 | 7,685,000 | | | \$ | 90,307.50 | | |
| 11/01/21 | | | | \$ | 90,307.50 | \$ | 180,615.00 |
| 05/01/22 | 7,685,000 | | | \$ | 90,307.50 | Ť | 100,010.00 |
| 11/01/22 | | | | \$ | 90,307.50 | \$ | 180,615.00 |
| 05/01/23 | 7,685,000 | 2.000% | \$475,000 | \$ | 90,307.50 | Ť | 100,010.00 |
| 11/01/23 | | | | \$ | 85,557.50 | \$ | 650,865.00 |
| 05/01/24 | 7,210,000 | 2.000% | \$490,000 | \$ | 85,557.50 | - | 050,005.00 |
| 11/01/24 | | | | \$ | 80,657.50 | \$ | 656,215.00 |
| 05/01/25 | 6,720,000 | 2.000% | \$500,000 | \$ | 80,657.50 | _ | 000,210.00 |
| 11/01/25 | | | | \$ | 75,657.50 | \$ | 656,315.00 |
| 05/01/26 | 6,220,000 | 2.000% | \$795,000 | \$ | 75,657.50 | Ť | 000,010.00 |
| 11/01/26 | | | | \$ | 67,707.50 | \$ | 938,365.00 |
| 05/01/27 | 5,425,000 | 2.000% | \$380,000 | \$ | 67,707.50 | | |
| 11/01/27 | | | | \$ | 63,907.50 | \$ | 511,615.00 |
| 05/01/28 | 5,045,000 | 2.000% | \$385,000 | \$ | 63,907.50 | | |
| 11/01/28 | | | | \$ | 60,057.50 | \$ | 508,965.00 |
| 05/01/29 | 4,660,000 | 2.000% | \$395,000 | \$ | 60,057.50 | | |
| 11/01/29 | | | | \$ | 56,107.50 | \$ | 511,165.00 |
| 05/01/30 | 4,265,000 | 2.125% | \$400,000 | \$ | 56,107.50 | | |
| 11/01/30 | | | | \$ | 51,857.50 | \$ | 507,965.00 |
| 05/01/31 | 3,865,000 | 2.600% | \$410,000 | \$ | 51,857.50 | | |
| 11/01/31 | | | | \$ | 46,527.50 | \$ | 508,385.00 |
| 05/01/32 | 3,455,000 | 2.600% | \$425,000 | \$ | 46,527.50 | | |
| 11/01/32 | | | | \$ | 41,002.50 | \$ | 512,530.00 |
| 05/01/33 | 3,030,000 | 2.600% | \$435,000 | \$ | 41,002.50 | | |
| 11/01/33 | | | | \$ | 35,347.50 | \$ | 511,350.00 |
| 05/01/34 | 2,595,000 | 2.600% | \$445,000 | \$ | 35,347.50 | | |
| 11/01/34 | | | | \$ | 29,562.50 | \$ | 509,910.00 |
| 05/01/35 | 2,150,000 | 2.750% | \$455,000 | \$ | 29,562.50 | | |
| 11/01/35 | | | | \$ | 23,306.25 | \$ | 507,868.75 |
| 05/01/36 | 1,695,000 | 2.750% | \$470,000 | \$ | 23,306.25 | | |
| 11/01/36 | | | | \$ | 16,843.75 | \$ | 510,150.00 |
| 05/01/37 | 1,225,000 | 2.750% | \$485,000 | \$ | 16,843.75 | | |
| 11/01/37 | | | | \$ | 10,175.00 | \$ | 512,018.75 |
| 05/01/38 | 740,000 | 2.750% | \$740,000 | \$ | 10,175.00 | | |
| | | | | | | | |
| | | | \$7,685,000 | \$ | 1,992,584.88 | \$ | 8,927,409.88 |

Viera East Community Development District Restaurant- Hook and Eagle Approved Operating Budget Fiscal Year 2023

| Gift Card Sales \$9,306 \$0 \$7,768 \$5,549 \$13,33 | 2 FY 2023 24 \$200,000 22 \$8,000 22 \$120,000 25 \$25,000 26 \$10,000 27 \$10,000 28 \$164,037 29 \$12,166 27 \$20,243 40 \$3,048 44 \$5,408 |
|--|--|
| FY 2021 FY 2022 4/30/22 5 Months 69/30/28 | 2 FY 2023 24 \$200,000 22 \$8,000 22 \$120,000 25 \$25,000 26 \$10,000 27 \$10,000 28 \$164,037 29 \$12,166 27 \$20,243 40 \$3,048 44 \$5,408 |
| Food Sales \$11,908 \$9,200 \$131,760 \$94,114 \$225,87 Wine Sales \$0 | \$8,000 \$120,000 \$5 \$25,000 \$67 \$60,000 \$0 \$10,000 \$0 (\$10,000) \$7 \$413,000 \$8,832 \$4 \$12,164 \$7 \$20,243 \$60,000 \$8,832 \$12,164 \$13,048 \$14 \$5,408 |
| Wine Sales \$0 \$400 \$6,406 \$4,576 \$10,96 Beer Sales \$0 \$6,400 \$80,711 \$57,651 \$138,33 Beverage Sales \$0 \$1,600 \$20,390 \$14,565 \$34,95 Liquor Sales \$0 \$2,400 \$43,147 \$30,820 \$73,95 Rental Income \$21,503 \$0 \$0 \$0 \$0 \$0 \$0 Gift Card Sales \$9,306 \$0 \$7,768 \$5,549 \$13,33 \$1 \$1,768 \$5,549 \$13,33 \$1 \$1,768 \$1,749 \$1,7768 \$1,774 \$1,7768 \$1,774 \$1,7768 \$1,774 \$1,7768 \$1,774 \$1,7768 \$1,774 \$1,7768 \$1,774 \$1,774 \$1,7768 \$1,774 <th>\$12 \$8,000 \$12 \$120,000 \$5 \$25,000 \$67 \$60,000 \$0 \$10,000 \$0 (\$10,000) \$7 \$413,000 \$8,832 \$164,037 \$8,832 \$4 \$12,166 \$7 \$20,243 \$60 \$3,048 \$44 \$5,408</th> | \$12 \$8,000 \$12 \$120,000 \$5 \$25,000 \$67 \$60,000 \$0 \$10,000 \$0 (\$10,000) \$7 \$413,000 \$8,832 \$164,037 \$8,832 \$4 \$12,166 \$7 \$20,243 \$60 \$3,048 \$44 \$5,408 |
| Seer Sales | \$22 \$120,000 \$5 \$25,000 \$60 \$0 \$7 \$60,000 \$0 \$10,000 \$0 \$10,000 \$0 \$10,000 \$0 \$164,037 \$12,166 \$7 \$20,243 \$10,048 \$10, |
| Selevage Sales | \$25,000 \$60,000 \$0 \$0 \$10,000 \$60 \$10,000 \$65,000 \$164,037 \$12,166 \$77 \$20,243 \$12,166 \$77 \$3,048 \$44 \$5,408 |
| Liquor Sales \$0 \$2,400 \$43,147 \$30,820 \$73,96 | \$60,000 \$0 \$10,000 \$0 \$10,000 \$0 \$10,000 \$0 \$10,000 \$0 \$10,000 \$0 \$10,000 \$0 \$10,000 \$0 \$10,00 |
| Rental Income \$21,503 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$13,31 \$1,31 | \$0 \$0 \$10,000 \$0 (\$10,000) \$7 \$413,000 \$8 \$164,037 \$0 \$8,832 \$4 \$12,166 \$7 \$20,243 \$6 \$3,048 \$4 \$5,408 |
| Sift Card Sales | \$10,000 (\$10,000) \$7 \$413,000 \$65,000 \$65,000 \$8,832 \$164,037 \$20,243 \$12,166 \$77 \$20,243 \$40 \$3,048 \$44 \$5,408 |
| Total Revenues \$34,228 \$20,000 \$290,183 \$207,274 \$497,45 | \$60 (\$10,000) \$7 \$413,000 20 \$65,000 28 \$164,037 24 \$12,166 27 \$20,243 40 \$3,048 44 \$5,408 |
| Total Revenues | \$413,000 \$65,000 28 \$164,037 90 \$8,832 24 \$12,166 77 \$20,243 40 \$3,048 44 \$5,408 |
| Restaurant Manager Contract \$0 \$0 \$37,917 \$27,083 \$65,00 Salaries \$0 \$0 \$82,499 \$58,928 \$141,47 Administrative Fee \$0 \$0 \$3,733 \$2,667 \$6,44 FICA Expense \$0 \$0 \$8,764 \$6,260 \$15,07 Health Insurance \$0 \$0 \$6,695 \$4,782 \$11,47 Workers Compensation \$0 \$0 \$13,007 \$933 \$2,22 Unemployment \$0 \$0 \$3,724 \$2,660 \$6,33 Telephone \$0 \$0 \$1,931 \$1,379 \$3,3 Utilities \$0 \$0 \$5,966 \$4,261 \$10,22 Pest Control \$1,236 \$1,200 \$692 \$494 \$1,10 Equipment Lease \$1,268 \$1,100 \$705 \$503 \$1,20 | \$65,000 \$164,037 \$164,037 \$164,037 \$12,166 \$12,166 \$177 \$20,243 \$10 \$3,048 \$14 \$5,408 |
| Restaurant Manager Contract \$0 \$0 \$37,917 \$27,083 \$65,01 Salaries \$0 \$0 \$82,499 \$58,928 \$141,42 Administrative Fee \$0 \$0 \$3,733 \$2,667 \$6,40 FICA Expense \$0 \$0 \$88,764 \$6,260 \$15,02 Health Insurance \$0 \$0 \$6,695 \$4,782 \$11,47 Workers Compensation \$0 \$0 \$1,307 \$933 \$2,20 Unemployment \$0 \$0 \$3,724 \$2,660 \$6,31 Telephone \$0 \$0 \$1,931 \$1,379 \$3,3 Utilities \$0 \$0 \$5,966 \$4,261 \$10,20 Pest Control \$1,236 \$1,200 \$692 \$494 \$1,10 Equipment Lease \$1,268 \$1,100 \$705 \$503 \$1,20 | 28 \$164,037 20 \$8,832 24 \$12,166 27 \$20,243 40 \$3,048 34 \$5,408 |
| Salaries \$0 \$0 \$82,499 \$58,928 \$141,42 Administrative Fee \$0 \$0 \$3,733 \$2,667 \$6,40 FICA Expense \$0 \$0 \$8,764 \$6,260 \$15,02 Health Insurance \$0 \$0 \$6,695 \$4,782 \$11,42 Workers Compensation \$0 \$0 \$1,307 \$933 \$2,24 Unemployment \$0 \$0 \$3,724 \$2,660 \$6,695 Telephone \$0 \$0 \$1,931 \$1,379 \$3,3 Utilities \$0 \$0 \$5,966 \$4,261 \$10,22 Pest Control \$1,236 \$1,200 \$692 \$494 \$1,10 Equipment Lease \$1,268 \$1,100 \$705 \$503 \$1,20 | 28 \$164,037 20 \$8,832 24 \$12,166 27 \$20,243 40 \$3,048 34 \$5,408 |
| Administrative Fee \$0 \$0 \$3,733 \$2,667 \$6,46 FICA Expense \$0 \$0 \$8,764 \$6,260 \$15,02 Health Insurance \$0 \$0 \$6,695 \$4,782 \$11,41 Workers Compensation \$0 \$0 \$1,307 \$933 \$2,2- Unemployment \$0 \$0 \$3,724 \$2,660 \$6,34 Telephone \$0 \$0 \$1,931 \$1,379 \$3,3 Utilities \$0 \$0 \$5,966 \$4,261 \$10,22 Pest Control \$1,236 \$1,200 \$692 \$494 \$1,10 Equipment Lease \$1,268 \$1,100 \$705 \$503 \$1,20 | \$12,166 \$12,166 \$77 \$20,243 \$40 \$3,048 \$44 \$5,408 |
| FICA Expense \$0 \$0 \$1,764 \$6,260 \$15,07 Health Insurance \$0 \$0 \$6,695 \$4,782 \$11,47 Workers Compensation \$0 \$0 \$1,307 \$933 \$2,22 Unemployment \$0 \$0 \$3,724 \$2,660 \$6,33 Telephone \$0 \$0 \$1,931 \$1,379 \$3,372 Utilities \$0 \$0 \$5,966 \$4,261 \$10,22 Pest Control \$1,236 \$1,200 \$692 \$494 \$1,11 Equipment Lease \$1,268 \$1,100 \$705 \$503 \$1,20 | \$12,166 \$77 \$20,243 \$40 \$3,048 \$44 \$5,408 |
| Health Insurance \$0 \$0 \$6,695 \$4,782 \$11,47 Workers Compensation \$0 \$0 \$1,307 \$933 \$2,2 Unemployment \$0 \$0 \$3,724 \$2,660 \$6,31 Telephone \$0 \$0 \$1,931 \$1,379 \$3,3 Utilities \$0 \$0 \$5,966 \$4,261 \$10,2 Pest Control \$1,236 \$1,200 \$692 \$494 \$1,11 Equipment Lease \$1,268 \$1,100 \$705 \$503 \$1,20 | 77 \$20,243 40 \$3,048 34 \$5,408 |
| Workers Compensation \$0 \$0 \$1,307 \$933 \$2,24 Unemployment \$0 \$0 \$3,724 \$2,660 \$6,31 Telephone \$0 \$0 \$1,931 \$1,379 \$3,3 Utllbties \$0 \$0 \$5,966 \$4,261 \$10,2 Pest Control \$1,236 \$1,200 \$692 \$494 \$1,11 Equipment Lease \$1,268 \$1,100 \$705 \$503 \$1,20 | \$3,048 \$4 \$5,408 |
| Unemployment \$0 \$0 \$3,724 \$2,660 \$6,31 Telephone \$0 \$0 \$1,931 \$1,379 \$3,3 Utilities \$0 \$0 \$5,966 \$4,261 \$10,23 Pest Control \$1,236 \$1,200 \$692 \$494 \$1,10 Equipment Lease \$1,268 \$1,100 \$705 \$503 \$1,20 | \$5,408 |
| Telephone \$0 \$0 \$1,931 \$1,379 \$3,3 Utilities \$0 \$0 \$5,966 \$4,261 \$10,23 Pest Control \$1,236 \$1,200 \$692 \$494 \$1,10 Equipment Lease \$1,268 \$1,100 \$705 \$503 \$1,20 | |
| Utilities \$0 \$0 \$5,966 \$4,261 \$1,22 Pest Control \$1,236 \$1,200 \$692 \$494 \$1,11 Equipment Lease \$1,268 \$1,100 \$705 \$503 \$1,20 | |
| Pest Control \$1,236 \$1,200 \$692 \$494 \$1,11 Equipment Lease \$1,268 \$1,100 \$705 \$503 \$1,20 | |
| Equipment Lease \$1,268 \$1,100 \$705 \$503 \$1,20 | |
| | |
| Renairs \$1.906 \$0 \$6.496 \$4.640 \$11.1 | |
| | |
| Kitchen Equipment/Supplies \$5,093 \$0 \$1,400 \$1,000 \$2,40 | |
| Paper & Plastic Supplies \$676 \$0 \$5,240 \$3,743 \$8,91 | |
| Operating Supplies \$1,838 \$0 \$20,118 \$14,370 \$34,41 | |
| | \$0 \$0 |
| First Ald \$0 \$0 \$188 \$134 \$3: | |
| Entertainment \$0 \$0,800 \$4,143 \$9,9 | |
| Delivery/Gas \$0 \$1,878 \$1,342 \$3,2 | |
| Uniforms \$0 \$0 \$474 \$338 \$8 Dues & License \$323 \$0 \$4,029 \$2,878 \$6,9 | |
| Total Restaurant Expenditures \$12,682 \$2,300 \$199,556 \$142,540 \$342,0 | 96 \$368,434 |
| | 4000,107 |
| <u>Cost of Goods Sold</u> Food Cost \$2,075 \$0 \$50,077 \$35,769 \$85,8 | 46 \$80,000 |
| Snack Cost \$437 \$0 \$4,281 \$3,058 \$7,3 | |
| Beer Cost \$0 \$0 \$31,775 \$22,696 \$54,4 | |
| Beverage Cost \$0 \$0 \$10,761 \$7,686 \$18,4 | |
| Wine Cost \$0 \$0 \$2,318 \$1,656 \$3,9 | |
| Liquor Cost \$0 \$0 \$11,553 \$8,252 \$19,8 | |
| Total Cost of Goods Sold \$2,512 \$0 \$110,765 \$79,118 \$189,8 | 82 \$158,850 |
| Total Revenues \$34,228 \$20,000 \$290,183 \$207,274 \$497,4 | 57 \$413,000 |
| Total Expenditures \$15,194 \$2,300 \$310,321 \$221,658 \$531,9 | 79 \$527,284 |
| Operating Income (Loss) \$19,034 \$17,700 (\$20,138) (\$14,384) (\$34,5 | 22) (\$114,284) |
| | |
| | \$0 \$0 |
| Interfund Transfer In- Golf Course \$0 \$0 \$0 \$34,522 \$34,5 | 22 \$114,284 |
| Total Non Operating Revenues/(Expenditures) \$0 (\$17,700) \$0 \$34,522 \$34,5 | 22 \$114,284 |
| Net Non Operating Income / (Loss) \$19,034 \$0 (\$20,138) \$20,138 | \$0 \$0 |

Community Development District Food & Beverage Operating Budget

Revenues:

Food

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

Wine

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

<u>Beer</u>

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

Beverage

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

Liauor

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

Gift Card- Sales

Estimated amount of gift cards sold that can be used for discounted rounds of golf, merchandise or restaurant purchases. The full amount of the sale is recorded as revenue at the time of purchase.

Gift Card- Usage

Estimated usage of gift cards once purchased. Once the gift cards have been used at the District, the amount used is recorded against the revenue.

Expenditures:

Restaurant Manager Contract

Salaries & Wages

The District currently has a 1 full time and 30 part time employees to handle the Golf operations of the District. The proposed amount includes a 1.75% cost of living increase for qualifying full time employees.

Administration Fee

Represents fee to Applied Business Solutions for administration of pay and benefits. Applied Business Solutions charges an administration fee of \$21.23 per employee.

FICA

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

Community Development District Food & Beverage Operating Budget

Health Insurance

Full time District Employee's are eligible for the following health benefits.

| Provider | Policy Number | Insurance Description |
|-------------------|---------------|---------------------------------------|
| United Healthcare | 591637 | Accidental Death, Dental, Vision, |
| | | Life, and Long Term Disability |
| Health First | 114619 | Health |
| Colonial Life | E3682663 | Life, Accident, Short Term Disability |
| Combined | 007394312 | Accident and Disability |

Workers Compensation

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

Unemployment

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

Telephone

The District has internet and TV services through Charter Communications for Hook & Eagle Tayern.

| | М | onthly | Annual | | |
|------------------------|----|--------|--------|-------|--|
| Vendor | Ап | nount | A | mount | |
| Charter Communications | \$ | 259 | \$ | 3,112 | |
| Contengincy | | | \$ | 88 | |
| Total | | | \$ | 3,200 | |

Utilities

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

| | | | nthly | | nnual |
|---------------|---------------|--------|-------|----|--------|
| Vendor | Account | Amount | | Al | nount |
| FPL | 03449-33189 | \$ | 750 | \$ | 9,000 |
| City of Cocoa | 150351-112664 | \$ | 200 | \$ | 2,400 |
| Contingency | | | | \$ | 600 |
| Total | | | | \$ | 12,000 |

Community Development District Food & Beverage Operating Budget

Pest Control

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

| | Mo | nthly | Annual | | |
|-------------------------|----|-------|--------|-------|--|
| Vendor | Am | ount | Amou | | |
| Ecolab Pest Elimination | \$ | 95 | \$ | 1,141 | |
| Contingency | | | \$ | 59 | |
| Total | | | \$ | 1,200 | |

Equipment Lease

The estimated cost to Ecolab for the dish machine rental.

| | Mo | Monthly | | |
|-------------|----|---------|----|-------|
| Vendor | Am | Amount | | |
| Ecolab | \$ | 88 | \$ | 1,054 |
| Contingency | | | \$ | 46 |
| Total | | | \$ | 1,100 |

Repairs

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

Kitchen Equipment/Supplies

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

Paper & Plastic Supplies

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

Operating supplies

Represents various operating supplies purchased

First Aid

Cost of work gloves, ear plugs, support belts, and other first aid supplies needed during the fiscal year.

Community Development District Food & Beverage Operating Budget

Delivery/Gas

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

| Vendor | dor Account | | Monthly Amount | | nnual mount |
|------------------|-------------|----|-------------------|----|----------------|
| Florida City Gas | 83490-45156 | \$ | 400 | \$ | 4,800 |
| Contingency | | | | \$ | 200 |
| Total | | | | \$ | 5,000 |

Uniforms

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

Dues and License

Represents the cost of all restaurant operating licenses through DPBR.

COGS:

Food

Represents food supplies purchased for the restaurant or catering events.

Snack

Represents snacks purchased for the restaurant.

<u>Beer</u>

Represents beer purchased for the restaurant.

Wine

Represents wine purchased for the restaurant.

Liquor

Represents liquor purchased for the restaurant.

Other Sources and Uses:

Transfer In- Golf Course

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

Viera East Community Development District Golf Course Approved Operating Budget Fiscal Year 2023

| | Actual FY 2021 | Adopted Budget FY 2022 | Actual Thru 4/30/22 | Projected Next 5 Months | Total Projected @ 9/30/22 | Approved Budget FY 2023 |
|--|-------------------|------------------------------|---------------------------|-------------------------------|---------------------------------|-------------------------------|
| Revenues | | | | | | |
| Greens Fees | \$1,599,085 | \$1,426,357 | \$1,208,549 | \$863,249 | \$2,071,798 | \$1,640,311 |
| Gift Cards- Sales | \$10,217 | \$25,000 | \$6,315 | \$4,511 | \$10.825 | \$25,000 |
| Gift Cards- Usage | (\$18,355) | (\$25,000) | (\$11,480) | (\$8,200) | (\$19,680) | (\$25,000) |
| Season Advance/Trail Fees | \$252,869 | \$210,000 | \$167,227 | \$119,448 | \$286,675 | \$210,000 |
| Associate Memberships | \$40,053 | \$42,000 | \$22,522 | \$16,087 | \$38,609 | \$42,000 |
| Driving Range | \$89,733 | \$80,000 | \$64,886 | \$46,347 | \$111,234 | \$80,000 |
| Golf Lessons | \$2,100 | \$2,100 | \$1,545 | \$1,104 | \$2,649 | \$2,100 |
| Merchandise Sales | \$119,537 | \$115,000 | \$75,179 | \$53,700 | \$128,879 | \$115,000 |
| Assessments -Recreation Operating | \$18,232 | \$18,239 | \$10,635 | \$7,597 | | \$18,239 |
| Miscellaneous Income | \$6,020 | \$15,000 | \$4,222 | \$3,016 | \$18,232 \$7,238 | \$15,239 \$15,000 |
| Total Revenues | \$2,119,491 | \$1,908,696 | \$1,549,601 | \$1,106,858 | \$2,656,458 | \$2,122,650 |
| d 10 0 | | | | | | |
| General Expenditures | | | | | | |
| Other Contractual Services | \$15,971 | \$15,000 | \$8,669 | \$6,192 | \$14,861 | \$15,000 |
| Telephone | \$1,394 | \$2,500 | \$895 | \$639 | \$1,534 | \$2,500 |
| Postage | \$1,623 | \$2,000 | \$0 | \$1,000 | \$1,000 | \$2,000 |
| Printing & Binding | \$0 | \$1,000 | \$0 | \$0 | \$0 | \$0 |
| Utilities | \$16,791 | \$15,900 | \$2,837 | \$2,026 | \$4,863 | \$5,500 |
| Repairs & Maintenance | \$19,697 | \$8,000 | \$13,777 | \$9,840 | \$23,617 | \$15,000 |
| Marketing- Golf Marketing | \$19,418 | \$39,000 | \$11,772 | \$8,408 | \$20,180 | \$35,000 |
| Bank Charges | \$46,081 | \$35,000 | \$28,052 | \$20,037 | \$48,089 | \$40,000 |
| Office Supplies | \$3,167 | \$4,000 | \$2,505 | \$1,789 | \$4,294 | \$4,500 |
| Operating Supplies | \$3,937 | \$5,000 | \$1,907 | \$1,362 | \$3,269 | \$4,000 |
| Dues, Licenses & Subscriptions | \$9,314 | \$8,000 | \$8,281 | \$5,915 | \$14,196 | \$9,500 |
| Drug Testing- All departments | \$1,070 | \$500 | \$0 | \$250 | \$250 | \$500 |
| Training, Education & Employee Relations | \$1,990 | \$3,000 | \$397 | \$284 | \$681 | \$3,000 |
| Contractual Security | \$3,985 | \$3,000 | \$419 | \$299 | \$717 | \$3,000 |
| IT Services | \$3,222 | \$3,000 | \$2,947 | \$2,105 | \$5,052 | \$3,000 |
| Total Golf Course Expenditures | \$147,659 | \$144,900 | \$82,457 | \$60,148 | \$142,604 | \$142,500 |
| | | V-33,000 | | 4,0,0,2,10 | 9212,001 | 7770,000 |
| Golf Operations: | | | | | | |
| Salaries | \$200,975 | \$239,595 | \$131,492 | \$93,923 | \$225,414 | \$247,235 |
| Administrative Fee | \$16,629 | \$19,039 | \$9,573 | \$6,838 | \$16,411 | \$18,767 |
| FICA Expense | \$15,357 | \$18,329 | \$9,960 | \$7,114 | \$17,074 | \$19,913 |
| Health Insurance | \$1,561 | \$739 | \$5,392 | \$3,852 | \$9,244 | \$12,353 |
| Workers Compensation | \$4,865 | \$4,696 | \$2,182 | \$1,559 | \$3,741 | \$4.846 |
| Unemployment | \$7,899 | \$12,835 | \$3,306 | \$2,361 | \$5,667 | \$10,853 |
| Golf Printing | \$2,414 | \$2,200 | \$1,574 | \$1,124 | \$2,698 | \$2,500 |
| Utilities | \$22,064 | \$22,500 | \$12,576 | \$8,983 | \$21,560 | \$22,500 |
| Repairs | \$387 | \$250 | \$1,446 | \$1,033 | \$2,479 | \$1,000 |
| Pest Control | \$1,236 | \$1,200 | \$696 | \$497 | \$1,193 | \$1,300 |
| Supplies | \$15,281 | \$10,000 | \$7,096 | \$5,069 | \$12,165 | \$12,000 |
| Uniforms | \$0 | \$1,500 | \$0 | \$500 | \$500 | \$1,500 |
| Training, Education & Employee Relations | \$200 | \$2,000 | \$0 | \$500 | \$500 | \$2,000 |
| Fuel | \$0 | \$500 | \$0 | \$0 | \$0 | \$2,000 |
| Cart Lease | \$89,529 | \$87,763 | \$50,279 | \$35,914 | \$86,193 | \$87.763 |
| Cart Maintenance | \$5,153 | \$4,000 | \$2,441 | \$1,743 | \$4,184 | \$5,000 |
| Driving Range | \$2,659 | \$10,000 | \$5,843 | \$4,174 | \$10,017 | \$10,000 |
| Total Golf Operation Expenditures | \$386,209 | \$437,146 | \$243,857 | \$175,183 | \$419,041 | \$458,530 |
| | 7000,207 | \$107/110 | 4210/03/ | 4113,103 | 3417/041 | 3430,000 |

Viera East Community Development District Golf Course Approved Operating Budget Fiscal Year 2023

| | Actual FY 2021 | Adapted Budget FY 2022 | Actual Thru 4/30/22 | Projected Next 5 Months | Total Projected @ 9/30/22 | Approved Budget FY 2023 |
|--------------------------------------|----------------------|------------------------------|---------------------------|-------------------------------|---------------------------------|-------------------------------|
| Merchandise Sales: | | | | | | |
| Cost of Goods Sold | \$78,438 | \$77,000 | \$47,969 | \$34,264 | \$82,233 | \$80,000 |
| Total Merchandise Sales | \$78,438 | \$77,000 | \$47,969 | \$34,264 | \$82,233 | \$80,000 |
| Golf Course Maintenance: | | | | | | |
| Salaries | \$399,991 | \$420,047 | \$247,263 | \$176,616 | \$423,879 | \$433,512 |
| Administrative Fees | \$9,905 | \$9,595 | \$4,570 | \$3,264 | \$7,834 | \$8,176 |
| FICA Expense | \$29,518 | \$32,134 | \$18,482 | \$13,201 | \$31,683 | \$32,900 |
| Health Insurance | \$40,038 | \$43,225 | \$20,404 | \$14,574 | \$34,979 | \$41,298 |
| Workers Compensation Unemployment | \$9,598 | \$9,341 \$7,165 | \$4,124 | \$2,946 | \$7,070 \$5,744 | \$9,420 |
| Consulting Fees | \$6,191 \$2,000 | \$7,165 | \$3,351 \$ 0 | \$2,394 \$0 | \$5,744 \$0 | \$7,165 \$0 |
| Fire Alarm System | \$557 | \$4,000 | \$0 \$0 | \$0 | \$0 \$0 | \$4,000 |
| Utilities/Water | \$29,906 | \$26,200 | \$14,721 | \$10,515 | \$25,236 | \$26,200 |
| Repairs | \$42,203 | \$48,000 | \$18,994 | \$13,567 | \$32,560 | \$48,000 |
| Fuel & Oil | \$30,797 | \$40,000 | \$22,994 | \$16,424 | \$32,560 | \$40,000 |
| Pest Control | \$1,151 | \$1,000 | \$706 | \$504 | \$1,210 | \$1,500 |
| Irrigation/Drainage | \$13,867 | \$30,000 | \$8,220 | \$5,872 | \$14,092 | \$30,000 |
| Sand and Topsoil | \$9,017 | \$26,500 | \$7,493 | \$5,352 | \$12,845 | \$26,500 |
| Flower/Mulch | \$3,222 | \$7,000 | \$4,531 | \$3,237 | \$7,768 | \$7,000 |
| Fertilizer | \$88,073 | \$139,000 | \$109.439 | \$78,171 | \$187,610 | \$139,000 |
| Seed/Sod | \$1,681 | \$16,500 | \$0 | \$0 | \$0 | \$16,500 |
| Trash Removal | \$2,854 | \$2,000 | \$1,484 | \$1,060 | \$2,543 | \$3.000 |
| Contingency | \$2,209 | \$6,000 | \$8,308 | \$5,935 | \$14,243 | \$6,000 |
| First Aid | \$660 | \$800 | \$291 | \$208 | \$499 | \$800 |
| Office Supplies | \$0 | \$1,000 | \$0 | \$0 | \$0 | \$0 |
| Operating Supplies | \$9,286 | \$15,000 | \$9,585 | \$6,846 | \$16,431 | \$15,000 |
| Training | \$2,428 | \$1,000 | \$1,429 | \$1,021 | \$2,449 | \$2,000 |
| Janitorial Supplies | \$568 | \$1,000 | \$40 | \$29 | \$69 | \$1,000 |
| Janitorial Services | \$0 | \$20,000 | \$6,622 | \$4,730 | \$11,351 | \$20,000 |
| Soil & Water Testing | \$0 | \$1,000 | \$1,663 | \$1,188 | \$2,852 | \$1,000 |
| Uniforms | \$7,952 | \$8,500 | \$6,067 | \$4,334 | \$10,401 | \$10,000 |
| Equipment Rental | \$230 | \$2,000 | \$234 | \$167 | \$401 | \$2,000 |
| Equipment Lease | \$161,865 | \$177,975 | \$95,247 | \$78,000 | \$173,247 | \$187,550 |
| Small Tools | \$0 | \$500 | \$0 | \$0 | \$0 | \$500 |
| Total Golf Course Maintenance | \$905,766 | \$1,096,482 | \$616,262 | \$450,153 | \$1,066,415 | \$1,120,021 |
| Administrative Expenditures: | | | | | | |
| Legal Fees | \$0 | \$1,500 | \$0 | \$0 | \$0 | \$1,500 |
| Engineering | \$0 | \$0 | \$210 | \$150 | \$360 | \$0 |
| Arbitrage | \$440 | \$600 | \$450 | \$321 | \$771 | \$600 |
| Dissemination | \$1,000 | \$1,000 | \$583 | \$417 | \$1,000 | \$1,000 |
| Trustee Fees | \$4,431 | \$4,100 | \$8,178 | \$5,842 | \$14,020 | \$4,100 |
| Annual Audit | \$1,500 | \$1,500 | \$0 | \$1,500 | \$1,500 | \$1,500 |
| Golf Course Administrative Services | \$56,280 | \$56,280 | \$32,830 | \$23,450 | \$56,280 | \$56,280 |
| Insurance Property Taxes | \$81,510 \$23,041 | \$85,019 \$10,000 | \$53,925 \$9,153 | \$38,518 \$6,538 | \$92,442 \$15,691 | \$111,000 \$15,000 |
| Total Administrative Expenditures | \$168,202 | \$159,999 | \$105,330 | \$76,735 | \$182,065 | \$190,980 |
| Reserves: | | | | | | |
| Renewal & Replacement | \$31,219 | \$6,694 | \$0 | \$6,694 | \$6,694 | \$6,335 |
| Total Reserves | \$31,219 | \$6,694 | \$0 | \$6,694 | \$6,694 | \$6,335 |
| Total Revenues | \$2,119,491 | \$1,908,696 | \$1,549,601 | \$1,106,858 | \$2,656,458 | \$2,122,650 |
| Total Expenditures | \$1,717,494 | \$1,922,221 | \$1,095,874 | \$803,177 | \$1,899,051 | \$1,998,366 |
| Operating Income (Loss) | \$401,997 | (\$13,525) | \$453,727 | \$303,680 | \$757,407 | \$124,284 |

Viera East Community Development District Golf Course Approved Operating Budget Fiscal Year 2023

| | Actual FY 2021 | Adopted Budget FY 2022 | Actual Thru 4/30/22 | Projected Next 5 Months | Total Projected @ 9/30/22 | Approved Budget FY 2023 |
|---|-------------------|------------------------------|---------------------------|-------------------------------|---------------------------------|-------------------------------|
| Non Operating Revenues/(Expenditures): | | | | | | |
| Assessments - Recreation Debt Service | \$583,887 | \$560,250 | \$326,817 | \$233,433 | \$560,250 | \$560,250 |
| Interest Income | \$17 | \$1,000 | \$B | \$10 | \$18 | \$1,000 |
| Reserve Funding- Transfer Out (PY Excess) | \$0 | \$0 | (\$450,000) | \$0 | (\$450,000) | \$0 |
| Interfund Transfer In- Restaurant | \$0 | \$17,700 | \$0 | \$0 | \$0 | \$0 |
| Interfund Transfer Out- Restaurant | \$0 | \$0 | \$0 | (\$34,522) | (\$34,522) | (\$114,284) |
| Gain on Sale of Asset | \$45 | \$0 | \$300 | \$0 | \$300 | \$0 |
| Interest Expense | (\$140,425) | (\$140,425) | (\$81,915) | (\$39,917) | (\$121,831) | (\$101,250) |
| Principal Expense | (\$425,000) | (\$425,000) | (\$246,917) | (\$198,083) | (\$445,000) | (\$470,000) |
| Total Non Operating Revenues/(Expenditures) | \$18,523 | \$13,525 | (\$451,706) | (\$39,079) | (\$490,785) | (\$124,284) |
| Net Non Operating Income / (Loss) | \$420,521 | \$0 | \$2,021 | \$264,601 | \$266,622 | \$0 |

Community Development District Recreational Operating Budget

Revenues:

Greens Fees

Estimated revenue for public paid rounds of golf.

Gift Card- Sales

Estimated amount of gift cards sold that can be used for discounted rounds of golf, merchandise or restaurant purchases. The full amount of the sale is recorded as revenue at the time of purchase.

Gift Card- Usage

Estimated usage of gift cards once purchased. Once the gift cards have been used at the District, the amount used is recorded against the revenue.

Season Advance/Trail Fees

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

Associate Memberships

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

Driving Range

Estimated revenue from the District's driving range.

Golf Lessons

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

Merchandise Sales

Estimated revenue of clothing, equipment, and supplies sold in the District's Pro Shop.

Assessments- Recreation Operations

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

Miscellaneous Income

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

Community Development District Recreational Operating Budget

General Expenditures:

Other Contractual Services

Contractual Services include the following contracts:

| Vendor | | onthly nount | Annual Amount | | |
|-------------------------------------|----|-----------------|------------------|--------|--|
| Brighthouse (Cable & Internet) | \$ | 350 | \$ | 4,200 | |
| Waste Management (Dumpster Removal) | \$ | 338 | \$ | 4,057 | |
| Great America Financial | \$ | 93 | \$ | 1,117 | |
| American Safety and First Aide | | | \$ | 500 | |
| Crystal High Rise, Inc | | | \$ | 250 | |
| Slug A Bug (Termite Renewal) | | | \$ | 325 | |
| Contingency | | | \$ | 4,551 | |
| Total Annual Budget | | | \$ | 15,000 | |

Telephone

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

| Vendor | onthly rount | Annual Amount | |
|----------------------------|-----------------|------------------|-------|
| Greybar Financial Services | \$ 289 | \$ | 3,469 |
| Cricket | \$ 104 | \$ | 1,248 |
| Contengincy | | \$ | 783 |
| Total | | \$ | 5,500 |

Postage

Mailing payroll checks, checks for vendors, overnight deliveries and any other required correspondence that is directly related to the golf course. A portion of expenses related to the District are transferred to General Fund.

Printing & Binding

Printing of computerized checks, brochures, correspondence, promotional cards, stationary, rack cards, envelopes, etc. A portion of expenses related to the District are transferred to General Fund.

Community Development District Recreational Operating Budget

Utilities

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

| Vendor | | | nthly nount | Annual Amount | |
|---------------|---------------|----|----------------|------------------|-------|
| FPL | 10579-42334 | \$ | 180 | \$ | 2,160 |
| FPL | 91273-57086 | \$ | 30 | \$ | 360 |
| City of Cocoa | 313093-70192 | \$ | 125 | \$ | 1,500 |
| City of Cocoa | 150351-141774 | \$ | 75 | \$ | 900 |
| Contingency | | | | \$ | 480 |
| Total | | | | \$ | 5,400 |

Repairs & Maintenance

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

Marketing- Golf Marketing

Represents advertising for the golf course in the Yellow Pages, newspapers, periodicals, brochures and magazines, rack cards and holders, and promotional organizations. A portion of expenses related to the District are transferred to General Fund.

Bank Charges

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

Office Supplies

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

Operating Supplies

Represents various operating supplies purchased

Community Development District Recreational Operating Budget

Dues, Licenses & Subscriptions

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

| | | - | Annual |
|--------------------------------|-----------------------------|----|--------|
| Vendor | Description | Α | mount |
| City of Rockledge | Business License | \$ | 200 |
| Florida State Golf Association | Membership | \$ | 150 |
| Florida State Golf Association | Handicap fees | | 5000 |
| Brevard County | Business Tax License | \$ | 82 |
| FL Space | Membership | \$ | 805 |
| Cocoa Beach Regional Chapter | Membership | \$ | 535 |
| US Golf Association | Membership | \$ | 150 |
| Amazon Prime | Membership | \$ | 156 |
| GCSAA | Gold Membership | \$ | 435 |
| Contingency | | \$ | 1,987 |
| Total | | \$ | 9,500 |

Training, Education & Employee Relations

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

Contractual Security

Security system costs for the maintenance and clubhouse alarm systems.

IT Services

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

Golf Operations Expenditures:

Salaries & Wages

The District currently has a 1 full time and 30 part time employees to handle the Golf operations of the District. The proposed amount includes a 1.75% cost of living increase for qualifying full time employees.

Administration Fee

Represents fee to Applied Business Solutions for administration of pay and benefits. Applied Business Solutions charges an administration fee of \$21.23 per employee.

FICA

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

Community Development District Recreational Operating Budget

Health Insurance

Full time District Employee's are eligible for the following health benefits.

| Provider | Policy Number | Insurance Description |
|-------------------|---------------|---------------------------------------|
| United Healthcare | 591637 | Accidental Death, Dental, Vision, |
| | | Life, and Long Term Disability |
| Health First | 114619 | Health |
| Colonial Life | E3682663 | Life, Accident, Short Term Disability |
| Combined | 007394312 | Accident and Disability |

Workers Compensation

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

Unemployment

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

Golf Printing

Printing for materials needed for the course.

Utilities

Estimated cost of basic utilities for Golf operations:

| | | | nthly | - 1 | Annual |
|---------------|---------------|----|-------|--------|--------|
| Vendor FPL | Account | An | nount | Amount | |
| | 03449-33189 | \$ | 585 | \$ | 7,020 |
| FPL | 07938-52104 | \$ | 925 | \$ | 11,100 |
| City of Cocoa | 150351-112664 | \$ | 100 | \$ | 1,200 |
| Banleaco | | \$ | 202 | \$ | 2,421 |
| Contingency | | | | \$ | 759 |
| Total | | | | \$ | 22,500 |

Repairs

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

Pest Control

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

| Vendor | nthly ount | Annual Amount | |
|-------------------------|---------------|------------------|--|
| Ecolab Pest Elimination | \$ 95 | \$ 1,141 | |
| Contingency | | \$ 159 | |
| Total | | \$ 1,300 | |

Supplies

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

Community Development District Recreational Operating Budget

<u>Uniforms</u>

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

Training, Education & Employee Relations

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

<u>Fuel</u>

Costs for gasoline for all golf carts from Glover Oil Company.

Cart Lease

The expense related to leasing of carts for golf course.

| | | ionthly | - | Annual | | |
|-------------------------|------------|---------|----|--------|--|--|
| Vendor | Amount Amo | | | mount | | |
| The Huntington National | \$ | 6,553 | \$ | 78,635 | | |
| The Huntington National | \$ | 355 | \$ | 4,260 | | |
| Yamaha Lease | \$ | 164 | \$ | 1,968 | | |
| Golf Cart | \$ | 97 | \$ | 1,164 | | |
| Contingency | | | \$ | 1,736 | | |
| Total | | | \$ | 87,763 | | |

Cart Maintenance

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

Driving Range Supplies

Any expenses incurred related to the driving range operation, for example range balls, tokens, buckets, bag stands, clock rope and sand/water buckets.

Merchandise Sales

Cost of Goods Sold

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

Golf Course Maintenance:

Salaries & Wages

The District currently has 10 full-time and 4 part-time employee's to handle the golf course maintenance. The proposed amount includes a 1.75% cost of living increase for qualifying full time employees.

Community Development District Recreational Operating Budget

Administration Fee

Represents fee to Applied Business Solutions for administration of pay and benefits. Applied Business Solutions charges an administration fee of \$21.23 per employee.

FICA

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

Health Insurance

Full time District Employee's are eligible for the following health benefits.

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

Workers Compensation

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

Unemployment

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

Fire and Burglary Alarm System

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

Utilities/Water

Estimated costs of basic utilities for the maintenance staff:

| Vendor | Account | onthly mount | Innual mount |
|---------------|--------------|-----------------|-----------------|
| FPL | 83490-45156 | \$ 1,750 | \$ 21,000 |
| City of Cocoa | 313093-70192 | \$ 350 | \$ 4,200 |
| Contingency | | | \$ 1,000 |
| Total | | | \$ 26,200 |

Fuel & Oil

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

Community Development District Recreational Operating Budget

Pest Control

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

| | Me | onthly | A | nnual |
|-------------------------|----|--------|----|-------|
| Vendor | An | nount | A | mount |
| Ecolab Pest Elimination | \$ | 118 | \$ | 1,416 |
| Contingency | | | \$ | 84 |
| Total | | | \$ | 1,500 |

Irrigation/Drainage

Estimated irrigation and drainage maintenance expenditures that may occur during the fiscal year.

Sand/Topsoil

Cost related to sand and topsoil expenditures that may occur during the fiscal year. The District buys all supplies from Golf Specialties, Inc. Some supplies may include top-dress sand, divot sand, and shell rock for the golf course.

Flowers/Mulch

Estimated cost of flowers and mulch for the golf course and clubhouse.

Chemicals/Fertilizer

Estimated costs of fertilizer, herbicide, insecticide, fungicide and other chemicals needed for the golf course.

Seed/Sod

Cost of seed and sod expenditures for the golf course that may occur during the fiscal year.

Trash Removal

Estimated costs for trash removal services to empty dumpster(s) once a month by Waste Management at the golf course:

| Vendor | onthly nount | Annual Amount | |
|------------------------|-----------------|------------------|-------|
| Waste Management, Inc. | \$ 207 | \$ | 2,482 |
| Contingency | | \$ | 518 |
| Total | | \$ | 3,000 |

Contingencies

Funding of unanticipated costs.

First Aid

Cost of work gloves, ear plugs, support belts, and other first aid supplies needed during the fiscal year.

Community Development District Recreational Operating Budget

Office Supplies

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

Operating Supplies

Represents various operating supplies purchased

Training

Training seminars for golf course maintenance staff.

Janitorial Supplies

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

Soil & Water Testing

Costs for soil and water testing that may occur during the fiscal year.

Uniforms

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

| | Me | onthly | Annual | | |
|-------------|----|--------|--------|--------|--|
| Vendor | An | nount | Amount | | |
| Unifirst | \$ | 800 | \$ | 9,600 | |
| Contingency | | | \$ | 400 | |
| Total | | | \$ | 10,000 | |

Equipment Rental

Rental of larger capital items required for Course Maintenance.

Equipment Lease

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

| | M | onthly | - | Annual |
|-------------------------|-----------|--------|-------|---------|
| Vendor | Amount Am | | mount | |
| The Huntington National | \$ | 6,541 | \$ | 78,494 |
| The Huntington National | \$ | 1,066 | \$ | 12,792 |
| The Huntington National | \$ | 5,116 | \$ | 61,392 |
| The Huntington National | \$ | 420 | \$ | 5,036 |
| The Huntington National | \$ | 372 | \$ | 4,470 |
| The Huntington National | \$ | 652 | \$ | 7,828 |
| The Huntington National | \$ | 431 | \$ | 5,168 |
| The Huntington National | \$ | 248 | \$ | 2,976 |
| Wells Fargo Financial | \$ | 652 | \$ | 7,830 |
| Dex Imaging | \$ | 131 | \$ | 1,567 |
| Total | | | \$: | 187,550 |

Community Development District Recreational Operating Budget

Small Tools

Represents small tools purchased for golf course maintenance.

Administrative Expenditures:

Legal Fees

The District's attorney will be providing general legal services to the District that are directly related to operations of the golf course, i.e., reviewing contracts, agreements, resolutions, rule amendments, etc.

Arbitrage

The District will contract with an Independent certified public accounting firm to annually calculate the District's Arbitrage Rebate Liability on Special Assessments Revenue Bonds.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c212(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Trustee Fees

The District issued Special Revenue Assessment Refunding Bonds, Series 2012 bonds that are deposited with a Trustee at U.S Bank.

Annual Audit

The District is required to annually have its financial records audited by an independent Certified Public Accounting Firm.

Golf Course Administrative Services

Cost of Administrative services provided for the CDD.

| Description | Annual Imount |
|-------------------------------|------------------|
| Base | \$ 75,000 |
| 10% of Maintenance Supervisor | \$ (7,280) |
| 50% of Labor Position | \$ (11,440) |
| Total | \$ 56,280 |

Community Development District Recreational Operating Budget

Insurance

EGIS Insurance and Risk Advisors provide the District's general liability, property, and crime insurance coverage. EGIS Insurance and Risk Advisors also provide a three year pollution policy.

| | Annual | | | |
|-------------------|------------|--------|--|--|
| Description | Amount | | | |
| General Liability | \$ | 26,999 | | |
| Property | \$ | 77,458 | | |
| Crime | \$ | 1,330 | | |
| Pollution Policy | \$ | 4,891 | | |
| Contingency | \$ | 322 | | |
| Total | \$ 111,000 | | | |

Property Taxes

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

Reserves

Renewal & Replacement

The golf course transfers 2% of its monthly revenues to the Capital Reserve Fund to help fund for equipment replacement and other capital expenditures estimated for the fiscal year.

Viera East

Community Development District

Recreation Fund Debt Service - Series 2012 Amortization Schedule

| Date | Bond Balance | Interest | Principal | | Interest | | Fiscal Year Total | |
|----------|--------------|----------|-------------|----|------------|-----|----------------------|--|
| 11/01/19 | 2205000 | | | | | i - | | |
| | 3,305,000 | | | \$ | 78,412.50 | \$ | 559,231.25 | |
| 05/01/20 | 3,305,000 | 4.375% | \$410,000 | \$ | 78,412.50 | 1 4 | 337,231,25 | |
| 11/01/20 | 2,895,000 | | | \$ | 70,212.50 | + | FF0 (07 07 | |
| 05/01/21 | 2,895,000 | 4.625% | \$425,000 | \$ | 70,212.50 | \$ | 558,625.00 | |
| 11/01/21 | 2,470,000 | | 7-20,000 | \$ | | - | | |
| 05/01/22 | 2,470,000 | 5.000% | \$445,000 | | 60,915.63 | \$ | 556,128.13 | |
| 11/01/22 | 2,025,000 | 0.00070 | Ψττ3,000 | \$ | 60,915.63 | | | |
| 05/01/23 | 2,025,000 | 5.000% | **** | \$ | 50,625.00 | \$ | 556,540.63 | |
| 11/01/23 | 1,555,000 | 3.000% | \$470,000 | \$ | 50,625.00 | | | |
| 05/01/24 | | | | \$ | 38,875.00 | \$ | 559,500.00 | |
| 11/01/24 | 1,555,000 | 5.000% | \$490,000 | \$ | 38,875.00 | | 00,000,00 | |
| | 1,065,000 | | | \$ | 26,625.00 | \$ | 555,500.00 | |
| 05/01/25 | 1,065,000 | 5.000% | \$520,000 | \$ | 26,625.00 | Ψ | 00,000,000 | |
| 11/01/25 | 545,000 | | | \$ | 13,625.00 | ď | FCOOFOOO | |
| 05/01/26 | 545,000 | 5.000% | \$545,000 | \$ | | \$ | 560,250.00 | |
| | | | 1212,000 | Ψ. | 13,625.00 | \$ | 558,625.00 | |
| | | | \$3,305,000 | \$ | 678,581.26 | \$ | 4,464,400.01 | |