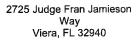
Agenda Report





Consent

F.11. 7/22/2025

Subject:

FY 2026 Proposed Budgets for Community Development Districts

Fiscal Impact:

N/A

Dept/Office:

Budget Office

Requested Action:

It is requested that the Board acknowledge receipt of the FY 2026 Proposed Budgets for the attached Community Development Districts.

Summary Explanation and Background:

In accordance with Florida Statutes 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 disclosures and information only, the proposed annual budget for the ensuing 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 2026 Proposed Budget to the Brevard County Board of Commissioners:

- Baytree Community Development District
- Chaparral of Palm Bay Community Development District
- Heritage Isle at Viera Community Development District
- Mayfair Community Development District
- Montecito Community Development District
- Tranquility Community Development District
- Viera East Community Development District
- Viera Stewardship Community Development District
- Willow Creek Community Development District
- Willow Creek II Community Development District

Clerk to the Board Instructions:



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 23, 2025

MEMORANDUM

TO: Jill Hayes, Budget Office Director

RE: Item F.11., FY 2026 Proposed Budgets for Community Development Districts

The Board of County Commissioners, in regular session on July 22, 2025, approved and acknowledged receipt of the FY 2026 Proposed Budgets for Baytree Community Development District, Chaparral of Palm Bay Community Development District, Heritage Isle at Viera Community Development District, Mayfair Community Development District, Montecito Community Development District, Tranquility Community Development District, Viera East Community Development District, Viera Stewardship Community Development District, Willow Creek Community Development District, and Willow Creek II Community Development District.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS

RACHEL M. SADOFF, CKERK

imberly Powell, Clerk to the Board

/tr

Baytree Community Development District

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

May 9, 2025

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 2026

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 2026 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,

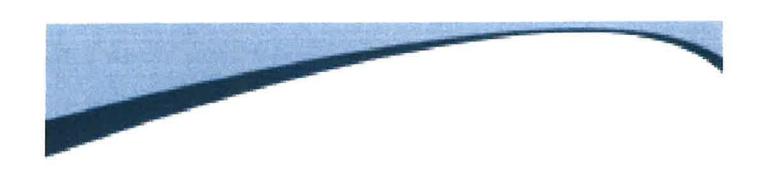
Syanne Hall Recording Secretary

Enclosures

RECEIVED

MAY 15 2025

County Manager's Office



BaytreeCommunity Development District

Proposed Budget FY 2026





Table of Contents

General Fund	Page 1-2
Narratives	Page 3-7
Capital Projects Fund	Page 8-9
Pavement Management Fund	Page 10
Community Beautification Fund	Page 11
O&M Assessment Rate Sheet	Page 12
IOB Roadway Maintenance Cost Share Schedule	Page 13

Baytree Community Development District Proposed Budget FY 2026 General Fund

Description		dopted Budget FY2025		ctuals Thru 03/ 31 /25	Projected Next 5 Months	ojected Thru 09 /30/ 25	Proposed Budget FY 2026
REVENUES:							
Maintenance Assessments	\$	1,132,331	\$	1,083,709	\$ 48,622	\$ 1,132,331	\$ 1,177,623
IOB Cost Share Agreement		55,046		13,762	41,285	55,046	59,257
Miscellaneous Income		9,250		4,546	4,704	9,250	9,250
Interest Income		4,811		7,164	6,000	13,164	10,00
Carry Forward Surplus		•			¥	74	77,37
TOTAL REVENUES	\$ 1	,201,438	5	1,109,181	\$ 100,611	\$ 1,209,791	\$ 1,333,509
EXPENDITURES:							
<u>Administrative</u>							
Supervisor Fees	\$	12,000	\$	5,000	\$ 6,000	\$ 11,000	\$ 12,00
FICA Expense		918		383	459	842	91
Engineering		37,853		3,660	26,340	30,000	30,00
Attorney Fees		24,000		10,423	13,578	24,000	24,00
Annual Audit		3,350		3,200		3,200	3,50
Assessment Administration		8,269		8,269	*	8,269	8,76
Management Fees		48,813		24,407	24,407	48,813	51,74
Information Technology		1,985		993	992	1,985	2,10
Website Maintenance		1,322		661	661	1,322	2,10
Telephone		250		-	250	250	25
Postage		3,000		619	1,881	2,500	2,50
Printing & Binding		1,500		161	839	1,000	1,00
Office Supplies		250		299	201	500	50
Legal Advertising		5,000		599	2,262	2,861	4,00
Insurance General Liability		36,127		34,694	1,162	35,856	39,44
Tax Collector Fee		22,647		21,642	1,005	22,647	23,55
Property Taxes		350		. 440		440	45
Property Appraiser		250		281		281	35
Other Current Charges		2,000		971	929	1,900	1,80
Dues, Licenses & Subscriptions		175		175	-	175	17
TOTAL ADMINISTRATIVE	\$	210,057	\$	116,874	\$ 80,965	\$ 197,840	\$ 209,15

Community Development District Proposed Budget FY 2026 General Fund

Pietal Expenditures Field Expenditures Field Expenditures Field Expenditures Field Expenditures Field Management Fees \$34,202 \$17,101 \$17,101 \$34,202 \$3 \$36,202 \$12,474 \$116,279 \$117,000 \$233,279 \$23 \$36,204 \$36,204 \$112,379 \$25,320 \$25,202 \$25,204 \$36,204 \$12,379 \$25,320 \$25,202 \$25,204 \$36,204 \$10,000 \$17,209 \$25,202 \$25,204 \$36,204			Adopted Budget		uals Thru		Projected Next		jected Thru		roposed Budget
Field Expenditures	Description		FY2025	0	3/31/25	(Months	0	9/30/25	_	FY 2026
Security Contract Security Gatehouse Maintenance Security Gatehouse Security Ga	Operations & Maintenance										
Security Contract 231,474	Field Expenditures										
State Maintenance 25,320 12,941 12,379 25,320 2 2 2 2 2 2 2 2 2	Field Management Fees	\$	34,202	\$	17,101	\$	17,101	\$	34,202	\$	36,254
Description of the properties of the propertie	Security Contract		231,474		116,279		117,000		233,279		235,374
Pelephone Internet - Gatehouse Pool Robot Ro	Gate Maintenance		25,320		12,941		12,379		25,320		25,320
Transponders Trans	Security Gatehouse Maintenance		14,000		6,307		3,693		10,000		10,000
Transponders			8,040		4,245		4,224		8,469		9,000
Dulity - Electric			5,000		650		3,850		4,500		4,500
Utility - Water & Sewer	•		74,912		28,059		36,941		65,000		68,250
Utility - Gas			16,500		8,809		8,191		17,000		18,025
Maintenance - Lakes 47,220 18,260 28,960 47,220 4 Maintenance - Landscape Contract 138,914 68,558 70,806 139,364 14 Maintenance - Pod I Contract 31,079 13,005 16,995 30,000 2 Maintenance - Pool Parts & Repairs - - - 5,109 35,000 1 Maintenance - Pool Painting -	-				9,178		422		9,600		9,350
Maintenance - Landscape Contract 138,914 68,558 70,806 139,364 14 Maintenance - Additional Landscape 31,079 13,005 16,995 30,000 2 Maintenance - Pool Contract 37,401 9,891 25,109 35,000 1 Maintenance - Pool Parts & Repairs	-		-		-		28,960				49,750
Maintenance - Additional Landscape 31,079 13,005 16,995 30,000 2 Maintenance - Pool Contract 37,401 9,891 25,109 35,000 1 Maintenance - Pool Parts & Repairs - - - - - Maintenance - Pool Painting 17,000 10,750 6,250 17,000 1 Maintenance - Lighting 18,000 12,581 5,419 18,000 1 Maintenance - Monuments 4,000 - 4,000 4,00					•		70,806		139,364		141,617
Maintenance - Pool Contract 37,401 9,891 25,109 35,000 1 Maintenance - Pool Parts & Repairs Maintenance - Pool Parts & Repairs Maintenance - Pool Parts & Repairs Maintenance - Irrigation 17,000 10,750 6,250 17,000 1 Maintenance - Lighting 18,000 12,581 5,419 18,000 1 Maintenance - Monuments 4,000 - 4,000 4,000 Maintenance - Fountain 1,180 610 890 1,500 Maintenance - Other Field (R&M General) 5,928 14,688 13,312 28,000 3 Maintenance - Recreation 2,500 970 1,530 2,500 Amenity - Refuse Service 663 325 323 648 Amenity - Janitorial Services Holiday Lighting 16,000 14,392 - 14,392 10 Operating Supplies 750 153 597 750 Sidewalk/Curb Cleaning 12,000 3,225 8,775 12,000 1 Misc. Contingency 2,444 49 449 TOTAL FIELD EXPENDITURES \$753,877 \$370,976 \$387,216 \$758,192 \$77 TOTAL EXPENDITURES \$963,934 \$487,850 \$468,182 \$956,032 \$98 Other Sources/(Uses) Transfer Out: Capital Projects - Paving - IOB Funds (19,002) (19,002) (19,002) (20,000) (50,000)	-		-				-				25,000
Maintenance - Pool Parts & Repairs Maintenance - Pool Painting Maintenance - Irrigation Maintenance - Lighting Maintenance - Lighting Maintenance - Lighting Maintenance - Countain Maintenance											18,000
Maintenance - Pool Painting Maintenance - Irrigation 17,000 10,750 6,250 17,000 1 Maintenance - Lighting 18,000 12,581 5,419 18,000 1 Maintenance - Monuments 4,000 - 4,000 4,000 Maintenance - Fountain 1,180 610 890 1,500 Maintenance - Other Field (R&M General) 5,928 14,688 13,312 28,000 3 Maintenance - Recreation 2,500 970 1,530 2,500 Maintenance - Recreation 663 325 323 648 Meneraly - Janitorial Service 663 325 323 648 Menerity - Janitorial Services 16,000 14,392 - 14,392 14,001									- 2		10,000
Maintenance - Irrigation 17,000 10,750 6,250 17,000 1 Maintenance - Lighting 18,000 12,581 5,419 18,000 1 Maintenance - Monuments 4,000 - 4,000 4,000 Maintenance - Fountain 1,180 610 890 1,500 Maintenance - Other Field (R&M General) 5,928 14,688 13,312 28,000 3 Maintenance - Recreation 2,500 970 1,530 2,500 Amenity - Refuse Service 663 325 323 648 Amenity - Janitorial Services 663 325 323 648 Amenity - Janitorial Services 750 153 597 750 Sidewalk/Curb Cleaning 12,000 3,225 8,775 12,000 16 Misc. Contingency 2,444 - 449 449 TOTAL FIELD EXPENDITURES \$ 753,877 \$ 370,976 \$ 387,216 \$ 758,192 \$ 77 TOTAL EXPENDITURES \$ 963,934 \$ 487,850 \$ 468,182 \$ 956,032 \$ 98 Other Sources/(Uses) Trunsfer Out: Capital Projects - Paving - 10B Funds (19,002) - (19,002) (19,002) (20,000) (50,000) (50,000) (50,000) (50,000) (50,000) (50,000) (50,000) (50,000) (50,000) (50,000) (50,000) (50,000) (50,000) (50,000) (50,000) (50,000) (50,000) (50,000) (50,000)	-				2		-		-		6,000
Maintenance - Lighting 18,000 12,581 5,419 18,000 1 Maintenance - Monuments 4,000 - 4,000 4,000 4,000 Maintenance - Fountain 1,180 610 890 1,500 3 Maintenance - Other Field (R&M General) 5,928 14,688 13,312 28,000 3 Maintenance - Recreation 2,500 970 1,530 2,500 Amenity - Refuse Service 663 325 323 648 Amenity - Janitorial Services - - - - Holiday Lighting 16,000 14,392 - 14,392 1 Memenity - Janitorial Services 750 153 597 750 5 Holiday Lighting 16,000 14,392 - 14,392 1 Operating Supplies 750 153 597 750 750 Sidewalk/Curb Cleaning 12,000 3,225 8,775 12,000 1 Misc. Contingency 2,444 - 449 449 449 TOTAL EXPENDITURES \$ 753,	•		17,000		10,750		6,250		17,000		17,000
Maintenance - Monuments 4,000 - 4,000 4,000 Maintenance - Fountain 1,180 610 890 1,500 Maintenance - Other Field (R&M General) 5,928 14,688 13,312 28,000 3 Maintenance - Recreation 2,500 970 1,530 2,500 3 Amenity - Refuse Service 663 325 323 648 Amenity - Janitorial Services - - - Holiday Lighting 16,000 14,392 - 14,392 1 Operating Supplies 750 153 597 750 56dewalk/Curb Cleaning 12,000 3,225 8,775 12,000 1 Misc. Contingency 2,444 - 449 449 449 449 TOTAL FIELD EXPENDITURES \$ 753,877 \$ 370,976 \$ 387,216 \$ 758,192 \$ 77 TOTAL EXPENDITURES \$ 963,934 \$ 487,850 \$ 468,182 \$ 956,032 \$ 98 Other Sources/(Uses) Transfer Out: Capital Projects - Paving - IOB Funds (19,002)	_										18,000
Maintenance - Fountain Maintenance - Fountain Maintenance - Other Field (R&M General) Maintenance - Other Field (R&M General) Maintenance - Other Field (R&M General) Maintenance - Recreation Maintenance - Sundance - Recreation Maintenance - Recreation Maintenance - Sundance - Recreation Maintenance - Recreation Maintenance - Recreation Maintenance - Recreation 14,688 13,312 28,000 14,392 14,492 14,392 14,392 14,392 14,392 17,750 Misc. Contingency 12,000 3,225 8,775 12,000 12,000 Misc. Contingency TOTAL FIELD EXPENDITURES TOTAL EXPENDITURES TOTAL EXPENDITURES TOTAL EXPENDITURES S 963,934 \$ 487,850 \$ 468,182 \$ 956,032 \$ 98 Other Sources/(Uses) Trunsfer Out: Capital Projects - Paving - IOB Funds (19,002)			-				-				4,000
Maintenance - Other Field (R&M General) 5,928 14,688 13,312 28,000 3 Maintenance - Recreation 2,500 970 1,530 2,500 Amenity - Refuse Service 663 325 323 648 Amenity - Janitorial Services 16,000 14,392 - 14,392 1 Departing Supplies 750 153 597 750 Sidewalk/Curb Cleaning 12,000 3,225 8,775 12,000 1 Misc. Contingency 2,444 - 449 449 TOTAL FIELD EXPENDITURES \$753,877 \$370,976 \$387,216 \$758,192 \$77 TOTAL EXPENDITURES \$963,934 \$487,850 \$468,182 \$956,032 \$98 Other Sources/(Uses) Trunsfer Out: Capital Projects - Paving - Baytree \$(58,144) \$ - \$(103,409) \$(103,409) \$(8,200) \$(23,200) \$(23,200) \$(237,504) \$ - \$(30,000) \$(50,000) \$(23,200) \$(237,504) \$ - \$(30,000) \$(50,000) \$(23,200) \$(237,504) \$ - \$(30,000) \$(30,					610		-				1,500
Maintenance - Recreation 2,500 970 1,530 2,500 Amenity - Refuse Service 663 325 323 648 Amenity - Janitorial Services			-								30,000
Amenity - Refuse Service 663 325 323 648 Amenity - Janitorial Services Holiday Lighting 16,000 14,392 - 14,392 1 Operating Supplies 750 153 597 750 Sidewalk/Curb Cleaning 12,000 3,225 8,775 12,000 1 Misc. Contingency 2,444 - 449 449 TOTAL FIELD EXPENDITURES \$753,877 \$370,976 \$387,216 \$758,192 \$77 TOTAL EXPENDITURES \$963,934 \$487,850 \$468,182 \$956,032 \$98 Other Sources/(Uses) Transfer Out: Capital Projects - Paving - Baytree \$(58,144) \$ - \$(103,409) \$(103,409) \$(80,400) \$(103											2,500
Amenity - Janitorial Services Holiday Lighting Deprating Supplies Total Field Expenditures Total Expenditures Total Projects - Paving - Baytree Capital Projects - Paving - IOB Funds Capital Projects - Reserves Community Beautification Fund (45,265) Total Other Sources/(USES) Total Other Sources/(USES) Total Other Sources (USES) Total Projects - Reserves (50,000) Total Other Sources (USES) Total Projects - Reserves (65,093) Total Projects - Reserves (65,093) Total Projects - Reserves (65,093) Total Other Sources/(USES) Total Projects - Reserves (65,093) Total Projects - Reserves (65,093) Total Other Sources (USES) Total Projects - Reserves (65,093) Total Other Sources/(USES) Total Other S			-								80
Holiday Lighting	-				-				*		7,500
Departing Supplies 750 153 597 750 7	• •				14 392				14 392		17,50
12,000 3,225 8,775 12,000 12,000 12,444 449 444 444 444 444 444 444 444 444 444 444 444 444 444 444 444 444											750
Misc. Contingency 2,444 - 449 449 TOTAL FIELD EXPENDITURES \$ 753,877 \$ 370,976 \$ 387,216 \$ 758,192 \$ 77 TOTAL EXPENDITURES \$ 963,934 \$ 487,850 \$ 468,182 \$ 956,032 \$ 98 Other Sources/(Uses) Transfer Out: Capital Projects- Paving - Baytree \$ (58,144) \$ - \$ (103,409) \$ (103,409) \$ (80,000) \$ (100,											12,000
TOTAL FIELD EXPENDITURES \$ 753,877 \$ 370,976 \$ 387,216 \$ 758,192 \$ 77 TOTAL EXPENDITURES \$ 963,934 \$ 487,850 \$ 468,182 \$ 956,032 \$ 98 Other Sources/(Uses) Transfer Out: Capital Projects - Paving - Baytree \$ (58,144) \$ - \$ (103,409) \$ (103,409) \$ (80,002) \$ (19,002) \$ (19,002) \$ (19,002) \$ (100,002) \$			•						·		60
### TOTAL EXPENDITURES	Misc. Contingency					_		_		_	
Other Sources/{Uses} Transfer Out: Capital Projects - Paving - Baytree \$ (58,144) \$ - \$ (103,409) \$ (103,409) \$ (20,002) \$ (19,002) \$ (19,002) \$ (20,002)	TOTAL FIELD EXPENDITURES	\$	753,877	\$	370,976	\$	387,216	\$	758,192	\$	778,58
Transfer Out: Capital Projects - Paving - Baytree \$ (58,144) \$ - \$ (103,409) \$ (103,409) \$ (80,002) \$ (100,002) \$	TOTAL EXPENDITURES	\$	963,934	\$	487,850	\$	468,182	\$	956,032	\$.987,73
Capital Projects- Paving - Baytree \$ (58,144) - \$ (103,409) \$ (103,409)	Other Sources/(Uses)										
Capital Projects - Paving - Baytree \$ (58,144) \$ - \$ (103,409) \$ (103,409) \$ (20,002) \$	Transfer Out:										
Capital Projects - Paving - IOB Funds (19,002) - (19,002)		\$	(58,144)	\$	-	\$	(103,409)	\$	(103,409)	\$	(83,90
Capital Projects - Reserves (65,093) - (3,969) (3,969) (140,000) (45,265) - (40,000) (50,000)			(19,002)		5		(19,002)		(19,002)		(19,00
Community Beautification Fund (45,265) (45,265) (50,000)	. ,				9						(147,60
First Quarter Operating (50,000) - (50,000) (50,	-		-						191		(45,26
					-		(50,000)		(50,000)		(50,00
	TOTAL OTHER SOURCES/(USES)	s	(237,504)	\$	•	\$	(176,380)	\$	(176,380)	\$	(345,77
EXCESS REVENUES (EXPENDITURES) \$ - \$ 621,330 \$ (543,951) \$ 77,379 \$											
	EXCESS REVENUES (EXPENDITURES)	\$:51	\$	621,330	\$	(543,951)	\$	77,379	\$	

Community Development District Budget Narrative

Proposed Budget FY 2026

REVENUES

Maintenance Assessements

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during 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.

Interest Income

The District earns interest on the monthly average collected balance for each of their operating accounts.

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

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.

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.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Assessment Roll Administration

Expenditures with Governmental Management Services related to adminitration of the District's Assessment Roll.

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.

Community Development District Budget Narrative

Proposed Budget FY 2026

Expenditures - Administrative (continued)

Communication - Telephone

Internet and Wi-Fi service for Office.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Legal Advertising

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

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Tax Collector Fee

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

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.

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to Florida Department of Commerce for \$175.

Operation and Maintenance:

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 AMOUNT
FIELD MANAGEMENT FEES (GMS)	\$3,021	\$36,254

Security Contract

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

DESCRIPTION	ANNUAL AMOUNT
REGULAR HOURS: COST OF \$26.65 PER HOUR FOR 359 DAYS	\$229,616
OT/HOLIDAY HOURS: COST OF \$39.98 PER HOUR FOR 6 DAYS	\$5,757
Total	\$235 374

Gate Maintenance

Represents expenditures for maintenance and repairs for the automated gate entrance systems. The District currently has a contract with Access Control Technologies.

Security Gatehouse Maintenance

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

Community Development District Budget Narrative

Proposed Budget FY 2026

Operation and Maintenance: (continued)

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	ANNUAL AMOUNT
201 BAYTREE DR FRONT GATE	\$310	\$3,719
630 BAYTREE DR BACK GATE	\$189	\$2,267
8207 NATIONAL DR POOL AREA	\$205	\$2,460
CONTINGENCY		\$554
	Total	\$9,000

Transponders

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

Utility - Electric

Represents costs for electric for projects such as streetlights, signs, electric for well pumps, guardhouse, entrance features,

DESCRIPTION	LOCATION	MONTHLY	ANNUAL AMOUNT
00533-81406	8002 Bradwick Way # Wall	\$29	\$350
02781-39043	8207 National Dr # Pool Hse	\$27	\$324
04080-73153	609 Baytree Dr # Wall	\$32	\$389
04396-25492	8205 National Dr # Courts	\$70	\$838
09459-03086	8147 Old Tramway Dr # Entrance	\$43	\$516
11105-10375	7948 Daventry Dr # Wall	\$28	\$341
14771-79517	345 Baytree Dr # Pump	\$141	\$1,694
15604-14425	8005 Kingswood Way # Fountain	\$681	\$8,167
36008-52200	602 Baytree Dr # Sign	\$30	\$355
46619-40025	8253 Old Tramway Dr # Ent Sign	\$34	\$407
47131-19107	1409 SouthPointe Ct# Ent Sign	\$29	\$347
67950-66148	7951 Daventry Dr # Pump Street	\$156	\$1,878
72491-60156	7942 Kingswood Way #Lights	\$34	\$410
73679-10572	201 Baytree Dr # Grd Hse	\$181	\$2,172
83711-46575	8005 Kingswood Way # Street Lights	\$3,126	\$37,512
86596-45173	8005 Kingswood Way # Pump	\$304	\$3,650
88573-27285	687 Deerhurst Dr # Pump	\$108	\$1,296
91260-64568	8128 Old Tramway Dr # Sign	\$27	\$324 .
99142-26460	8005 Kingswood Way# Gate	\$30	\$359
	CONTINGENCY		\$6,922
			\$68,250

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	LOCATION		ANNUAL AMOUNT
121573-112400	201 BAYTREE DR #GUARDHOUSE	\$1,300	\$15,600
167895-118058	8207 NATIONAL DR #POOL	\$90	\$1,080
			\$1,345
			\$18.025

Community Development District Budget Narrative

Proposed Budget FY 2026

Operation and Maintenance: (conti	nued)
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Gas

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

DESCRIPTION	LOCATION	MONTHLY	ANNUAL AMOUNT
2932702542	8205 NATIONAL DR POOL HEATER	\$554	\$6,648
	CONTINGENCY		\$2,702
			tg 350

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	ANNUAL AMOUNT
LAKE MAINTENANCE	\$3,565	\$42,777
NATURAL AREAS MANAGEMENT: CONTRACT COST OF 880 BI-	MONTYHLY	\$6,426
PEST CONTROL		\$378
	Total	\$49.581

Maintenance - Landscape Contract

The District currently has a contract with US Lawns to maintain its 352,000 Square Feet of Landscaping.

DESCRIPTION	MONTHLY	ANNUAL AMOUNT
LANDSCAPE MAINTENANCE	\$11,801	\$141,612

Maintenance - Additional Landscape

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

Maintenance - Pool

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

DESCRIPTION	VENDOR	MONTHLY	ANNUAL AMOUNT
POOL MAINTENANCE	BEACH POOLS		
SETEMBER THRU MAY - 3 I	DAYS/WEEK	\$900	\$8,100
JUNE THRU AUGUST - 5 DA	YS/WEEK	\$1,200	\$3,600
CONTINGENCY - Holiday			\$6,300
•		Total	\$18,000

Maintenance - Pool Parts & repairs

The District has constructed a community swimming pool, which requires maintenance and repairs as needed.

Maintenance - Pool Painting

The expense is allocated to the painting of the pool and the pool area.

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 and \$40 per

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

Community Development District Budget Narrative

Proposed Budget FY 2026

\$7,500

Amenity - Refuse Service

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

DESCRIPTION		MONTHLY	ANNUAL AMOUNT
96 GALLON TRASH TOTER		\$57	\$682
CONTINGENCY			\$118
			\$800
Amenity - Janitorial Service		rovided by Corrosall	of Orlando
Represents cost of cleaning &	Janitorial services. Services are pi	ovided by Coverail	oi Oriando.
JANITORIAL SERVICES	COVERALL OF ORLANDO	\$431	\$5,100
SUPPLIES & SPECIAL CLEA	NING	\$200	\$2,400
		\$150	\$1,800

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.

Sidewalk/Curb Cleaning

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

Miscellaneous

Any other miscellaneous expenses incurred during the year.

Other Financing Uses

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 - Paving - IOB Funds

Represents estimated expenditures from IOB shared costs.

Transfer Out - Capital Projects - Reserves

Renewal and replacement costs such as replacement cost of the sidewalks, drainage repair, playground equipment, etc. See

Transfer Out - Community Beautification Fund

Represents the assessments dedicated to the Community Beautification Fund.

Transfer Out - Rebalance First Quarter Operating

Reprosents 1st quarter operating reserve

BaytreeCommunity Development District

Proposed Budget FY 2026 Capital Reserves

Description	dopted Budget FY2025	uals Thru 3/31/25	rojected Next Months	rojected Thru 9 /30/ 25		Budget
REVENUES:				-12.	\$ 3,124 \$ 3,124 \$ 3,124 \$ 3,000 14,000 10,000 20,000 18,000 50,000 6,500 6,500 6,500 149,100 \$ 147,600	
Interest Income	\$	\$ 1,018	\$ 2,036	\$ 3,054	\$	2,000
Carry Forward Surplus	25,164	57,700	()	57,700		1,124
TOTAL REVENUES	\$ 25,164	\$ 58,718	\$ 2,036	\$ 60,754	\$	3,124
Expenditures:						
Lake Bank Restoration/Evaluation	\$ 30,000	\$ (€)	\$ 30,000	\$ 30,000	\$	30,000
Sidewalk/Gutter Repair	14,500	*8	14,500	14,500		14,000
Drainage Maintenance	10,000	*8	10,000	10,000		10,000
Tennis Court Lights	2,000	•	2,000	2,000		-
Electrical Infrastructure	*	*	(*a	:#E		20,000
Tennis Court Resurface	*	150	(0.5)			18,000
Pool Resurface	•	•	(17)			50,000
Disaster/Emergency Reserve	6,500	1	6,500	6,500		6,500
Bank Fees	600	¥	600	600		600
TOTAL EXPENDITURES	\$ 63,600	\$ 	\$ 63,600	\$ 63,600	\$	149,100
Other Financing (Uses)/Sources						
Transfer In	\$ 65,093	\$ *	\$ 3,969	\$ 3,969	\$	147,600
TOTAL OTHER SOURCES/(USES)	\$ 65,093	\$	\$ 3,969	\$ 3,969	\$	147,600
EXCESS REVENUES (EXPENDITURES)	\$ 26,657	\$ 58,718	\$ (57,595)	\$ 1,124	\$	1,624

Community Development District Capital Improvement Program

Project Description	F	Y 2025	FY 2026	,	FY 2027	1	Y 2028	F	Y 2029	F	Y 2030
Lake Bank Restoration	s	30,000	\$ 30,000	\$	30,000	\$	30,000	\$	30,000	\$	30,000
Sidewalk/Gutter Repair		14,500	14,000		14,000		14,000		14,000		14,000
Drainage Maintenance		10,000	10,000		10,000		10,000		10,000		10,000
Tennis Court Lights		-					2,000		8.9		- 2
Electrical Infrastructure		~	20,000						- 20		
Tennis Court Resurface			18,000						20		598
Paint Guardhouses		*			23		5,000				
Pool Resurface			50,000						2		- 12
Pool Furniture			26		4,000		*		-		166
Disaster/Emergency Reserve		6,500	6,500		6,500		6,500		6,500		6,500
Bank Fees		600	600		600		600		600		600
Total	\$	61,600	\$ 149,100	\$	65,100	\$	68,100	\$	61,100	\$	61,100

Baytree Community Development District Proposed Budget FY 2026 Pavement Management

Description	Adopted Budget FY2025	tuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 19/30/25	Proposed Budget FY 2026
REVENUES:					
Interest Income	\$ 2,000	\$ 3,848	\$ 7,697	\$ 11,545	\$ 2,000
Carry Forward Surplus	355,731	289,738	•	289,738	423,094
TOTAL REVENUES	\$ 357,731	\$ 293,586	\$ 7,697	\$ 301,283	\$425,094
EXPENDITURES:					
Bank Fees	\$ 600	\$ (*:	\$ 600	\$ 600	\$ 600
Sidewalk Repairs	2:	186			
Roadway Paving			75	•	
TOTAL EXPENDITURES	\$ 600	\$ - V	\$ 600	\$ 600	\$600
Other Sources/(Uses)					
Transfer In - Baytree	\$ 58,144	\$ 207 ***	\$ 103,409	\$ 103,409	\$ 83,907
Transfer In - IOB	19,002	•	19,002	19,002	19,000
TOTAL OTHER SOURCES/(USES)	\$ 77,146	\$	\$ 122,411	\$ 122,411	\$ 102,907
EXCESS REVENUES (EXPENDITURES)	\$ 434,277	\$ 293,586	\$ 129,508	\$ 423,094	\$ 527,401

CARRY FORWARD SPLIT

BAYTREE ЮВ

FY 2025	FY 2026
\$281,368	\$366,675
\$141,726	\$160,726
\$423,094	\$527,401

Baytree Community Development District Proposed Budget FY 2026 **Community Beautification**

Description		Adopted Budget FY2025		tuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 19/30/25	roposed Budget Y 2026
REVENUES:							
Interest	\$		\$	514	\$ 1,028	\$ 1,542	\$ •
Carry Forward Surplus		31,455		44,152	3	44,152	54.7
TOTAL REVENUES	\$	31,455	\$	44,666	\$ 1,028	\$ 45,694	\$
EXPENDITURES:							
Bank Fees	\$	400	\$	*	\$ **	\$	\$
Beautification Projects		×		30,000	15,694	45,694	45,265
TOTAL EXPENDITURES	\$	400	\$	30,000	\$ 15,694	\$ 45,694	\$ 45,265
Other Sources/(Uses)							
Transfer In - Baytree	\$	45,265	\$	•	\$ •	\$ *	\$ 45,265
TOTAL OTHER SOURCES/(USES)	Š	45,265	S		\$ 1. 8	\$	\$ 45,265
EXCESS REVENUES (EXPENDITURES)	\$	76,320	\$	14,666	\$ (14,666)	\$ 	\$ I V

Page 12

Baytree
Community Development District
Non-Ad Valorem Assessments Comparison
2025-2026

			0	461	Total
\$100.00	\$2,500.00 \$2,500.00	\$2,600.00	0	304	Phase 1 Phase 2
Increase/ (decrease)	FY2025	FY 2026			
ssments	Apriual Maintenance Assessments	Apruali	Bonds Units 2020	O&M Units	Neighborhood

Community Development District IOB Roadway Maintenance Cost Share Schedule

	Proposed Budget FY 2026
Security	\$235,374
Maintenance - Gate/Gatehouse	\$35,320
Telephone - Gatehouse	\$9,000
Utilities ¹	\$6,293
Maintenance - Lighting	18,000
Capital Reserve - Paving Management ²	\$25,346
Total	329,333
Less: Golf Course Contribution (2.25%)	(\$7,410)
Total to be assessed To Baytree CDD & Isles of Baytree HOA	\$321,923
Total Number of Lots Baytree Phase I	304
Baytree Phase II	157
Isles of Baytree	104
	565
Total Per Lot Assessment	\$570
Total Expenses divided by Total Units	3
Adopted Amount for Isles of Baytree HOA for FY26	\$59,257
Notes	
Total Utilities	
201 Baytree Drive Guardhouse 201 Baytree Drive Guardhouse - Water	\$3,710 \$780
8005 Kingswood Way - Street Lights	\$1,803
occo impariou via, bacce ngila	\$6,293
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 FY26 Paving Management	\$102,907
IOB Shared Cost	\$25,346

Chaparral of Palm Bay

🔊 Community Development District 📿

FY 2026 APPROVED TENTATIVE BUDGET

Approved on 5.19.25

CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT FY 2026 APPROVED TENTATIVE BUDGET GENERAL FUND (O&M)

VARIANCE FY 2025-2026		\$ 19,889	(288,431)	(10)		110,000	٠			(158,542)			7,200	155				i				a.	5,035		N•X	4,500		101	9			17.286
APPROVED TENTATIVE		\$ 385,307	166,182						•	967.298			12,000	918	490	48,000	•	•	3,600	300	3,800	2,000	18,846	175	3,500	10,000	7,000		2,015	800	17 600	130.944
ACTUAL THRU 03.31.2025		368,305	1,050			47,514				416,869			1,000	11	001	28,000	7		2,100	175		66	12,524		2,061	2,980	2,206	-	1,807	75		56.226
ADOPTED FY 2025		\$ 365,418 \$	293,560	1.60		110,000				768,978			4,800	367	490	48,000	,	*	3,600	300	3,800	2,000	13,811	175	3,500	5,500	7,000	97/	2,015	800	007 51	113.658
ACTUAL FY 2024		\$ 248,819	80,933	26,893		*	1,186	2,126	·	359,957			1,600	300	122	48,000			3,600		3,600	1,553	14,716	175	2,469	326	11,563		2,015	170	137	90.860
ACTUAL FY 2023		100,001		45,437	208,170	•	-		**	353,684			370	164	150	19,875	3,312	34,071	3,407	/ *	3,500	2,005	4,354	175	4,190	915	11,754	100	2,488	750		91 823
ACTUAL FV 2022		51,815	201,880	•	*	•	•		*	253,695			2,385	300	230	21,000	3,500	36,000	3,600	(4)	3,465	263	2,902	200	2,914	1,168	8,968	0	2,015	246	24.0	80 801
ACTUAL FY 2021		\$ 678	104,582	14,608	19	Ť	8,883			128,751			205			21,000	3,500	36,000	3,600	158		336		175	3,768	3,771	9,580		2,015	300		84 407
	I. REVENUE	GENERAL FUND REVENUE - ON ROLL	GENERAL FUND REVENUE - OFF ROLL	GENERAL FUND REVENUE - LOT CLOSINGS	O&M ASSESSMENTS/EXCESS FEES	DEVELOPER FUNDING - INTERIM OPERATING	MISCELLANEOUS REVENUE	OTHER INCOME	INTEREST	TOTAL REVENUE	II. EXPENDITURES	GENERAL ADMINISTRATIVE	SUPERVISORS COMPENSATION	PAYROLL TAXES	PAYROLL PROCESSING	MANAGEMENT CONSULTING SERVICES	CONSTRUCTION ACCOUNTING SERVICES	PLANNING, COORDINATING & CONTRACT SERVICES	ADMINISTRATIVE SERVICES	BANK FEES	AUDITING SERVICES	TRAVEL PER DIEM	INSURANCE	REGULATORY AND PERMIT FEES	LEGAL ADVERTISEMENTS	ENGINEERING SERVICES	LEGAL SERVICES	PERFORMANCE & WARRANTY BOND PREMIUM	WEBSITE HOSTING	MEETING ROOM RENTAL	ASSESSMENT COLLECTION FEE	ADMINISTRATIVE CONTINGENCY

CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT FY 2026 APPROVED TENTATIVE BUDGET

GENERAL FUND (O&M)

	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ADOPTED	ACTUAL	FY 2026 APPROVED	VARIANCE
	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	03,31,2025	BUDGET	FY 2025-2026
DEBT ADMINISTRATION:								
DISSEMINATION AGENT	5,000	5,000	990'5	000'9	000'9	6,185	10,500	4,500
	3,754	6,752	7,004	4,128	7,004		8,512	1,508
DEVELOPER FUNDING-INTERIM OPERATING	((4	200	100		000'011	47,514	(4)	(110,000)
	¥)*(475	475	750		950	200
TOTAL DEBT ADMINISTRATION	8,754	11,752	12,545	10,603	123,754	53,699	19,962	(103,792)
PHYSICAL ENVIRONMENT EXPENDITURES								
COMPREHENSIVE FIELD SERVICES	2,313	7,804	8,013	8,014	8,016	4,676	15,000	6,984
STREETPOLE LIGHTING	0.00	21,351	29,400	58,125	158,650	31,200	147,572	(11,078)
ELECTRICITY (IRRIGATION & POND PUMPS)	847	2,205	6,854	12,776	18,000	6,721	18,000	
	3,193	3,947	8,912	1,892	8,600		8,600	
LANDSCAPING MAINTENANCE	32,585	102,014	152,813	153,803	210,000	117,138	230,000	20,000
LANDSCAPE REPLINISHMENT	•	76	53		10,000	7 5 5 6	30,000	20,000
RRIGATION MAINTENANCE):	545	2,810	773	10,000	6,737	24,000	14,000
POND MAINTENANCE	9	(4)	990	7,740	30,000	10,290	30,000	
	*	NC.	*		15,000		25,000	10,000
GATE & CAMERA MONITORING	•0	**	10	765	3,500	1,890	3,720	220
GATE REPAIRS & MAINTENANCE	19	114	701	9,330	10,000	11,432	20,000	10,000
SECURITY ACCESS FOBS							000'9	000'9
							24,000	24,000
HOLDAY DECORATIONS							25,000	25,000
POND FOUNTAIN MAINTENANCE							18,000	18,000
PET WASTE REMOVAL	•	9	36		4,800		4,800	
CONTINGENCY FOR PHYSICAL ENVIRONMENT	•	1,090	5.971	936	25,000	36,521	75,000	50,000
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	38,937	138,956	214,773	254,154	511.566	226,604	704,692	193,126

CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT FY 2026 APPROVED TENTATIVE BUDGET GENERAL FUND (O&M)

FY 2026
APPROVED VARIANCE
TENTATIVE FY 2025-2026

ACTUAL THRU

> ADOPTED FY 2025

BUDGET

03.31.2025

35,000

35,000

25,000 15,000 1,200

25,000 15,000 1,200

500 15,000 91,700

500

35,000

20,000

20,000

198,320

967,298

336,529

768,978 25,221

25.221 25,221

25,221

			-						_									
ACTUAL	FY 2024		*	<u>*</u> 1	1.0	*	86	341		85		3,610	3,610	359,227	730	24,491	\$ 25,221	
ACTUAL	FY 2023		•	•	9	1,339	*	(9)	14,692	Æ	•	137	16,168	335,309	18,375	6,116	\$ 24,491 \$	
ACTUAL	FY 2022		*	•0	(4)	*	**	{(*)	8,610	*!	90	•	8,610	249,119	4,576	1,540	6,116	
ACTUAL	FY 2021		*	1,850	380	3	8.	850	2	20	890	<u>(*)</u>	1,850	133,948	(5,197)	6,737	\$ 1,540 \$	
		AMENITY CENTER OPERATIONS	POOL MAINENANCE	AMENITY MANAGEMENT	AMENITY CENTER INTERNET	AMENITY CENTER ELECTRIC	AMENITY CENTER WATER	JANITORIAL MAINTENANCE	SECURITY ACCESS CONTROL	PEST CONTROL	POOL PERMITS	AMENITY CONTINGENCY	TOTAL AMENTIY CENTER OPERATIONS	TOTAL EXPENDITURES	III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	FUND BALANCE - BEGINNING	FUND BALANCE - ENDING	

Footnote:

(1) Developer will enter into an O&M deficit funding agreement for the FY 2025/2026 budget to cover any shortfalls in the 'sudger.

(2) Developer will fund budget deficits based on actual expenditures that exceed actual revenues as needed.

STATEMENT 2 CHAPARRAL OF PALM BAY CDD FY 2026 PROPOSED BUDGET GENERAL FUND O&M ASSESSMENT ALLOCATION

A. ERU Assignment

	14.44	100		
Approx Lot Width	Assigned ERU	Lot Count	Total ERU	% ERU
40'	0.80	250	200.00	33.3%
50'	1.00	400	400.00	66.7%
total		650	600.00	100.0%

B. Expenditures (O&M Assessment)

 Total Expenditures (net)
 \$ 967,298.38

 County collection charges & early pmt. Disc.
 \$ 84,112.90

 Total O&M Assessment, if all ON Roll (gross)
 \$ 1,051,411.28

 Total ERUs in District
 600.00

 O&M Assessment per ERU (Gross)
 \$ 1,752.35

 O&M Assessment per ERU (Net)
 \$ 1,612.16

C. Assessment Allocation

Table 1 - Proposed FY 2026 Allocation of AR (as if all On-Roll)

					Total Gross
Approx Lot Width	Assigned ERU	Net Assmt/Lot	Total Net Assmt	Gross Assmt/Lot	Assmt
40'	0.80	\$ 1,289.73	\$ 322,432.79	\$ 1,401.88	\$ 350,470.43
50'	1.00	\$ 1,612.16	\$ 644,865.59	\$ 1,752.35	\$ 700,940.86
total			\$ 967,298.38		\$ 1,051,411.28

Table 2 - Adopted FY 2025 Allocation of AR (as if all On-Roll)

	N				Total Gross
Approx Lot Width	Assigned ERU	Net Assmt/Lot	Total Net Assmt	Gross Assmt/Lot	Assmt
40'	0.80	\$ 1,223.16	\$ 238,516.40	\$ 1,329.52	\$ 259,256.96
50'	1.00	\$ 1,528.95	\$ 420,461.60	\$ 1,661.90	\$ 457,023.48
total			\$ 658,978.00		\$ 716,280.43

3. Difference between Proposed O&M FY 2026 and Current FY 2025

	FY 2026	Current FY	% Change \$ Cl	nange
TOTAL EXPENDITURES - NET: \$	967,298.38	\$658,978	46.79% \$	308,320

		Proposed			Change in	
	FY 2025 Net	FY 2026 Net	'C	hange in Net	Net/Unit per	Percentage
Lot Width	Assmt/Unit	Assmt/Unit		Assmt/Unit	month	change
40'	\$ 1,223.16	\$ 1,289.73	\$	66.57	\$ 5.55	5.44%
50'	\$ 1,528.95	\$ 1,612.16	\$	83.21	\$ 6.93	5.44%

STATEMENT 2 CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE		KNNUAL
GENERAL ADMINISTRATIVE:					
SUPERVISORS COMPENSATION	Beard of Supervisors	1511002	Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year assumes - 3 Board Members per Meeting , 8 Meetings Considered. Chairman waives compensation as the fourth Supervisor	s	12,000
PAYROLL TAXES	Payroll	1511115	Amount is for employer taxes related to the payroll calculated at 7.65% Of BOS Payroll	S	918
PAYROLL PROCESSING	Innovative	1511114	Amount is assessed at \$55 Per Paynoll Plus Year End Processing of \$50 for the processing of payroll related to Supervisor compensation	S	490
MANAGEMENT CONSULTING SERVICES	Kai	1513000	The Eistrict received Management, Accounting and Assessment services as part of a Management Agreement.	S	48,000
CONSTRUCTION ACCOUNTING SERVICES	Kai	1513011	Construction accounting services are provided for the processing of requisitions and funding request for the District.	S	ě
FLANNING & COORDINATING SERVICES	Kai	1513013	Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with the maintenance & construction of District infrastructure	49	•)
ADMINISTRATIVE SERVICES	Kai	1513010	Pursuant to District Management Contract for services related to administration functions of the District such as agenda processing, public records request, etc.	s	3,600
BANK FEES	Bank United	1513034	Free associated with maintaining the District's bank accounts and the ordering of checks	s	300
AUDITING	DIBARTOLOMEO	1513070	Florida Stante mandates an audit of its financial records to be performed on an annual basis by an independent Certified Public Accounting firm.	s	3,800
TRAVEL PER DEIM	Misc	1549002	Estimated for Supervisor travel to and from District meetings	sa sa	2,000
INSURANCE	IPFS	1513100	The Districts General Liability , Public Officials and Property insurance is with EGIS Insurance and Risk Advisors. They specialize in providing insurance coverage to governmental agencies. The budgeted amount is based on estimates received for EGIS.	1 9	18,846
REGULATORY AND PERMIT FEES	Florida Dept of Economic Opportunity	1513041	The Eistrict is required to pay an armal fee of \$175 to the Department of Community Affairs.	69	175
LEGAL ADVERTISEMENTS	Local Newspaper	1513055	The Existrict is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation	en en	3,500
ENGINEERING SERVICES	Stantec	1513080	The Eistrict Engineer provides general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of contracter plans and invoices, and other specifically requested assignments.	643	10,000
LEGAL SERVICES	Straley, Robin Vericker	1514010	The Listrici's attorney provides general legal services to the District; i.e. attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisor and the District Manager	S	7,000
WEBSITE LIOSTING	SchoolNow	1513014	The Eistrict is mandated to post on the internet the approved and adopted budgets as well as agendas and other items in accordance with State requirements. SchoolNow - \$1,515 includes website compliance and remediation of 750 documents as we'l as \$500 for District Manager upload and oversight	so s	2,015
MEETING ROOM RENTAL	Mariott	1544001	In accordance with Florida Statute 190,006, the District is required to host meetings where the District is located. The District reserve rental in a facility accessible to residents and residing within the County	٧ı	800
ADMINISTRATIVE CONTINGENCY		1549080	Estimated for items not known and considered in the administrative allocations	69	17,500

STATEMENT 2 CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	VENDOR	GLACCOUNT	COMMENTS SCORE OF SERVICE		ANNUAL
DEBT SERVICE ADMINISTRATION:					
DISSEMINATING AGENT	LERNER	1513125	The District is required by the Securities & Exchange Commission to comply with Rule 15c2-12(D)-(5) which relates to additional reporting requirements for band issues. The budgeted amount is based on standard fees charged for this service.	v	10,500
TRUSTEE FEES	US BANK	1513030	The District deposits amounts related to a Bond Series with a Trustee stipulated in the trust indenture. The annual trustee fees are based on fees estimated by the Trustee for the 2021 A1 and A2.	69	8,512
ARBITRAGE	Arbitrage Rebate Counselors LLC	1513130	The District receives services from an independent specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances.	69	950
PHYSICAL ENVIRONMENT:					
COMPREHENSIVE FIELD SERVICES	Kai	1513001	Directs day to day operations and oversees field services technician. Schedule vendors and inspect their work, interact with new homeowners, coordinate general security, manage of RFP for ongoing maintenance, prepare written monthly reports to the Board, including travel for field technician.	S	15,000
STREETPOLE LIGHTING	Gig Fiber, LLC	1531020	It is anticipated that there will be a total 104 streetlights installed by the end of FY 2025 and will pay a monthly rate of \$51.50 per light. It is further anticipated that there will be an additional 119 streetlights installed by during FY 2026. The Deposit for the additional 119 streetlights is \$100 per streetlight.	c/s	147,572
ELECTRICITY (IRRIGATION & POND PUMPS)	FPL	1531010	Estimated for electrical services related to the irrigation and pond pumps. One meter located at 1694 Malabar at an average cost of \$982 monthly. The second meter is located at 904. Abilene Dr at an average cost of \$165 monthly. Included an additional \$5,016 for any additional landscape that may be conting on.	и	18,000
WATER	City of Palm Bay	1541058	Estimated water utility services related to the operations of the District for the meter located at 90 Abilene Dr.	S	8,600
LANDSCAPING MAINTENANCE	Brightview Landscape	1546001	PO# OM-CPB-050: The landscape professional provides monthly services that include mowing, edging, line trimming, pruning, blowing and small debris pickup, as well as bed weed control as well as chemical and horicultural maintenance. Also included are monthly irrigation maintenance checks and chaping dog station bags. Includes 561,160 for additional obases coming coaline, Anticipates 4A and 4B coming on line throughout the fiscal year.	v	230,000
LANDSCAPE REPLINISHMENT	Brightview Landscape	1546004	Landscape replenishment as needed	ß	30,000
IRRIGATION MAINTENANCE	Brightview Landscape	1546007	The maintenance and repair of the irrigation system as needed.	69	24,000
POND MAINTENANCE		1537005	PO# OM-CB-051: The District is contracting with the vendor to provide stormwater maintenance services for eight ponds and one overflow structure at a monthly rate of 985. An additional \$18, 180 has been set aside to fund supplemental pond treatments for midge fly control and potential fish stocking.	٠ <u>٠</u>	30,000
ENTRY FEATURES		1537006	Estimated for The maintenance and repair of the entry features and lighting as needed. Adding lighting to entry features.	89	25,000
GATE & CAMERA MONITORING	OC Integrations	1537007	Basic programming and monitoring of the camera system	SA	3,720
GATE REPAIRS & MAINTENANCE	DC Integrations	1537008	PO # OM-CB-059 & OM-CB-070: The District contracts with DC Integrations for gate database management at \$165 guarterly, cellular internet service at \$3.99 quarterly, and Door King gate control system support at \$2.10 quarterly. The iotal annual value of these services is \$3,720. An additional \$16,280 has been estimated for repairs and ongoing maintenance related to gate operations and onnicing.	u	20,000
SECURITY ACCESS FOBS		NEW LINE	Covers the cost of purchasing and programming electronic access fobs for resident and staff entry to gated amenities and facilities.	S	000'9
SECURITY ROVING		NEW LINE	Provides for contracted roving security services to monitor the community, deter unauthorized activity, and support overall safety during designated hours.	S	24,000
HOLIDAY DECORATIONS		NEW LINE	Funds the installation, removal, and storage of seasonal holiday decor throughout the community's common areas.	69	25,000

STATEMENT 2 CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	NENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	GY.	TRINKS
POND FOUNTAIN MAINTENANCE		NEW LINE	Covers routine maintenance, repairs, and operational inspections to ensure proper functioning of pond fountains and aestitatic water features.	S	18,000
PET WASTE REMOVAL	Brightview	1537009	The contractor will provide for the servicing of 2 pet waste stations in the District as well as the provision of waste removal bags. The District will be considering the addition of 3 stations at an increased amount of \$200 pe month. Additional stations approximate \$400 each to purchase and is reflected in the overall budgeted amount	6/3	4,800
PHYSICAL ENVIRONMENT CONTINGENCY	Contingency	1551000	Additional maintenance added with new areas coming online and maintenance of such items	va	75,000
AMENITY:					
POOL MAINTENANCE		1541050	Maintenance program for pool expected in FY 25/26	s.	35,000
AMENITY CENTER MANAGEMENT			Provides for the professional management and oversight of the District's amenity facilities, including staffing, scheduling, and day-to-day operations.		
AMENITY CENTER INTERNET		1541003	Internet is estimated to be approximately \$130 per month	ب	¥?
AMENTIY CENTER ELECTRIC		1541057	Electric estimated to be \$475 pc month	s	SQ.
AMENITY CENTER WATER		1580001	Water is estimated to be \$375 per month	sa.	ĸ
JANITORIAL MAINTENANCE		1580002	Main:enance program for pool expected in FY '25/26	69	25,000
SECURITY ACCESS CONTROL		1580003	COST FOR CAMERAS, ACCESS SYSTEM MANAGEMENT OF AMENITY CENTER	и	15,000
AMENITY PEST CONTROL		1580004	Pest control estimated for the amerity center	И	1,200
POOL PERMITS		1541054	Covers the cost of required health and operating permits for the community pool, ensuring compliance with local and state regulations.	sq.	200
AMENITY CONTINGENCY		1580000	As needed for any amenity features	sa.	35,000
TOTAL EXPENDITURES				s	967,298

STATEMENT 4 CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT DEBT SERVICE SCHEDULES

	SERIES	SERIES	FY 2026
	2020A-1	2024	TOTAL
REVENUE			
SPECIAL ASSESSMENTS - ON ROLL - GROSS	\$ 263,913		\$ 263,913
SPECIAL ASSESSMENTS - OFF ROLL - NET	-	842,720	842,720
LESS: EARLY PAYMENT DISCOUNT	(10,557)		(10,557)
TOTAL REVENUE	253,357	842,720	1,096,077
EXPENDITURES			
COUNTY - ASSESSMENT COLLECTION FEES	10,557	9.50	10,557
INTEREST EXPENSE			
May 1, 2026	74,013	331,090	405,103
November 1, 2026	72,469	331,090	403,559
PRINCIPAL RETIREMENT			
May 1, 2026	95,000	180,000	275,000
TOTAL EXPENDITURES	252,038	842,180	1,094,218
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	1,319	540	1,859
FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT	\$ 1,319	\$ 540	\$ 1,859

Table 1. Series 2020A-1 Allocation of Maximum Annual Debt Service (GROSS MADS), per SAMR

LOT WIDTH	LOTS	ERU	Total ERU	% ERU	TOTAL ASSMTS	ASSMT / LOT
40'	175	0.80	140.5	58.7%	\$155,951	\$891.15
50'	99	1.00	99.0	41.3%	\$109,849	\$1,109.59
Total	274		239.5	100.0%	\$265,801	

Table 2. 2024 Allocation of Maximum Annual Debt Service (NET MADS), per SAMR

LOT WIDTH	LOTS	ERU	Total ERU	% ERU	TOTAL ASSMTS	ASSMT / LOT
50'	267	1.00	267.0	111.5%	\$842,720	\$3,156

STATEMENT 5 CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT \$4,310,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2020A-1

			THE R	Deht Service	Annual Debt	Bonds
Period Ending	Principal	Coupon	Interest	/(a)	Service (a)	Outstanding
11/1/2025		3.00%	74,013	74,013	74,013	3,815,000
5/1/2026	95,000	3.00%	74,013	169,013		3,720,000
11/1/2026		3.00%	72,469	72,469	241,481	3,720,000
5/1/2027	95,000	3.00%	72,469	167,469		3,625,000
11/1/2027		3.00%	70,925	70,925	238,394	3,625,000
5/1/2028	100,000	3.25%	70,925	170,925		3,525,000
11/1/2028		3.25%	69,300	69,300	240,225	3,525,000
5/1/2029	105,000	3.25%	69,300	174,300		3,420,000
11/1/2029		3.25%	67,594	67,594	241,894	3,420,000
5/1/2030	105,000	3.25%	67,594	172,594		3,315,000
11/1/2030		3.25%	65,888	65,888	238,481	3,315,000
5/1/2031	110,000	3.25%	65,888	175,888		3,205,000
11/1/2031		3.25%	64,100	64,100	239,988	3,205,000
5/1/2032	115,000	3.25%	64,100	179,100		3,090,000
11/1/2032		3.25%	61,800	61,800	240,900	3,090,000
5/1/2033	120,000	3.25%	61,800	181,800		2,970,000
11/1/2033		3.25%	59,400	59,400	241,200	2,970,000
5/1/2034	125,000	3.25%	59,400	184,400		2,845,000
11/1/2034		4.00%	56,900	56,900	241,300	2,845,000
5/1/2035	130,000	4.00%	56,900	186,900		2,715,000
11/1/2035		4.00%	54,300	54,300	241,200	2,715,000
5/1/2036	135,000	4.00%	54,300	189,300		2,580,000
11/1/2036		4.00%	51,600	51,600	240,900	2,580,000
5/1/2037	140,000	4.00%	51,600	191,600		2,440,000
11/1/2037		4.00%	48,800	48,800	240,400	2,440,000
5/1/2038	145,000	4.00%	48,800	193,800		2,295,000
11/1/2038		4.00%	45,900	45,900	239,700	2,295,000
5/1/2039	150,000	4.00%	45,900	195,900		2,145,000
11/1/2039		4.00%	42,900	42,900	238,800	2,145,000
5/1/2040	160,000	4.00%	42,900	202,900		1,985,000
11/1/2040		4.00%	39,700	39,700	242,600	1,985,000
5/1/2041	165,000	4.00%	39,700	204,700		1,820,000
11/1/2041		4.00%	36,400	36,400	241,100	1,820,000
5/1/2042	170,000	4.00%	36,400	206,400	700 400	1,650,000
11/1/2042		4.00%	33,000	33,000	239,400	1,650,000
5/1/2043	180,000	4.00%	33,000	213,000	242 400	1,470,000
11/1/2043		4.00%	29,400	29,400	242,400	1,470,000
5/1/2044	185,000	4.00%	29,400	214,400	740 100	1,285,000
11/1/2044	40	4.00%	25,700	25,700	240,100	1,285,000
5/1/2045	195,000	4.00%	25,700	220,700	0.40	1,090,000
11/1/2045		4.00%	21,800	21,800	242,500	1,090,000
5/1/2046	200,000	4.00%	21,800	221,800	880 /00	890,000
11/1/2046		4.00%	17,800	17,800	239,600	890,000
5/1/2047	210,000	4.00%	17,800	227,800	041 400	680,000
11/1/2047		4.00%	13,600	13,600	241,400	680,000

9 of 14

STATEMENT 5 CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT \$4,310,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2020A-1

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service (a)	Bonds Outstanding
5/1/2048	220,000	4.00%	13,600	233,600		460,000
11/1/2048	,	4.00%	9,200	9,200	242,800	460,000
5/1/2049	225,000	4.00%	9,200	234,200		235,000
11/1/2049	•	4.00%	4,700	4,700	238,900	235,000
5/1/2050	235,000	4.00%	4,700	239,700		
Total	3,815,000		2,274,375	6,089,375	5,849,675	

Footnote: Max annual DS post True-up: 242,800

⁽a) Data herein for the CDD's budgetary process purposes only.

STATEMENT 6
CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT
\$12,500,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2024 (ASSESSMENT AREA 2)

			THE REAL PROPERTY.	Debt Service	Annual Debt	Bonds
Period Ending	Principal	Coupon	Interest	/(a)	Service/(a)	Outstanding
						12 500 000
5/1/2025					566 500	12,500,000
11/1/2025			235,442	235,442	566,532	12,500,000
5/1/2026	180,000	4.50%	331,090	331,090	070 100	12,320,000
11/1/2026			331,090	511,090	838,130	12,320,000
5/1/2027	190,000	4.50%	327,040	327,040	272 225	12,130,000
11/1/2027			327,040	517,040	839,805	12,130,000
5/1/2028	200,000	4.50%	322,765	322,765		11,930,000
11/1/2028			322,765	522,765	841,030	11,930,000
5/1/2029	210,000	4.50%	318,265	318,265		11,720,000
11/1/2029			318,265	528,265	841,805	11,720,000
5/1/2030	220,000	4.50%	313,540	313,540		11,500,000
11/1/2030			313,540	533,540	842,130	11,500,000
5/1/2031	230,000	4.50%	308,590	308,590		11,270,000
11/1/2031			308,590	538,590	842,005	11,270,000
5/1/2032	240,000	5.20%	303,415	303,415		11,030,000
11/1/2032			303,415	543,415	840,590	11,030,000
5/1/2033	255,000	5.20%	297,175	297,175		10,775,000
11/1/2033			297,175	552,175	842,720	10,775,000
5/1/2034	265,000	5.20%	290,545	290,545		10,510,000
11/1/2034			290,545	555,545	839,200	10,510,000
5/1/2035	280,000	5.20%	283,655	283,655		10,230,000
11/1/2035			283,655	563,655	840,030	10,230,000
5/1/2036	295,000	5.20%	276,375	276,375		9,935,000
11/1/2036			276,375	571,375	840,080	9,935,000
5/1/2037	310,000	5.20%	268,705	268,705		9,625,000
11/1/2037			268,705	578,705	839,350	9,625,000
5/1/2038	325,000	5.20%	260,645	260,645		9,300,000
11/1/2038			260,645	585,645	837,840	9,300,000
5/1/2039	345,000	5.20%	252,195	252,195		8,955,000
11/1/2039			252,195	597,195	840,420	8,955,000
5/1/2040	365,000	5.20%	243,225	243,225		8,590,000
11/1/2040			243,225	608,225	841,960	8,590,000
5/1/2041	385,000	5.20%	233,735	233,735		8,205,000
11/1/2041	_		233,735	618,735	842,460	8,205,000
5/1/2042	405,000	5.20%	223,725	223,725		7,800,000
11/1/2042	·		223,725	628,725	841,920	7,800,000
5/1/2043	425,000	5.20%	213,195	213,195		7,375,000
11/1/2043	,		213,195	638,195	840,340	7,375,000
5/1/2044	445,000	5.20%	202,145	202,145		6,930,000
11/1/2044			202,145	647,145	837,720	6,930,000
5/1/2045	470,000	5.50%	190,575	190,575		6,460,000
11/1/2045	,		190,575	660,575	838,225	6,460,000
5/1/2046	500,000	5.50%	177,650	177,650	,	5,960,000
11/1/2046	300,000		177,650	677,650	841,550	5,960,000
5/1/2047	525,000	5.50%	163,900	163,900	,	5,435,000
11/1/2047	525,000	2.24,4	163,900	688,900	838,363	5,435,000
5/1/2048	555,000	5.50%	149,463	149,463	,	4,880,000
3/1/2070	223,030	2.20,0	,	/ - /-		

STATEMENT 6
CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT
\$12,500,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2024 (ASSESSMENT AREA 2)

eriod Ending	Principal	Coupon	Interest	Debt Service (a)	Annual Debt Service (a)	Bonds Outstanding
11/1/2048			149,463	704,463	838,663	4,880,000
5/1/2049	590,000	5.50%	134,200	134,200	050,005	4,290,000
11/1/2049	390,000	5.5070	134,200	724,200	842,175	4,290,000
	630,000	5.50%	117,975	117,975	012,175	3,670,000
5/1/2050	620,000	3.3070	117,975	737,975	838,900	3,670,000
11/1/2050	£5.500	0	,	•	030,500	, ,
5/1/2051	655,000	0	100,925	100,925		3,015,000
11/1/2051			100,925	755,925	838,838	3,015,000
5/1/2052	695,000	5.50%	82,913	82,913		2,320,000
11/1/2052			82,913	777,913	841,713	2,320,000
5/1/2053	730,000	5.50%	63,800	63,800		1,590,000
11/1/2053	ŕ		63,800	793,800	837,525	1,590,000
5/1/2054	775,000	5.50%	43,725	43,725		815,000
11/1/2054	,		43,725	818,725	841,138	815,000
5/1/2055	815,000	5.50%	22,413	22,413		(
11/1/2055	,		22,413	837,413	837,413	(
	\$12,500,000		*************************************		\$25,770,567	

Footnote: Max annual DS \$842,720

⁽a) Data herein for the CDD's budgetary process purposes only.

STATEMENT 7 CHAPARRAL OF PALM BAY CDD FY 2026 TOTAL ASSESSMENT ALLOCATION

Table 1 - Proposed FY 2026 Allocation of Assessments (as if all On-Roll)

ASSESSMENT AREA 1 - PHASES 1, 2, AND 3

Approx Lot Width	Lot Count	Assigned ERU		&M, Fross	į	2020 DS	1	otal FY 2026	Total FY 2025	Diff	ference**
40'	175	0.80	\$ 1	,401.88	\$	891.15	\$	2,293.03	\$ 2,220.67	\$	72.36
50'	99	1.00	\$ 1	,752.35	\$	1,109.59	\$	2,861.94	\$ 2,771.49	\$	90.45
Total	274										

ASSESSMENT AREA 2 - PHASES 4A, AND 4B

Approx Lot Width	Lot Count	Assigned ERU	O&M, Gross	2024 DS	Total FY 2026	Total FY 2025	Difference**	
50'	267	1.00	\$ 1,752.35	\$ 3,430.71	\$ 5,183.06	\$ 5,092.62	\$ 90.45	

^{**} Difference represents a change in the O&M portion only. Debt Service remains the same throughout the bonds maturity period

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>

www.heritageisleatvieracdd.org

May 27, 2025

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

Attn: Budget Office

Re: Heritage Isle at Viera Community Development District Proposed Fiscal Year 2025/2026 Budget

Dear Sir/Madam:

Enclosed please find the Fiscal Year 2025/2026 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 26, 2025, at 10:30 am at the Brevard County Government Center, located at 2725 Judge Fran Jamieson Way, Viera, Florida 32940 (Florida Room).

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,

Brian Mendes

Brian Mendes District Manager

cc: W

Wes Haber, District Counsel

Emmett J Williams, Jr., District Chairperson

Enclosures



Heritage Isle at Viera Community Development District

https://heritageisleatvieracdd.org

Proposed Budget for Fiscal Year 2025-2026

TABLE OF CONTENTS

	<u>Page</u>
General Fund Budget for Fiscal Year 2025-2026	1
Reserve Fund Budget for Fiscal Year 2025-2026	5
Debt Service Fund Budget for Fiscal Year 2025-2026	7
Assessment Charts for Fiscal Year 2025-2026	8
General Fund Budget Account Category Descriptions	10
Reserve Fund Budget Account Category Descriptions	16
Debt Service Fund Budget Account Category Descriptions	17

Annual Bud Legislative Supervisor Fees Supervisor Fees Administrative Accounting Services Administrative Services Bistrict Boilineer District Engineer District Management Dues, Licenses & Fees Financial & Revenue Collections Eegal Advertising Miscellaneous Fees Public Officials Liability Insurance Trustees Fees Website Hosting, Maintenance & Compliance Trustees Fees District Counsel District Counsel District Counsel	建了级协会公司	Proposed Budget Heritage Isle at Viera Community Development District General Fund Fiscal Year 2025/2026	Proposed Budget era Community Dev General Fund Fiscal Year 2025/2026	et Jevelopme ₁₂₆	nt Distric			
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Accounting Services \$ 22,523 Administrative Services \$ 6,717 Arbitrage Rebate Calculation \$ 1,050 Assessment Roll \$ 5,794 Auditing Services \$ 4,100 Disclosure Report \$ 2,000 District Engineer \$ 10,000 District Engineer \$ 38,062 Dues, Licenses & Fees \$ 175 Financial & Revenue Collections \$ 3,500 Miscellaneous Fees \$ 5,678 Public Officials Liability Insurance \$ 3,391 Trustees Fees \$ 2,738 Website Hosting, Maintenance & Compliance \$ 2,738 Legal Counsel \$ 15,000 District Counsel \$ 15,000	25	Financial & Administrative						
Administrative Services \$ 6,717 Arbitrage Rebate Calculation \$ 1,050 Assessment Roll \$ 5,794 Auditing Services \$ 4,100 Disclosure Report \$ 2,000 District Engineer \$ 10,000 District Management \$ 3,062 Dues, Licenses & Fees \$ 175 Financial & Revenue Collections \$ 3,500 Miscellaneous Fees \$ 3,500 Public Officials Liability Insurance \$ 3,391 Trustees Fees \$ 3,391 Website Hosting, Maintenance & Compliance \$ 2,738 Legal Counsel \$ 2,738 Legal Counsel \$ 15,000 District Counsel \$ 15,000	26	Accounting Services	₩	22,523	€	22,523	\$	
Arbitrage Rebate Calculation \$ 1,050 Assessment Roll \$ 5,794 Auditing Services \$ 4,100 Disclosure Report \$ 2,000 District Engineer \$ 10,000 District Engineer \$ 38,062 Dues, Licenses & Fees \$ 38,062 Financial & Revenue Collections \$ 38,062 Miscellaneous Fees \$ 5,678 Public Officials Liability Insurance \$ 3,391 Trustees Fees \$ 3,391 Website Hosting, Maintenance & Compliance \$ 2,738 Legal Counsel \$ 15,000 District Counsel \$ 15,000	27	Administrative Services	₩	6,717	₩	6,717	₩	
Auditing Services \$ 5,794 Auditing Services \$ 4,100 Disclosure Report \$ 2,000 District Engineer \$ 10,000 District Management \$ 10,000 District Management \$ 38,062 Dues, Licenses & Fees \$ 38,062 Financial & Revenue Collections \$ 5,678 Legal Advertising \$ 3,391 Miscellaneous Fees \$ 3,391 Public Officials Liability Insurance \$ 2,738 Vebsite Hosting, Maintenance & Compliance \$ 2,738 Legal Counsel \$ 2,738 District Counsel \$ 15,000 District Counsel \$ 15,000	28	Arbitrage Rebate Calculation	\$	1,050	€	1,050	₩	,
Auditing Services \$ 4,100 Disclosure Report \$ 2,000 District Engineer \$ 10,000 District Management \$ 38,062 Dues, Licenses & Fees \$ 175 Financial & Revenue Collections \$ 5,678 Legal Advertising \$ 3,500 Miscellaneous Fees \$ 3,391 Public Officials Liability Insurance \$ 7,750 Website Hosting, Maintenance & Compliance \$ 2,738 Legal Counsel \$ 15,000 District Counsel \$ 15,000	29	Assessment Roll	₩	5,794	€	5,678	\$	(116)
Disclosure Report \$ 2,000 District Engineer \$ 10,000 District Management \$ 38,062 Dues, Licenses & Fees \$ 175 Financial & Revenue Collections \$ 5,678 Financial & Revenue Collections \$ 3,500 Miscellaneous Fees \$ 3,500 Miscellaneous Fees \$ 3,500 Public Officials Liability Insurance \$ 2,738 Vebsite Hosting, Maintenance & Compliance \$ 2,738 Legal Counsel \$ 15,000 District Counsel \$ 15,000	တ္ထ	Auditing Services	↔	4,100	↔	4,000	\$	(100)
District Engineer \$ 10,000 District Management \$ 38,062 Dues, Licenses & Fees \$ 175 Financial & Revenue Collections \$ 5,678 Legal Advertising \$ 3,500 Miscellaneous Fees \$ 3,391 Public Officials Liability Insurance \$ 7,750 Trustees Fees \$ 7,750 Website Hosting, Maintenance & Compliance \$ 2,738 Legal Counsel \$ 15,000 District Counsel \$ 15,000	33	Disclosure Report	€	2,000	₩	2,000	\$	
District Management \$ 38,062 Dues, Licenses & Fees \$ 175 Pinancial & Revenue Collections \$ 5,678 Legal Advertising \$ 3,500 Miscellaneous Fees \$ 885 Public Officials Liability Insurance \$ 7,750 Trustees Fees \$ 7,750 Website Hosting, Maintenance & Compliance \$ 2,738 Legal Counsel \$ 15,000 District Counsel \$ 15,000	32	District Engineer	↔	10,000	€	15,000	₩.	5,000
Dues, Licenses & Fees \$ 175 Financial & Revenue Collections \$ 5,678 Financial & Revenue Collections \$ 3,500 Miscellaneous Fees \$ 3,391 Public Officials Liability Insurance \$ 7,750 Trustees Fees \$ 7,750 Website Hosting, Maintenance & Compliance \$ 2,738 Legal Counsel \$ 15,000 District Counsel \$ 15,000	33	District Management	↔	38,062	€	39,584	₩	1,522
Financial & Revenue Collections \$ 5,678 Legal Advertising \$ 3,500 Miscellaneous Fees \$ 3,391 Public Officials Liability Insurance \$ 7,750 Trustees Fees \$ 7,750 Website Hosting, Maintenance & Compliance \$ 2,738 Legal Counsel \$ 15,000 District Counsel \$ 15,000	34	Dues, Licenses & Fees	€9-	175	€	175	€	•
Legal Advertising \$ 3,500 Miscellaneous Fees \$ 885 Public Officials Liability Insurance \$ 3,391 Trustees Fees \$ 7,750 Website Hosting, Maintenance & Compliance \$ 2,738 Legal Counsel \$ 15,000 District Counsel \$ 15,000	35	Financial & Revenue Collections	ω	5,678	↔	5,678	₩	ĵ.
Miscellaneous Fees Public Officials Liability Insurance Trustees Fees Website Hosting, Maintenance & Compliance Legal Counsel District Counsel Administrative Subtotal	36	Legal Advertising	ь	3,500	↔	3,500	€	1
Public Officials Liability Insurance Trustees Fees Website Hosting, Maintenance & Compliance Legal Counsel District Counsel Administrative Subtotal	37	Miscellaneous Fees	€9	885	₩.	1,096	€	211
Trustees Fees Website Hosting, Maintenance & Compliance Legal Counsel District Counsel Administrative Subtotal S 7,750 1,750	38	Public Officials Liability Insurance	89	3,391	₩.	3,869	€	478
Website Hosting, Maintenance & Compliance Legal Counsel District Counsel Administrative Subtotal \$ 2,738	39	Trustees Fees	€	7,750	6	7,750	€	
Legal Counsel\$ 15,000District Counsel\$ 135,363	9	Website Hosting, Maintenance & Compliance	€	2,738	€9	4,100	€	1,362
District Counsel \$ 15,000	4	Legal Counsel						
Administrative Subtotal \$ 135,363	42	District Counsel	₩	15,000	€9	15,000	↔	1
Administrative Sulptotal	43							
	44	Administrative Subtotal	\$	135,363	S	143,720	co.	8,357

4 of Accounts Classification Annual Budg 2024/200/2016 1ELD OPERATIONS \$ vices \$ ghts \$ ol \$ iance \$ e Repairs & Maintenance \$ tem Maintenance \$ vironment \$ vironment \$ vironment \$ s \$ s \$ ilch \$ s \$ iltities \$ iltities \$ intenance \$ <th></th> <th>Proposed Budget Heritage Isle at Viera Community Development District General Fund Fiscal Year 2025/2026</th> <th>Proposed Budget era Community Develop General Fund Fiscal Year 2025/2026</th> <th>omen.</th> <th>t District</th> <th></th> <th></th> <th></th>		Proposed Budget Heritage Isle at Viera Community Development District General Fund Fiscal Year 2025/2026	Proposed Budget era Community Develop General Fund Fiscal Year 2025/2026	omen.	t District			
EXPENDITURES - FIELD OPERATIONS Electric Utility Services Utility - Street Lights Utility - Street Lights Utility Services Stormwater Control Aquatic Maintenance Fountain Service Repairs & Maintenance Fountain Service Repairs & Maintenance Stormwater System Maintenance Fountain Service Repairs & Maintenance Inrigation Repairs Landscape Field Services Landscape Field Services Landscape Replacement Plants, Annuals, Shrubs, Trees Sidewalk Pressure Washing Sidewalk Repair		Chart of Accounts Classification	Annual Budget for 2024/2025	for	Budget for 2025/2026		Budget Increase (Decrease) vs 2024/2025	ease) vs :5
EXPENDITURES - FIELD OPERATIONS Electric Utility Services Utility - Street Lights Utility Services Stormwater Control Aquatic Maintenance Fountain Service Repairs & Maintenance Fountain Service Repairs & Maintenance Stormwater System Maintenance Other Physical Environment General Liability & Property Insurance Irrigation Repairs Landscape Field Services Landscape Field Services Landscape Replacement Plants, Annuals, Shrubs, Trees Sidewalk Pressure Washing Sidewalk Repair Sidewalk Repair Sidewalk Repair Frigation Frighties Sidewalk Repair Frighties F	45							
Electric Utility Services Utility - Street Lights \$ Utility Services \$ Stormwater Control \$ Aquatic Maintenance \$ Fountain Service Repairs & Maintenance \$ Stormwater System Maintenance \$ Other Physical Environment \$ General Liability & Property Insurance \$ Irrigation Repairs \$ Landscape - Mulch \$ Landscape Field Services \$ Landscape Maintenance \$ Landscape Replacement Plants, Annuals, Shrubs, Trees \$ Road & Street Facilities \$ Sidewalk Pressure Washing \$ Sidewalk Repair \$ Parks & Recreation \$ Infrastructure Annual Inspection \$	46	EXPENDITURES - FIELD OPERATIONS						
Electric Utility ServicesUtility - Street Lights\$Utility Services\$Stormwater Control\$Aquatic Maintenance\$Fountain Service Repairs & Maintenance\$Stormwater System Maintenance\$Other Physical Environment\$General Liability & Property Insurance\$Irrigation Repairs\$Landscape Field Services\$Landscape Field Services\$Landscape Replacement Plants, Annuals, Shrubs, Trees\$Road & Street Facilities\$Sidewalk Pressure Washing\$Sidewalk Repair\$Parks & Recreation\$Infrastructure Annual Inspection\$	47							
Utility - Street Lights Utility Services Stormwater Control Aquatic Maintenance Fountain Service Repairs & Maintenance Fountain Service Repairs & Maintenance Stormwater System Maintenance Ceneral Liability & Property Insurance Irrigation Repairs Landscape Field Services Landscape Field Services Landscape Replacement Plants, Annuals, Shrubs, Trees Sidewalk Pressure Washing Sidewalk Repair	48	Electric Utility Services						
Stormwater Control Aquatic Maintenance Aquatic Maintenance Fountain Service Repairs & Maintenance Stormwater System Maintenance Other Physical Environment General Liability & Property Insurance Irrigation Repairs Landscape Field Services Landscape Field Services Landscape Replacement Plants, Annuals, Shrubs, Trees Sidewalk Pressure Washing Sidewalk Repair Sidewalk Repair Sidewalk Repair Farks & Recreation Infrastructure Annual Inspection Stormwater Control Stormwater Control Stormwater Control Stormwater System Maintenance Stormwater Stormwater Stormwater Control Stormwater Stormwater Control St	49	Utility - Street Lights		86,325 \$			\$	(86,325)
Aquatic Maintenance Aquatic Maintenance Fountain Service Repairs & Maintenance Stormwater System Maintenance Other Physical Environment General Liability & Property Insurance Irrigation Repairs Landscape - Mulch Landscape Field Services Landscape Maintenance Landscape Replacement Plants, Annuals, Shrubs, Trees Sidewalk Pressure Washing Sidewalk Repair Sidewalk Repair Sidewalk Repair Sidewalk Repair Sidewalk Annual Inspection Sidewalk Annual Inspection Sidewalk Annual Inspection Street Facilities Sidewalk Repair Sidewalk Repair Sidewalk Repair	20	Utility Services		38,465 \$		137,000	€	98,535
Aquatic Maintenance Fountain Service Repairs & Maintenance Stormwater System Maintenance Other Physical Environment General Liability & Property Insurance Irrigation Repairs Landscape - Mulch Landscape Field Services Landscape Maintenance Landscape Maintenance Landscape Replacement Plants, Annuals, Shrubs, Trees Sidewalk Pressure Washing Sidewalk Repair Sidewalk Repair Sidewalk Repair Sidewalk Repair Sidewalk Annual Inspection ### Annual Inspection #### ### ############################	51	Stormwater Control						
Fountain Service Repairs & Maintenance Stormwater System Maintenance Other Physical Environment General Liability & Property Insurance Irrigation Repairs Landscape - Mulch Landscape Field Services Landscape Replacement Plants, Annuals, Shrubs, Trees Sidewalk Pressure Washing Sidewalk Repair Sidewalk Repair Sidewalk Repair Sidewalk Repair Sidewalk Repair Sidewalunal Inspection Sidewalunal Inspection Stormwater System Supports Street Facilities Sidewalunal Inspection Sidewalunal Inspection Stormwater System Street Sepair Sidewalunal Inspection Stormwater System Street Supports Street Street Supports Street	52	Aquatic Maintenance		44,360 \$		45,000	€₽	640
Stormwater System Maintenance Other Physical Environment General Liability & Property Insurance Irrigation Repairs Landscape - Mulch Landscape Field Services Landscape Replacement Plants, Annuals, Shrubs, Trees Sidewalk Pressure Washing Sidewalk Repair Sidewalk Repair Sidewalk Repair Sidewalk Repair Sidewalk Annual Inspection	53	Fountain Service Repairs & Maintenance		6,000 \$		10,000	\$	4,000
Other Physical EnvironmentGeneral Liability & Property Insurance\$Irrigation Repairs\$Landscape - Mulch\$Landscape Field Services\$Landscape Relates Maintenance\$Landscape Replacement Plants, Annuals, Shrubs, Trees\$Road & Street Facilities\$Sidewalk Pressure Washing\$Sidewalk Repair\$Parks & Recreation\$Infrastructure Annual Inspection\$	54	Stormwater System Maintenance		10,000 \$		10,000	₩	,
General Liability & Property Insurance Irrigation Repairs Landscape - Mulch Landscape Field Services Landscape Maintenance Landscape Maintenance Landscape Replacement Plants, Annuals, Shrubs, Trees Sidewalk Pressure Washing Sidewalk Repair Sidewalk Repair Parks & Recreation Infrastructure Annual Inspection \$	55	Other Physical Environment						
Irrigation Repairs\$Landscape - Mulch\$Landscape Field Services\$Landscape Maintenance\$Landscape Replacement Plants, Annuals, Shrubs, Trees\$Road & Street Facilities\$Sidewalk Pressure Washing\$Sidewalk Repair\$Parks & Recreation\$Infrastructure Annual Inspection\$	56	General Liability & Property Insurance		17,000 \$		14,000	\$	(3,000)
Landscape - Mulch Landscape Field Services Sandscape Maintenance Landscape Maintenance Landscape Maintenance Sidewalk Pressure Washing Sidewalk Repair Sidewalk Repair Parks & Recreation Infrastructure Annual Inspection Sidewalk Repair	57	Irrigation Repairs		65,500 \$		65,000	€9-	(200)
Landscape Field Services Landscape Maintenance Landscape Replacement Plants, Annuals, Shrubs, Trees Road & Street Facilities Sidewalk Pressure Washing Sidewalk Repair Parks & Recreation Infrastructure Annual Inspection \$ \$	28	Landscape - Mulch		57,340 \$		63,500	₩	6,160
Landscape Maintenance Landscape Replacement Plants, Annuals, Shrubs, Trees Road & Street Facilities Sidewalk Pressure Washing Sidewalk Repair Parks & Recreation Infrastructure Annual Inspection \$ \$	29	Landscape Field Services		10,200 \$		15,000	€	4,800
Landscape Replacement Plants, Annuals, Shrubs, Trees Road & Street Facilities Sidewalk Pressure Washing Sidewalk Repair Parks & Recreation Infrastructure Annual Inspection \$ \$	8	Landscape Maintenance		317,448 \$		337,000	₩.	19,552
Road & Street Facilities\$Sidewalk Pressure Washing\$Sidewalk Repair\$Parks & Recreation\$Infrastructure Annual Inspection\$	6	als,		50,000 \$		20,000	↔	ŧ.
Sidewalk Pressure Washing Sidewalk Repair **Parks & Recreation Infrastructure Annual Inspection **Sidewalk Pressure **Sidewalk Parks **Annual Parks **Annu	62	Road & Street Facilities						
Sidewalk Repair Parks & Recreation Infrastructure Annual Inspection	63	Sidewalk Pressure Washing		30,000 \$		85,000	€	55,000
Parks & Recreation Infrastructure Annual Inspection	49	Sidewalk Repair		45,000 \$		45,000	€	ı
Infrastructure Annual Inspection	65	Parks & Recreation						
	99	Infrastructure Annual Inspection		15,000 \$		10,000	₩	(2,000)
Wildlife Service		Wildlife Service		₩		4,500		

£:

	Proposed Budget Heritage Isle at Viera Community Development District	Proposed Budget	get Developme	nt District		
	Ö	General Fund				
	Fiscal	Fiscal Year 2025/2026	2026			
	Chart of Accounts Classification	Ann	Annual Budget for 2024/2025	Budget for 2025/2026	Δ	Budget Increase (Decrease) vs 2024/2025
29	Pedestrian Bridge Maintenance	69	3,000	€	69	(3,000)
89	Contingency					
69	Miscellaneous Contingency	69	20,000	\$ 20,	20,000 \$	r
20						
7.1	Field Operations Subtotal	s	815,638	\$ 911,000	\$ 000	90,862
72						
73	TOTAL EXPENDITURES	\$	951,001	\$ 1,054,720	720 \$	99,219
74						
75	EXCESS OF REVENUES OVER EXPENDITURES	G		G	69	4,500
9/						

154	Propose	Proposed Budget				
	Heritage Isle at Viera Community Development District Reserve Fund	Community Develo Reserve Fund	pment	District		
	Fiscal Year	Fiscal Year 2025/2026				
	Chart of Accounts Classification	Annual Budget for 2024/2025	for	Budget for 2025/2026	Bud (Do	Budget Increase (Decrease) vs 2024/2025
-						
7	ASSESSMENT REVENUES					
ო						
4	Special Assessments					
വ	Tax Roll*	\$ 244,500	200	178,000	€	(66,500)
9						
7	Assessment Revenue Subtotal	\$ 244,500	\$ 009	178,000	69	(002/99)
∞						
တ	OTHER REVENUES					
19						
7	Interest Earnings					
12	Interest Earnings	↔	€9	6	↔	T.
13	Other Miscellaneous Revenues					
14	Balance Forward from Prior Year	ь	ۮ	113,000	€	113,000
15						
16	Other Revenue Subtotal	\$	49	113,000	49	113,000
17						
18	TOTAL REVENUES	\$ 244,500	\$ 009	291,000	69	46,500
19	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.					
20						
21	EXPENDITURES					
22						
23	Other Physical Environment					
24		\$ 35,0	-	35,000	-	•
25	Irrigation Repair- Controller Replacements Reserve	39,(39,000 \$	39,000	€9-	•

	Proposed Budget	l Budget			3
ji	Heritage Isle at Viera Community Development District	unity Developm	ent District		
	Reserve Fund	e Fund			
	Fiscal Year 2025/2026	2025/2026			
	Chart of Accounts Classification	Annual Budget for 2024/2025	Budget for 2025/2026	ā	Budget Increase (Decrease) vs 2024/2025
	Irrigation Repairs (Overhaul)	· ·	\$ 55,	\$ 000'55	55,000
56	Street Tree Replacement Reserve	\$ 15,000	\$ 15,	15,000 \$	
27	Tree Trimming Reserve	\$ 10,000	\$ 10,0	10,000 \$	1
28	Road & Street Facilities				
59	Light Replacement - Utility FPL	\$ 57,500	€9	<i></i>	(57,500)
30	Sidewalk Reserve	\$ 30,000	\$ 30,	30,000 \$	
31	Parks & Recreation				
32	Miscellaneous Parks and Infrastructure Reserve	\$ 50,000	\$ 50'	50,000 \$	
33	Pedestrian Bridge Reserve	\$ 8,000	\$ 57,	\$ 000'29	49,000
34					
35	TOTAL EXPENDITURES	\$ 244,500	\$ 291,000	\$ 000	46,500
36					
37	EXCESS OF REVENUES OVER EXPENDITURES		\$	· ·	
အ္တ					

Heritage Isle at Viera Community Development District Debt Service

Fiscal Year 2025/2026

Chart of Accounts Classification	Series 2013A-1	Series 2013A-2	Series 2017	Budget for 2025/2020
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				
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 2025/2026 O8M AND DEBT SERVICE ASSESSMENT SCHEDULE

2025/2026 O&M Budget: \$1,286,220.00 Collection Costs: 2% Early Payment Discounts: 4%

2024/2025 O&M Budget: 2025/2026 O&M Budget: \$1,195,501.00 \$1,286,220.00

2025/2026 Total:

\$27,366 38 \$54,732.77 \$1,368,319.15

Total Difference:

\$90,719.00

Lot Sizo	Assessment Breakdown	Per Unit Annual Asse 2024/2025	2025/2026	\$	ase / Decrease %
South	_				
	Series 2013A-1/A-2 Debt Service	\$293 76	\$293 76	\$0.00	0.00%
VIIIa	Operations/Maintenance	\$741,99	\$784 22	\$42.23	5.69%
	Total	\$1,035.75	\$1,077.98	\$42.23	4.08%
	Series 2013A-1/A-2 Debt Service	\$398.68	\$398 68	\$0.00	0 00%
Duplex	Operations/Mainlenance	\$772.01	\$825 07	\$53 06	6 87%
	Total	\$1,170.69	\$1,223.75	\$53.06	4.53%
	Series 2013A-1/A-2 Debt Service	\$482,61	\$482.61	\$0.00	0.00%
Single Family 50'	Operations/Maintenance	\$802 04	\$865 92	\$63.88	7 96%
	Total	\$1,284.65	\$1,348.53	\$63.88	4,97%
	Series 2013A-1/A-2 Debt Service	\$587 52	\$587 52	\$0.00	0.00%
Single Family 70'	Operations/Maintenance	5850 07	\$931 28	\$81,21	9 55%
	Total	\$1,437.59	\$1,518.80	\$81.21	5.65%
North	Series 2017 Debt Service	\$291.54	5291 54	50 00	0.00%
Condo	Operations/Maintenance	\$741 99	5784 22	542 23	5 69%
	Total	\$1,033.53	\$1,075,76	\$42,23	4.09%
	Senes 2017 Debt Service	\$291 54	\$291.54	\$0.00	0 00%
VIIIa	Operations/Maintenance	\$741 99	\$784.22	\$42.23	5 69%
	Total	\$1,033.53	\$1,075.76	\$42.23	4.09%
	Series 2017 Debt Service	\$478 96	\$478.96	\$0.00	0 00%
Single Family 50*	Operations/Maintenance	\$802 04	\$865.92	\$63.88	7 96%
	Total	\$1,281.00	\$1,344.88	\$63.88	4.99%
	Senes 2017 Debt Service	\$541 44	\$541.44	\$0.00	0 00%
Single Family 60'	Operations/Maintenance	\$826 05	\$898.60	\$72.55	8 78%
	Total	\$1,367.49	\$1,440.04	\$72.55	5.31%
	Series 2017 Debt Service	5583 09	\$583.09	\$0.00	0 00%
Single Family 70'	Operations/Maintenance	\$850 07	\$931.28	\$81,21	9 55%
	Total	\$1,433.16	\$1,514.37	\$81,21	5.67%
Clubhouse	Operations/Maintenance	\$1,162 30	\$1,356 11	\$193 81	16 67%
	Total	\$1,162.30	\$1,356.11	\$193,81	16.67%

				TOTAL COLALIZED GAMBUSOTT	TORNANDOTT			\$1,081,229 00	TOTAL STRATFITO OSM SUBGET	BAY BUDGET			\$725,000,00					
				TOTAL EQUALETO OLU ASTRI COLLECTOR COST @	FARLY PAYMENT ORDORNT A COLLECTION COST @		40%	\$25,479.18 \$46,184.30 \$1,129,967,48	TOTAL STRAINENT DRIVE AND	e court e	40%	13	\$4,787.28 \$9,674.47 \$729,361.70					
									A SHOW THE REAL PROPERTY.								i i	
					1000000	MODELL ACCORD	2017/		The second second	A STATE OF THE PARTY OF THE PAR	THE RESERVE AND ADDRESS OF				590	Supplemental services	1000	- 100
104.878	į	BERUIS 2013A-1/A-2		EAU	TOTAL	% TOTAL	TOTAL	PerUnit	EAU	TOTAL	% TOTAL	TOTAL	Parth	TOTALOSM	3874E 2013A-1	SERES 2013A-2	8ERUEN 2017	9
to i man	000	Committee of the Commit	A STANSON OF THE PARTY OF THE P	70000	David &	Dec.	-	Can	Tank item	Card S	geo a	attioner	(Vince)	T DO ONL	DEBT BENTEY	ORDITA BIDIOGRAM	DAMA SERVICE AND	11.4
Saya																		
WA	52	81	0	Call	52 00	750.5	#1.03 FF	\$707.52	0.50	25.52	2 80%	56 655 32	\$5 70	\$77,877	6268,69	516 18	10.00	
2	145	146	0	8 20	141.50	3 09 %	\$107,548.85	\$702.52	0.75	109 50	7.47%	\$17 992 08	\$-22.55	\$825.07	3250 93	547.76	20.00	
05 pt	37*	759	9	* 00	371 00	73 09%	57,363,050	5702 52	1 00	371 50	25 23 %	\$9 029 098	\$160,40	25'57865	\$424 81	16730	10 00	
27	*28	3%		* 00	123.00	7.97%	\$26,923 4	\$702.52	1 40	179.20	12 234	\$29 280 62	Aretta	1091.22	\$617,10	170,38	00.00	
North																		
Correct	*20	26	119	- 20	-22.00	7 47%	\$84,302 GB	1702 52	0.50	0.00 0.0	**5%	\$5.60% B8	45.35	\$784.22	60.00	80,03	\$201.54	
e	250	9	253	. 3	254.00	-5 6×14	\$178,241.31	\$707.57	0.50	*27 00	*070	\$20.751.54	20.00	\$7 3 4.22	20,00	80.08	\$291.54	
SF 50	227		227	it.	727 00	19Et P.	1159 473 14	1702 59	1 00	277 00	15 50%	\$37 071 34	\$152.40	\$845.M2	\$3,00	\$4 po	\$478.00	
SF 50	2-5	(4)	215	ń	2 5 00	WACC.	1151 047 84	22 2025	1 20	258 00	75.466	5/2,156.88	9444 08	2308.00	00 02	20,00	1641.44	
20.72	62	- 10	53	ji	40.00	2 92%	\$44,259.07	\$702.52	1 40	8.9 20	6 02%	\$14.417.70	522H 7#	993128	2000	\$0.00	60'E89'E	
Cluenquas		(id)	D	í	3	0.05%	\$702.52	9702 57	4 50	1100	277%	865,3 59	\$650.59	31,360,11	\$0,00	\$0.00	\$0,00	
Total Community	1465	n	677		1407,00	100.001	NAMES OF		200	14043-0	Weres	E239.501,76						
ESS Broard County Collection Code (IIII) and Early Payment Occount (4%)	es (2%) end Early Payro	er! (250 - 76 (4%)					(SP21242)		3			(\$14,381,70)						
Wat Savesas to be Collected							\$1,081,220,00				1.1	9725,000 00						

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

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

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel 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 and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Streetlights: The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

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

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

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Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

Mayfair Community Development District

Proposed Budget FY 2026



Table of Contents

General Fund	 1
Narratives	2-3
Amortization Schedule	4

Mayfair

Community Development District Proposed Budget General Fund

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25		Proposed Budget FY 2026
REVENUES:						
Special Assessments - On Roll Carry Forward	\$7 4 ,510	\$70, 1 95	\$- 	\$70,195 -		\$70,039 4,223
TOTAL REVENUES	\$74,510	\$70,195	\$-	\$70,195	_	\$74,262
EXPENDITURES:						
Administrative						
Engineering	\$5,000	\$-	\$2,083	\$2,083		\$5,000
Attorney Fees	15,000	2,325	6,250	8,575		15,000
Annual Audit	3,500	3,200	25	3,200		3,500
Management Fees	30,000	17,500	12,500	30,000		31,800
Annual Assessment	8,000	Ĩ.	8,000	8,000		5,000
Website Maintenance	1,200	700	500	1,200		1,200
Telephone	50		21	21		50
Postage & Delivery	500	69	208	278		500
Insurance General Liability	6,883	6,349	9	6,349		7,650
Printing & Binding	500	10	208	219		500
Legal Advertising	1,500	2	1,500	1,500		1,500
Other Current Charges	550	190	229	419		550
Office Supplies	150	0	63	63		150
Contingencies	1,502	<u> </u>	626	626		1,687
Dues, Licenses & Subscriptions	175	175		175		175
TOTAL ADMINISTRATIVE	\$74,510	\$30,519	\$32,188	\$62,707		\$74,262
TOTAL EXPENDITURES	\$74,510	\$30,519	\$32,188	\$62,707		\$74,262
EXCESS REVENUES (EXPENDITURES)	\$-	\$39,676	\$(32,188)	\$7,488	\$	•
		Gross Assessment	ts		\$	74,510
		Less: Discounts &	-		-	(4,471)
		Not A secondonte			4	70.020

Net Assessments	\$ 70,039
Less: Discounts & Collections 5%	[4,471]
Gross Assessments	\$ 74,510

Product	Assessable Units	Total Gross Assessment	FY25 Gross Per Unit	FY26 Gross Per Unit	Increase/ (Decrease)
Single Family	1	\$ 74,510.00	\$ 74,510.00	\$ 74,510.00	\$ -
Total	1	\$ 74,510.00			

Mayfair

Community Development District Budget Narrative

REVENUES

Special Assessments-Tax Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Expenditures - Administrative

Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Trustee Fees - Pending Bonds

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

Dissemination Agent - Pending Bonds

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Arbitrage Calculation - Pending Bonds

The District is required to annually have an arbitrage rebate calculation on the District's Bonds.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Annual Assessments

GMS SF, LLC provides assessment roll services with the local Tax Collector.

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

Communication - Telephone

Services are provided as those may be needed for attending meetings or fulfilling District's communication needs.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Mayfair

Community Development District Budget Narrative

Expenditures - Administrative (continued)

Legal Advertising

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

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

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

Contingencies

A contingency for any unanticipated and unscheduled cost to the District.

Mayfair
Community Development District
Non-Ad Valorem Assessments Comparison
2025-2026

Neighborhood U	O&M Units	Annual Mad	Annual Maintenance Assessments	ssments	Annus	Annual Debt Assessments	nents	Total	Total Assessed Per Unit	nit
		FY 2026	FY2025	Increase/ (decrease)	FY 2026	FY2025	Increase/ (decrease)	FY 2026	FY2025	Increase/ (decrease)
Single Family	н	\$74,510.00	\$74,510.00	\$0.00	\$0.00	\$0.00	\$0.00	\$74,510.00	\$74,510.00	\$0.00
Total	1									

Montecito Community Development District

3501 Quadrangle Blvd., Ste 270 Orlando, FL 32817 407-382-3256 FAX 407-382-3254

May 19, 2025

County Finance Department PO Box 1496 Titusville, FL 32781-1496

RE: Montecito Community Development District

Proposed FY 2026 Budgets

To Whom It May Concern:

In accordance with Chapter 190.008 F.S., attached are copies of the proposed Fiscal Year 2026 budgets for the Montecito Community Development District which is located within Brevard County. These budgets are for your review and comments, should you have any. However, no action is necessary on your part.

If you should have any questions regarding this matter, please feel free to contact me.

Sincerely,

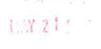
Rick Montejano
District Accountant
PFM Group Consulting LLC
montejanor@pfm.com

RECEIVED



Montecito CDD FY2026 Proposed Budget

	FY 2025 Adopted Budget	FY 2026 Proposed Budget
Revenues		
O&M Assessments	\$1,054,631.00	\$1,056,071.09
Debt Assessments (S2022)	336,100.00	335,128.76
Interest Income	500.00	23,882.28
Townhome Mailbox Maintenance	1,440.00	1,440.00
Stormwater Control Cost Share		4,136.00
Net Revenues	\$1,392,671.00	\$1,420,658.13
General & Administrative Expenses		
Supervisor Fees	\$12,000.00	\$6,000.00
District Engineer	45,000.00	45,000.00
Legal Fees	40,000.00	40,000.00
District Management	54,000.00	50,000.00
Assessment Roll	5,300.00	7,000.00
Website Maintenance	4,100.00	3,420.00
Auditing Services	4,400.00	4,576.00
Tax Preparation Fees	14	60.00
Arbitrage Rebate Calculation	450.00	500.00
Trustee Fees	3,250.00	3,250.00
Insurance	47,227.00	51,691.20
Legal Advertising	1,500.00	1,250.00
Dues, Licenses, and Fees	175.00	175.00
Contingency/Miscellaneous	2,400.00	2,400.00
Total General & Administrative Expenses	\$219,602.00	\$215,322.20
Maintenance Expenses		
Facility Attendant & General Mgmt. Contract	\$163,246.00	\$163,246.00
Amenity Center Operations		
Repairs & Maint. (Non-HVAC)	\$10,000.00	\$7,750.00
HVAC Repairs & Maint.	2,750.00	5,000.00
Office Supplies	1,000.00	1,000.00
Janitorial Supplies	1,250.00	1,250.00
Janitorial Services	12,540.00	18,000.00
Pest Control & Termite Bond	1,203.00	1,203.00
Fitness Equipment Repairs & Maint.	3,000.00	3,000.00
Playground Repairs & Maint.	1,000.00	1,000.00
Pool Service Repairs & Maint.	18,000.00	28,000.00
Total Amenity Center	\$50,743.00	\$66,203.00
Irrigation		
Irrigation Repairs & Maint.	\$50,000.00	\$50,000.00
Intigation Monitoring	7,000.00	7,200.00
Hoover Pumps Repairs & Maint.	17,500.00	17,500.00
Total Irrigation	\$74,500.00	\$74,700.00
Stormwater Control		
Aquatic Repairs & Maint.	\$15,500.00	\$20,000.00





Montecito CDD FY2026 Proposed Budget

	FY 2025 Adopted Budget	FY 2026 Proposed Budget
Landscaping	\$82,000.00	\$82,000.00
Landscaping Contracted Services	10,000.00	27,646.00
Additional Landscaping Repairs & Maint. Plant Replacement	2,400.00	6,000.00
Mulch	15,000.00	15,000.00
Palm Tree Maint.	15,435.00	18,000.00
Oak Tree Maint.	7,167.00	10,000,00
Total Landscaping	\$132,002.00	\$158,646.00
Common Areas, Right of Ways & Walls		
Streetlight Repairs & Maint.	\$9,000.00	\$9,000.00
Entry Vehicular Gates Repairs & Maint.	20,000.00	15,000.00
Pedestrian Entry Gates & Walls Maint.	5,000.00	5,000.00
Common Area Repairs & Maint.	12,000.00	12,000.00
Total Common Areas, Right of Ways & Walls	\$46,000.00	\$41,000.00
Security Monitoring Services		
Fire Detection Services	\$2,432.00	\$7,130.00
Access Control Services	2,918.00	À
Intrusion Services	1,780.00	9
Security Monitoring Repairs & Maint.	2,870.00	2,870.00
Total Security Monitoring Services	\$10,000.00	\$10,000.00
Utilities		
Electric Services	\$65,000.00	\$65,000.00
Telephone, Internet	3,946.00	4,000.00
Water & Sewer Services	4,000.00	4,000.00
Gate Kiosk Internet Services	2,850.00	2,850.00
Total Utilities	\$75,796.00	\$75,850.00
Extraordinary Services		
Townhome Mailboxes Maint	\$1,440.00	\$1,440.00
Total Maintenance Expenses	\$569,227.00	\$611,085.00
Total Expenditures	\$789,029.00	\$826,407.20
Other Financing Uses	174 264 00	\$64,872.93
Capital Reserve Transfer Out	174,264.00	30,000.00
Disaster Reserve Transfer Out	30,000.00	
Roadway Reserve Transfer Out		100,000.00
Total Other Financing Uses	\$204,264.00	\$194,872.93
Total Expenditures & Reserves	\$993,293.00	\$1,021,280.13
Revenues Less Expenditures	\$399,378.00	\$399,378.00
Bond Payments (S2022)	\$315,934.00	\$315,934.00
Balance	\$83,444.00	\$83,444.00
Assessment Fees & Discounts		
County Appraiser & Tax Collector Fee	\$27,815.00	\$27,815.00
Discounts	55,629.00	55,629.00
Excess / (Shortfall)	\$0.00	\$0.00

Carretta -

Tranquility Community Development District

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

May 23, 2025

Brevard County Manager

Jim Liesenfelt 2725 Judge Fran Jamieson Way, Bldg. C Viera, FL 32940

City of Titusville Manager

Mr. Scott Larese P.O. Box 2806 Titusville, FL 32781

Re:

Tranquility Community Development District

Proposed Budget Fiscal Year 2026

Dear Managers:

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 2026 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,

Brittany Brookes Recording Secretary

Enclosures

RECEIVED

MAY 29 2025

County Manager's Office



Tranquility Community Development District

Proposed Budget FY2026

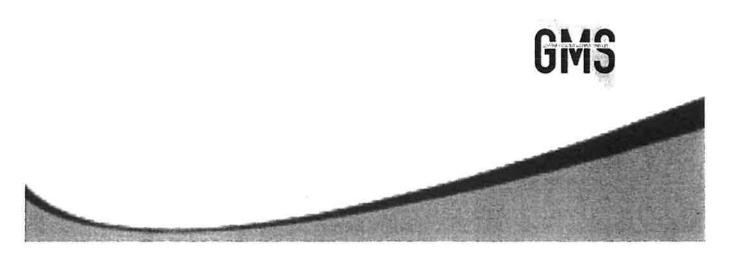


Table of Contents

1-2	General Fund
3-6	General Fund Narrative

Tranquility Community Development District Proposed Budget General Fund

Description		Adopted Actuals Budget Thru 3/31/25		Projected Next 6 Months		Total Thru 9/30/25		Proposed Budget FY2026	
Revenues									
Phase 1 & 2 Assessments - On Roll	\$	E.	\$	5	\$ · .	\$	•	\$	56,964
Phase 3 Assessments - Direct	\$	•	\$		\$	\$	0.5	\$	13,496
Undeveloped Administrative Assessments - Direct	\$	₩:	\$		\$ 2.6	\$	3.5	\$	33,454
Developer Contribution	\$	142,891	\$	27,160	\$ 45,645	\$	72,805	\$	150,290
Total Revenues	S	142,891	\$	27,160	\$ 45,645	\$	72,805	\$	254,204
Expenditures									
General & Administrative									
Supervisor Fees	\$	12,000	\$		\$ 1,800	\$	1,800	\$	12,000
FICA Expense	\$	900	\$	•	\$ 138	\$	138	\$	900
Engineering	\$	15,000	\$		\$ 5,000	\$	5,000	\$	15,000
Attorney	\$	25,000	\$	996	\$ 5,000	\$	5,996	\$	25,000
Annual Audit	\$	6,000	\$	3,300	\$: \$4	\$	3,300	\$	4,000
Assessment Administration	\$	5,000	\$	•	\$:51	\$		\$	5,150
Arbitrage	\$	450	\$	*	\$ 3.7	\$		\$	450
Dissemination	\$	5,000	\$	*	\$ (₹)	\$	0.50	\$	5,150
Trustee Fees	\$	4,07 1	\$	*	\$ (*):	\$	()=:	\$	4,500
Management Fees	\$	42,500	\$	21,250	\$ 21,250	\$	42,500	\$	43,775
Information Technology	\$	1,890	\$	945	\$ 945	\$	1,890	\$	1,947
Website Maintenance	\$	1,260	\$	630	\$ 630	\$	1,260	\$	1,298
Telephone	\$	300	\$	•	\$ 50	\$	50	\$	300
Postage & Delivery	\$	1,000	\$	10	\$ 100	\$	110	\$	1,000
Insurance	\$	5,720	\$	5,408	\$ •	\$	5,408	\$	7,434
Printing & Binding	\$	1,000	\$	29	\$ 100	\$	129	\$	1,000
Legal Advertising	\$	10,000	\$	526	\$ 4,000	\$	4,526	\$	10,000
Other Current Charges	\$	5,000	\$	204	\$ 270	\$	474	\$	5,000
Office Supplies	\$	625	\$	0	\$ 50	\$	50	\$	625
Dues, Licenses & Subscriptions	\$	175	\$	175	\$ (2)	\$	175	\$	175
Total Administrative	S	142,891	\$	33,472	\$ 39,333	\$	72,805	S	144,704

1

Tranquility Community Development District Proposed Budget **General Fund**

Description		Adopted Budget FY2025	Actuals Thru 3/31/25		Projected Next 6 Months		Total Thru 9/30/25		Proposed Budget FY2026	
Operations & Maintenance										
Field Expenditures										
Property Insurance	\$		\$	*:	\$	*	\$		\$	10,000
Field Management	\$	80	\$	*	\$		\$	3	\$	15,000
Lake Maintenance	\$		\$	*	\$	*	\$	-	\$	12,000
Streetlights	\$		\$	*	\$	×	\$	9€	\$	45,000
Sidewalk & Asphalt Maintenance	\$	350	\$	*	\$	*	s	·	\$	10,000
General Repairs & Maintenance	\$	(#C	\$	20	\$	*	\$; -	\$	7,500
Stormwater Maintenance	\$	(2)	\$		\$	2	\$		\$	5,000
Contingency	\$		\$	<u>*</u>	\$	9	\$	9	\$	5,000
Total Operations & Maintenance	**(E-4.5)		s		\$		s		Ś	109,500
Total Expenditures	5	142,891	s	33,472	s	39,333	\$	72,805	\$	254,204
Excess Revenues/(Expenditures)	\$		\$	(6,312)	5	6,312	\$	MA SIN	5	

Product	ERU's	Units	ERU/Unit	Net Ass	essments	Net Per U	olt	Gross Per Unit
Single Family 50' - Direct	67.00	67	1.00	\$	13,496	\$	201.43	\$ 214.29
Single Family 70' - On Roll	282.80	202	1.40	\$	56,964	2	282.00	\$ 300.00
Totals	349.80	269		S	70,460			

Revenues:

Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District to pay for operating expenditures during the fiscal year.

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 Supervisors checks.

Engineering

The District's engineer 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 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.

Arbitrage

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

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.

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 various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, 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 coverages.

Printing & Binding

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

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.

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.

Field Expenditures:

Property Insurance

The District's estimated property insurance coverages.

Field Management

Represents the estimated costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Lake Maintenance

Represents the estimated costs of maintaining the lake for the District.

Streetlights

Encompasses the budgeted amount for the District's decorative light poles and fixtures in various locations.

Sidewalk & Asphalt Maintenance

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

Stormwater Maintenance

Represents the estimated costs of maintaining the District's stormwater systems.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

Viera East Community Development District

Proposed Budget FY 2026



Viera East Community Development District

Table of Contents

	<u>Pages</u>
General Fund	1-2
General Fund Narrative	3-8
Capital Reserve	9
Debt Service - Series 2020	10
Debt Service Fund - Series 2020 Amortization	11
Food and Beverage	12
Food and Beverage Narrative	13-15
Golf Course	16-18
Golf Course Narrative	19-25
Recreation Fund Debt Service - Series 2012 Amortization	26

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

		r	iscal Year 2	026	•						
A STATE OF THE PARTY OF THE PAR		15	Adopted		Actuals		Projected		Total	- 1	Proposed
	Actuals		Budget		As Of		Next	I	rojected @		Budget
	FY 2024		TY 2025		4/30/25		5 Months		9/30/25		Fr 2026
Revenues											
Maintenance Assessments	\$1,392,551	1	\$1,378,97	3	\$1,356,828	3	\$22,145		\$1,378,973		\$1,378,97
Golf Course Administrative Services	\$56,280)	\$56,28		\$32,830		\$23,450		\$56,280		\$56,28
Donations for Park Materials	\$0)	\$5,000	כ	\$0)	\$0		\$0		\$
Miscellaneous Income - Farmers Market	\$4,166	6	\$20,000)	\$6,292	2	\$4,494		\$10,786		\$10,00
Interest Income	\$1	1	\$100)	\$9,699)	\$6,928		\$16,627		\$5,00
Total Revenues	\$ 1,452,998	\$	1,460,353	\$	1,405,649	\$	57,017	\$	1,462,666	\$	1,450,253
Administrative Expenditures											
Supervisors Fees	\$23,142		\$30,519		\$15,180		\$10,843		\$26,023		\$30,519
Engineering Fees	\$16,850		\$5,000		\$0		\$1,000		\$1,000		\$5,000
Attorney's Fees	\$6,629		\$20,000		\$2,988		\$2,134		\$5,122		\$20,000
Dissemination	\$1,000		\$1,050		\$613		\$438		\$1,050		\$1,082
Trustee Fees	\$673		\$5,600		\$2,357		\$1,684		\$4,041		\$6,160
Annual Audit	\$13,482		\$14,000		\$8,294		\$5,924		\$14,219		\$15,022
Collection Agent	\$0		\$2,500		\$0		\$2,500		\$2,500		\$2,575
Management Fees	\$109,754		\$115,242		\$67,225		\$48,018		\$115,242		\$118,700
Postage	\$74 5		\$2,000		\$10		\$500		\$510		\$2,000
Printing & Binding	\$380		\$2,500		\$223		\$159		\$382		\$2,500
Insurance - Liability	\$9,121		\$15,229		\$5,693		\$4,067		\$9,760		\$12,804
Legal Advertising	\$752		\$2,500		\$299		\$214		\$513		\$2,500
Other Current Charges	\$1,295		\$1,200		\$158		\$113		\$272		\$1,200
Office Supplies	\$1,848		\$2,000		\$103		\$74		\$177		\$2,000
Dues & Licenses	\$175		\$175		\$175		\$0		\$175		\$175
Information Technology	\$4,605		\$4,735		\$2,762		\$1,973		\$4,735		\$4,972
Total Administrative	\$ 190,452	\$	224,250	\$	106,081	\$	79,640	\$	185,720	\$	227,208
Operating Expenditures											
Salaries	\$171,624		\$178,500		\$102,649		\$73,321		\$175,969		\$187,425
Administration Fee	\$1,053		\$1,436		\$1,495		\$1,068		\$2,563		\$1,508
FICA Expense	\$13,603		\$14,155		\$7,853		\$5,609		\$13,462		\$14,338
Health Insurance	\$6,076		\$5,000		\$821		\$586		\$1,407		\$5,250
Workers Compensation	\$2,810		\$3,790		\$1,546		\$1,104		\$2,651		\$4,169
Jnemployment	\$756		\$1,119		\$610		\$436		\$1,046		\$1,119
Retirement Contribution	\$0		\$5,061		\$0		\$5,061		\$5,061		\$5,061
Other Contractual	\$6,541		\$10,000		\$4,385		\$3,132		\$7,518		\$10,000
Marketing - Lifestyle/Amenities	\$85,586		\$95,000		\$49,748		\$35,535		\$85,283		\$95,000
raining	\$0		\$500		\$0		\$500		\$500		\$500
Jniforms	\$168		\$0		\$0		\$0		\$0		\$0
Total Operating	\$ 288,217	\$	314,561	\$	169,108	\$	126,352	\$	295,460	\$	324,370
Maintenance Expenditures											
Canal Maintenance	\$16,551		\$14,000		\$0		\$14,000		\$14,000		\$14,000
ake Bank Restoration	\$257,423		\$164,000		\$170,620		\$0		\$170,620		\$164,000
ake Bank Education Project	\$0		\$3,000		\$0		\$3,000		\$3,000		\$3,000
invironmental Services	\$1,864		\$10,000		\$0		\$10,000		\$10,000		\$10,000
Vater Management System	\$133,715		\$134,248		\$78,788		\$56,277		\$135,066		\$143,281
fidge Control	\$0		\$8,000		\$0		\$8,000		\$8,000		\$8,000
Contingencies	\$7,941		\$10,000		\$400		\$286		\$686		\$7,500
ire Line Management	\$2,000		\$3,500		\$1,895		\$1,354		\$3,249		\$3,500
asin Repair	\$1,100		\$3,000		\$0		\$3,000		\$3,000		\$3,000
Total Maintenance	\$ 420,594	\$	349,748	\$	251,704	\$	95,917	\$	347,621	5	356,281
	 	_				-				****	

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

	7	747	- 3	Adopted	E	Actuals	P	rojected		Total	1	roposed
	٨	ctuals		Budget		As Of		Next		ojected (#		Budget
	II B	Y 20Z4	_8	FY 2025		4/30/25	- 5	Months		9/30/25		FY 2026
Grounds Maintenance Expenditures		700		#000 700		£440 000		\$84,871		\$203,691		\$244,367
Salaries		\$196,723		\$232,730		\$118,820		110,40¢		\$59.814		\$0
Bonus Program		\$41,823		\$0		\$59,814		\$880		\$2,113		\$2,840
Administrative Fees		\$2,008		\$2,840		\$1,233		\$6,493		\$15,582		\$18,694
FICA Expense		\$15,626		\$19,787		\$9,090				\$31,016		\$34,538
Health Insurance		\$27,031		\$32,893		\$18,092		\$12,923		\$3,445		\$5,436
Norkers Compensation		\$3,211		\$4,942		\$2,010		\$1,436		\$3,445 \$2,071		\$2,608
Jnemployment		\$1,301		\$2,608		\$1,208		\$863				\$6,682
Retirement Contribution		\$0		\$6,682		\$0		\$6,682		\$6,682 \$5,682		\$6,000
Telephone/Internet		\$15,587		\$15,660		\$3,277		\$2,341		\$5,618		\$8.020
Utilities		\$7,556		\$15,000		\$3,657		\$2,612		\$6,269		\$2,100
Property Appraiser		\$1,989		\$1,990		\$2,391		\$0		\$2,391		\$3,711
nsurance - Property		\$3,592		\$3,344		\$2,121		\$1,515		\$3,636		. ,
Repairs		\$20,109		\$25,000		\$24,781		\$17,700		\$42,481		\$25,000
Fuel		\$17,783		\$21,000		\$8,495		\$6,068		\$14,563		\$20,000
Park Maintenance		\$29,505		\$45,000		\$17,159		\$12,257		\$29,416		\$35,000
Sidewalk Repair		\$13,712		\$15,000		\$0		\$5,000		\$5,000		\$15,000
Chemicals		\$1,604		\$4,000		\$564		\$403		\$966		\$4,000
Contingencies		\$10,392		\$10,000		\$9,252		\$6,608		\$15,860		\$10,000
Refuse		\$10,175		\$12,000		\$10,051		\$7,179		\$17,230		\$18,000
Office Supplies		\$170		\$0		\$1,411		\$1,008		\$2,420		\$2,50
Uniforms		\$3,152		\$4,000		\$763		\$545		\$1,309		\$4,00
Fire Alarm System		\$3,658		\$7,500		\$270		\$193		\$462		\$50
Rain Bird Pump System		\$28,041		\$28,041		\$9,194		\$6,567		\$15,761		\$28,04
Park Materials		\$0		\$10,000		\$262		\$187		\$449		\$10,00
Bay Hill Flow Way Maintenance		\$0		\$20,000		\$0		\$0		\$0		\$20,00
Maintenance Reserve - Transfer Out		\$0		\$31,777		\$31,777		\$0		\$31,777		\$4,65
Maintenance Reserve - Transfer Out (Excess)		\$96,816		\$0		\$0		\$0		\$0		\$
Total Grounds Expenditures	\$	551,564	\$	571,793	\$	335,691	\$	184,331	\$	520,022	\$	531,68
Total Expenses	\$	1,450,826	\$	1,460,353	\$	862,583	5	486,240	\$	1,348,823	\$	1,439,54
				(0)	•	543,066	\$	(429,223)	•	113,843	s	10,70
Excess Revenue/(Expenditures)	\$	2,172	\$	(0)	•	543,000	•	(425,225)	9	110,040		10,70
										FY 2025		FY 2026

		FY 2025		FY 2026
Net Assessment - General	\$	1,350,028	\$	1,350,028
Net Assessment - Recreation	\$	28,945	\$	28,945
Total Net Assessments	\$	1,378,973	\$	1,378,973
Discounts @ 6%	\$	88,020	\$	88,020
Gross Assessment	\$	1,466,993	\$	1,466,993
Assessable Units - Residential		4,204		4,204
Assessable Units - Non-Residential		1,869		1,869
Total Units		6,073	=	6,073
Gross Assessment per Unit - General Fund	\$	236	\$	236
Gross Assessment per Unit - Recreation	\$	129	\$	129
Gross Assessment per Unit - Debt Service	\$	139	\$	139
	5	504	s	504

Viera East Community Development District

General Fund Budget

Revenues:

Maintenance Assessments

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

Golf Course Administrative Services

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

Description	An	nual Amount
Base	\$	75,000.00
10% of Maintenance Supervisor	\$	(7,280.00)
50% of Labor Position	\$	(11,440.00)
Total	\$	56,280.00

Miscellaneous Income - Farmers' Market

Miscellaneous income received by the District including income from the Farmers' Market.

Interest Income

The District will earn interest on balances invested during the year.

Administrative Expenditures:

Supervisors Fees

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

Engineering Fees

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

Attorney Fees

Legal Counsel:

Shutts and Bowen LLP

300 South Orange Avenue

Suite 300

Orlando, FL 32801

Telephone: (407) 835-6759

Fax: (407) 849-7288

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

Dissemination

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

o Series 2020 Special Assessment Revenue Bond

\$

1,081.50

Trustee Fees

The District will pay annual trustee fees for the Series 2020 Special Assessment Revenue Bond.

Annual Audit

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

Collection Agent

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

Contractor	Services	1	Ionthly	Annual
GMS-Central Florida .LLC	Assessments	\$	214.58	\$ 2,575.00

Management Fees

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

Postage

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

Printing & Binding

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

Insurance - Liability

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

Description		Admin. Amount	Field Amount	Annual Amount		
General Liability	\$	7,784	\$ *	\$	7,784	
POL/EPLI	\$	5,020	\$	\$	5,020	
Property	\$		\$ 3,711	\$	3,711	
Total	S	12,804	\$ 3,711	\$	16,515	

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Dues & Licenses

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

Information Technology

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

Operating Expenditures:

<u>Salaries</u>

The District currently has a General Manager and 1 full-time employee to handle the operations of the District. The proposed amount includes a 5% cost of living increase for qualifying full-time employees.

Administration Fee

Represents the fees to Applied Business Solutions for administration of pay and benefits. Applied Business Solutions charges an administration fee of \$18 per employee.

FICA Expense

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

Health Insurance

Full-time District employees are eligible for the following health benefits.

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

Workers Compensation

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

Unemployment

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

Retirement Contribution

Contribution to the retirement account for eligible employees.

Other Contractual

Miscellaneous fees and contracts incurred for the District.

Description	Annı	ıal Amount
Ecolab Pest Elimination	\$	5,697
Xelar Copier	\$	1,876
Additional Contract Funds	. \$	2,427
Total	\$	10,000

Marketing-Lifestyle/Amenities

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

Training

Expenses for providing training to staff.

Maintenance Expenditures:

Canal Maintenance

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

Lake Bank Restoration

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

Lake Bank Education Project

Allocation of funds dedicated for the lake bank education project.

Environmental Services

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

Wetland monitoring reports as required by SJRWMD and USA COE.

Wetland maintenance and removal of exotic species as required to conform to permit requirements.

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

Permit compliance and general services as required.

Water Management System

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

Description	Monti	hly Amount	Annual Amount		
Natural Areas Management	\$	4,585	\$	55,020	
Wingate & Auburn Lake Aquatic Weed Control	\$	939	\$	11,263	
Bayhill Wetland Maintenance	\$	440	\$	5,280	
Natural Vegetation Management (Bi-Monthly)	s	220	\$	1,320	
Aquatic Weed Control	\$	4,740	\$	56,878	
Header Canal Maintenance (Quarterly)	s	1,780	\$	7,120	
Woodside Park Maintenance	\$	200	\$	2,400	
Unanticipated Repairs / Improvements	\$		\$	4,000	
Total	\$	12,903	\$	143,281	

Midge Control

Lake spraying for midge control throughout the CDD.

Contingencies

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

Fire Line Maintenance

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

Basin Repair

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

Grounds Maintenance Expenditures:

<u>Salaries</u>

The District currently has a 4 full-time employees and 1 part time employee to handle the grounds maintenance of the District. The proposed amount includes a 5% cost of living increase for qualifying full-time employees.

Bonus Program

Represents annual bonus to be paid to eligible employees.

Administration Fee

Represents fee to Applied Business Solutions for administration of pay and benefits. Applied Business Solutions charges an administration fee of \$18 per employee.

FICA Expense

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

Health Insurance

Full-time District employees are eligible for the following health benefits.

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

Workers Compensation

The District provides Workers Compensation insurance for each of its employees based upon statutory requirements and rates determined by Applied Business Solutions.

Unemployment

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

Retirement Contribution

Contribution to the retirement account for eligible employees.

Telephone/Internet

Expenses incurred for the telephone, fax machine and internet.

Utilities

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

Vendor	Account	Month	y Amount	Annu	al Amount
FPL	83490-45156	\$	585	\$	7,020
Contingency				\$	1,000
Total				\$	8,020

Property Appraiser

Fees incurred for the Brevard County Property Appraiser performing work in support of processing and distributing non-ad valorem assessment information. The cost for FY2026 is estimated to be \$2,100.

Insurance - Property

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

Description	Description		Field Amount	Anr	nual Amount
General Liability	\$	7,784	\$ 3€1	\$	7,784
POL/EPLI	\$	5,020	\$: <u>*</u> €	\$	5,020
Property	\$		\$ 3,711	\$	3,711
Total	\$	12,804	\$ 3,711	\$	16,515

Repairs

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

Fue

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

Park Maintenance

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

Sidewalk Repair

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

Chemicals

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

Contingencies

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

Refuse

Estimated costs for refuse services to empty dumpster(s) twice monthly by Berry Disposal is:

Contractor	Services	M	Annual		
Berry Disposal	Empty Dumpster	\$	1,435	\$	17,220
Contingency				\$	780
				\$	18,000

Office Supplies

Costs for items used in the office.

Uniforms

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

	Vendor		Monthly Amount					
Unifirst		\$	300	\$	3,600			
Contingency				\$	400			
Total				\$	4,000			

Fire Alam System

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

Rain Bird Pump System

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

Vendor	Month	Annı	Annual Amount		
Rain Bird	\$	2,298	\$	27,581	
Additional Fees			\$	460	
Total			\$	28,041	

Park Materials

Costs for items used for the park.

Bay Hill Flow Way Maintenance

Expenses incurred related to the maintenance of Bay Hill flow way.

Maintenance Reserves - Transfer Out

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

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

Excess Revenues (Expenditures)	\$ 1,632,098	\$ 1,392,999	\$	5,591	\$ 1,398,590	\$ 1,377,589
Total Expenditures	\$ 145,000	\$ 313,638	\$		\$ 313,638	\$ 195,000
Bank Fees	\$0	\$0		\$0	\$0	\$0
Vehicle Purchase	\$20,000	\$35,000		\$0	\$35,000	\$0
Sign Project	\$20,000	\$0		\$0	\$0	\$20,000
Truck Maintenance	\$25,000	\$0		\$0	\$0	\$25,000
Capital Outlay	\$80,000	\$278,638		\$0	\$278,638	\$150,000
Expenditures						
Total Revenues	\$ 1,777,098	\$ 1,706,637	\$	5,591	\$ 1,712,228	\$ 1,572,589
Reserve Funding - Transfer In (Golf Excess)	\$0	\$0		\$0	\$0	\$0
Reserve Funding - Transfer In (General Excess)	\$0	\$0		\$0	\$0	\$0
Reserve Funding - Transfer In (Golf)	\$84,410	\$84,410		\$0	\$84,410	\$166,848
Reserve Funding - Transfer In (General)	\$31,777	\$31,777		\$0	\$31,777	\$4,651
Interest Income	\$500	\$7,827		\$5,591	\$13,418	\$2,500
Beginning Fund Balance	\$1,660,412	\$1,582,623		\$0	\$1,582,623	\$ 1,398,590
Revenues						
	FY 2025	4/30/25	4	5 Months	9/30/25	FY 2026
	Adopted Budget	Actuals As Of		Projected Next	Total Projected	Proposed Budget

Potential Capital Reserve Split											
	Ge	neral Fund	9	olf Course		Total					
Beginning Balance - 9/30/25	\$	580,243	\$	1,002,380	\$	1,582,623					
FY25 Interest Income	\$	4,919	\$	8,498	S	13,418					
FY25 Contributions	\$	31,777	\$	84,410	\$	116,187					
FY25 Projected Excess	\$		\$	858	\$						
FY25 Expenses	\$	(42,740)	S	(270,897)	S	(313,638)					
FY24 Bank Fees	S	<u></u>	\$		5						
Projected Excess Revenue Fund End of FY25	5	574,199	\$	824,391	\$	1,398,590					

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

		Adopted Budget FY 2025	Actuals As Of 4/30/25	Projected Next 5 Months	Total Projected § 9/30/25	Proposed Budget FY 2026
Revenues						
Special Assessments	\$	655,615	\$ 645,087	\$ 10,528	\$ 655,615	\$ 655,615
Interest Income	\$	500	\$ 12,723	\$ 9,088	\$ 21,811	\$ 5,000
Beginning Fund Balance	\$	132,287	\$ 357,224	\$ 9	\$ 357,224	\$ 373,334
Total Revenues	\$	788,402	\$ 1,015,033	\$ 19,616	\$ 1,034,649	\$ 1,033,949
Expenditures						
Series 2020						
Interest-11/1	\$	80,658	\$ 80,658	\$ 	\$ 80,658	75,658
Principal- 5/1	\$	500,000	\$ •	\$ 500,000	\$ 500,000	\$ 795,000
Interest-5/1	\$	80,658	\$ (*)	\$ 80,658	\$ 80,658	\$ 75,658
Total Expenditures	\$	661,315	\$ 80,658	\$ 580,658	\$ 661,315	\$ 946,315
Excess Revenues (Expenditures)	S	127,087	\$ 934,376	\$ (561,041)	\$ 373,334	\$ 87,634

^{*} Excess Revenues needed to pay the 11/1/26 Interest Payment

Net Net Total Per Unit **Assessments ERU** Percentage Land Use ERU Units \$ 548,913.70 4,204.00 84% 130.57 Residential 1.00 4,204.00 106,701.30 817.20 16% 522.28 4.00 204.30 Commercial \$ 655,615.00 Net Annual Assessment 4,408.30 5,021.20

\$

67,708

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

	***						Fiscal Year
Date	Bond Balance	Interest	Principal		Interest		Total
44 /04 /00				*	E2 405 20	φ.	F2 407 20
11/01/20	E (OE 000			\$	52,497.38	\$	52,497.38
05/01/21	7,685,000			\$	90,307.50		100 (15 00
11/01/21	=			\$	90,307.50	\$	180,615.00
05/01/22	7,685,000			\$	90,307.50		100 (45 00
11/01/22			± .==	\$	90,307.50	\$	180,615.00
05/01/23	7,685,000	2.000%	\$475,000	\$	90,307.50		(50.0(5.00
11/01/23				\$	85,557.50	\$	650,865.00
05/01/24	7,210,000	2.000%	\$490,000	\$	85,557.50		CTC 045 00
11/01/24			A	\$	80,657.50	\$	656,215.00
05/01/25	6,720,000	2.000%	\$500,000	\$	80,657.50		
11/01/25				\$	75,657.50	\$	656,315.00
05/01/26	6,220,000	2.000%	\$795,000	\$	75,657.50		
11/01/26	. —			\$	67,707.50	\$	938,365.00
05/01/27	5,425,000	2.000%	\$380,000	\$	67,707.50		
11/01/27				\$	63,907.50	\$	511,615.00
05/01/28	5,045,000	2.000%	\$385,000	\$	63,907.50		
11/01/28				\$	60,057.50	\$	508,965.00
05/01/29	4,660,000	2.000%	\$395,000	\$	60,057.50		
11/01/29				\$	56,107.50	\$	511,165.00
05/01/30	4,265,000	2.125%	\$400,000	\$	56,107.50		
11/01/30				\$	51,857.50	\$	507,965.00
05/01/31	3,865,000	2.600%	\$410,000	\$	51,857.50		
11/01/31				\$	46,527.50	\$	508,385.00
05/01/32	3,455,000	2.600%	\$425,000	\$	46,527.50		
11/01/32				\$	41,002.50	\$	512,530.00
05/01/33	3,030,000	2.600%	\$435,000	\$	41,002.50		
11/01/33				\$	35,347.50	\$	511,350.00
05/01/34	2,595,000	2.600%	\$445,000	\$	35,347.50		
11/01/34				\$	29,562.50	\$	509,910.00
05/01/35	2,150,000	2.750%	\$455,000	\$	29,562.50		
11/01/35				\$	23,306.25	\$	507,868.75
05/01/36	1,695,000	2.750%	\$470,000	\$	23,306.25		
11/01/36				\$	16,843.75	\$	510,150.00
05/01/37	1,225,000	2.750%	\$485,000	\$	16,843.75		
11/01/37				\$	10,175.00	\$	512,018.75
05/01/38	740,000	2.750%	\$740,000	\$	10,175.00		
			\$ 7,685,000	\$	1,992,585	\$	8,927,410

Viera East Community Development District Restaurant - Hook and Eagle Proposed Operating Budget Fiscal Year 2026

THE RESERVE OF THE PARTY OF	W.			nopted		Actuals As Of	- 1	Projected Next	769	Total opered (*		ropaséd — Buiget
		Actuals Y 2024		redget Y 2025		1/30/25		S Months		0/30/25		Y 2026
Revenues												
Food Sales		\$449,273		\$404,923		\$264,149		\$188,678		\$452,826		\$465,661
Snack Sales		\$9,935		\$11,000		\$397		\$283		\$680		\$550
Beverage Sales		\$52,995		\$34,106		\$21,035		\$15,025		\$36,059		\$37,516
Beer Sales		\$176,664		\$197,054		\$136,175		\$97,268		\$233,442		\$236,465
Wine Sales		\$7,228		\$13,642		\$11,340		\$B,100		\$19,440		\$20,463
		\$147,337		\$101,442		\$121,326		\$86,661		\$207,980		\$202,884
Liquor Sales Miscellaneous Income		\$968		\$0		\$724		\$517		\$1,242		\$0
Total Revenues	s	844,400	5	762,167	\$	555,145	\$	396,532	\$	951,677	\$	963,539
Restaurant Expenditures												
Restaurant Manager Contract		\$10,833		\$0		\$0		\$0		\$0		\$0
Salaries		\$301,530		\$320,250		\$200,011		\$142,865		\$342,876		\$336,263
Administrative Fee		\$7,639		\$7,956		\$4,769		\$3,406		\$8,175		\$8,354
FICA Expense		\$34,584		\$29,041		\$22,585		\$16,132		\$38,717		\$25,724
-		\$17,211		\$14,000		\$8,950		\$6,393		\$15,343		\$14,700
Health Insurance		\$4,608		\$7,300		\$2,890		\$2,064		\$4,954		\$7,300
Workers Compensation		\$5,939		\$6,882		\$4,412		\$3,151		\$7,563		\$6,882
Unemployment		\$4,808		\$5,250		\$0		\$0		\$0		\$0
Telephone						\$5,539		\$3,956		\$9,495		\$12,100
Utilities		\$8,245		\$11,000				\$3,950		\$0		\$1,200
Pest Control		\$666		\$1,200		\$0				\$30.597		\$32,208
Merchant Fees		\$25,084		\$27,500		\$17,848		\$12,749				
Equipment Lease		\$1,230		\$1,500		\$999		\$714		\$1,713		\$1,750
Kitchen Equipment & Supplies		\$4,480		\$3,000		\$8,897		\$6,355		\$15,253		\$3,000
Paper & Plastic Supplies		\$13,561		\$15,000		\$7,704		\$5,503		\$13,206		\$15,000
Operating Supplies		\$20,301		\$20,000		\$330		\$235		\$565		\$20,000
Entertainment		\$585		\$0		\$0		\$0		\$0		\$0
Delivery/Gas		\$6,184		\$7,000		\$2,825		\$2,018		\$4,843		\$6,780
Dues & License		\$11,195		\$11,500		\$7,399		\$5,285		\$12,685		\$11,500
Total Restaurant Expenditures	s	478,684	\$	488,379	\$	295,159	s	210,828	\$	505,987	\$	502,760
Cost of Goods Sold												
Food Cost		\$246,026		\$139,388		\$139,590		\$99,707		\$239,297		\$251,262
Snack Cost		\$3,939		\$5,250		\$4,224		\$3,017		\$7,241		\$7,603
Beverage Cost		\$32,849		\$16,800		\$20,278		\$14,484		\$34,762		\$36,500
Beer Cost		\$65,765		\$74,550		\$49,529		\$35,378		\$84,906		\$89,151
Wine Cost		\$6,870		\$5,250		\$5,680		\$4,057		\$9,738		\$10,225
Liquor Cost		\$63,615		\$32,550		\$36,688		\$26,206		\$62,893		\$66,038
Total Cost of Goods Sold	s	419,062	s	273,788	\$	255,989	S	182,849	\$	438,837	s	460,779
Total Revenues	s	844,400	s	762,167	\$	555,145	\$	396,532	\$	951,677	\$	963,539
Total Expenditures	\$	897,746	s	762,167	\$	551,147	s	393,677	\$	944,824	s	963,539
	s	(53,346)	e		s	3,997	\$	2,855	\$	6,853	s	(0)
Operating Income (Loss)	•	(33,340)	•		•	3,771	_	4,555	_			
Non Operating Revenues/(Expenditures)								,				
Interfund Transfer Out - Golf Course		\$0		\$0		\$0		\$0		\$0		\$0
Interfund Transfer In - Golf Course		\$0		\$0		\$0		\$0		\$0		\$0
Total Non Operating Revenues/(Expenditures)	s		\$	•	5	- :	s		s		\$	(%)
1021												

Viera East Community Development District

Food & Beverage Operating Budget

Revenues:

Food Sales

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

Snack Sales

Represents all snack sales for Hook and Eagle Tavern. Also includes all catering and banquet sales as well as snack sales from the golf course.

Beverage Sales

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

Beer Sales

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

Wine Sales

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

Liquor Sales

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

Expenditures:

Salaries

The District currently has a 1 full-time and 18 part-time employees to handle the restaurant operations of the District. The proposed amount includes a 5% cost of living increase for qualifying full-time employees.

Administration Fee

Represents fee to Applied Business Solutions for administration of pay and benefits. Applied Business Solutions charges an administration fee of \$18 per employee.

FICA Expense

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

Health Insurance

Full-time District employees are eligible for the following health benefits.

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

Workers Compensation

The District provides Workers Compensation insurance for each of its employees based upon statutory requirements and rates determined by Applied Business Solutions.

Unemployment

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

<u>Utilities</u>

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

Vendor	Account	Month	ly Amount	Annual Amount		
FPL	03449-33189	\$	650	\$	7,800	
City of Cocoa	150351-112664	\$	195	\$	2,340	
Contingency				\$	1,960	
Total				\$	12,100	

Pest Control

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

Merchant Fees

The estimated cost for merchant credit card fees.

Equipment Lease

The estimated cost to Ecolab for the dish machine rental.

Vendor	Monthly Amount	Annual Amount				
Ecolab	\$	143	\$	1,713		
Contingency			\$	37		
Total			\$	1,750		

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

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	Month	y Amount	Annual Amount		
ARC3 Gases, Inc.	83490-45156	\$	440	\$	5,280	
Contingency - Delivery Fees				\$	1,500	
Total				\$	6,780	

Dues and License

Represents the cost of all restaurant operating licenses through DPBR.

Cost of Goods Sold:

Food Cost

Represents food supplies purchased for the restaurant or catering events.

Snack Cost

Represents snacks purchased for the restaurant.

Beverage Cost

Represents beverages purchased for the restaurant.

Beer Cost

Represents beer purchased for the restaurant.

Wine Cost

Represents wine purchased for the restaurant.

Liquor Cost

Represents liquor purchased for the restaurant.

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.

		Adopted	Actuals	Projected	Total	Proposed
	Actuals	Budget	As Of	Next	Projected @	Rudget
	FY 2024	FY 2025	4/30/25	5 Months	9/30/25	1 Y 2026
Greens Fees	\$1,999,683	\$1,994,243	\$1,414,114	\$1,010,082	\$2,424,196	\$2,250,00
Gift Cards - Sales & Usage	\$5,953	\$26,523	\$2,776	\$1,983	\$4,759	\$
Gift Cards - Usage	\$0	(\$26,523)	\$0	\$0	\$0	\$
Season Advance/Trall Fees	\$117,319	\$125,000	\$52,270	\$37,335	\$89,605	\$100,00
Loyalty Program	\$26,245	\$25,000	\$17,014	\$12,153	\$29,166	\$25,00
Driving Range	\$93,469	\$84,872	\$60,346	\$43,104	\$103,451	\$87,41
Golf Lessons	\$14,957	\$7,000	\$11,576	\$8,269	\$19,845	\$15,00
Merchandise Sales	\$145,705	\$122,004	\$79,427	\$56,734	\$136,160	\$125,66
Assessments - Recreation Operating	\$18,239	\$18,239	\$10,639	\$7,600	\$18,239	\$18,23
Miscellaneous Income	\$6,271	\$15,000	\$13,048	\$9,320	\$22,369	\$15,00
Total Revenues	\$ 2,427,841	\$ 2,391,358	\$ 1,661,211	\$ 1,186,579	\$ 2,847,790	\$ 2,636,32
General Expenditures						
			*0.440	*****	#46406	#2D 0/
Other Contractual Services	\$13,710	\$20,000	\$9,442	\$6,744	\$16,186	\$20,00
Telephone	\$4,065	\$4,058	\$9,324	\$6,660	\$15,983	\$20,3
Itilities	\$4,244	\$5,400	\$2,612	\$1,866	\$4,479	\$5,3
Repairs & Maintenance	\$6,288	\$15,000	\$9,176	\$6,554	\$15,730	\$15,00
Bank Charges	\$66,211	\$55,000	\$43,187	\$30,848	\$74,035	\$75,00
Office Supplies	\$2,663	\$4,500	\$3,049	\$2,178	\$5,22 7	\$4,5
Operating Supplies	\$8,338	\$5,000	\$7,076	\$5,054	\$12,130	\$12,00
Dues, Licenses & Subscriptions	\$14,729	\$12,000	\$8,761	\$6,258	\$15,020	\$15,2
Drug Testing - All Departments	\$0	\$500	\$0	\$0	\$0	\$50
Fraining, Education & Employee Relations	\$245	\$9,000	\$2,733	\$1,952	\$4,685	\$5,0
Contractual Security	\$3,147	\$4,000	\$4,865	\$3,475	\$8,341	\$B,40
T Services	\$3,377	\$3,000	\$4,919	\$3,514	\$8,433	\$8,44
				The Committee of	\$ 180,248	\$ 189,83
Total Golf Course Expenditures	\$ 127,017	\$ 137,458	\$ 105,145	\$ 75,104	5 100,240	3 103,0
	\$ 127,017	\$ 137,458	\$ 105,145	\$ 75,104	\$ 180,248	100,00
Colf Course Operations:				\$ 75,104	\$351,397	
Go <u>lf Course Operations:</u> Salaries	\$316,736	\$314,250	\$204,982	\$146,415	\$ 351,397	\$368,9
co <u>lf Course Operations:</u> alaries Administrative Fee	\$316,736 \$14,005	\$314,250 \$16,848	\$204,982 \$8,377	\$146,415 \$5,983	\$351,397 \$14,360	\$368,9 \$16,8
<i>Tolf Course Operations:</i> Salaries Administrative Fee FICA Expense	\$316,736 \$14,005 \$24,897	\$314,250 \$16,848 \$26,671	\$204,982	\$146,415	\$ 351,397	\$368,9 \$16,8 \$28,2
Go <u>lf Course Operations:</u> Galaries Administrative Fee FICA Expense Health Insurance	\$316,736 \$14,005 \$24,897 \$9,575	\$314,250 \$16,848 \$26,671 \$10,500	\$204,982 \$8,377 \$15,681 \$2,577	\$146,415 \$5,983 \$11,201	\$351,397 \$14,360 \$26,882 \$4,419	\$368,9 \$16,8 \$28,2 \$10,5
Go <u>lf Course Operations:</u> Galaries Administrative Fee FICA Expense Health Insurance Workers Compensation	\$316,736 \$14,005 \$24,897 \$9,575 \$4,697	\$314,250 \$16,848 \$26,671	\$204,982 \$8,377 \$15,681	\$146,415 \$5,983 \$11,201 \$1,841	\$351,397 \$14,360 \$26,882	\$368,9 \$16,8 \$28,2 \$10,5 \$7,0
Go <u>lf Course Operations:</u> Galaries Administrative Fee FICA Expense Health Insurance Workers Compensation Unemployment	\$316,736 \$14,005 \$24,897 \$9,575 \$4,697 \$7,609	\$314,250 \$16,848 \$26,671 \$10,500 \$7,077 \$10,935	\$204,982 \$8,377 \$15,681 \$2,577 \$3,424	\$146,415 \$5,983 \$11,201 \$1,841 \$2,446	\$351,397 \$14,360 \$26,882 \$4,419 \$5,870	\$368,9 \$16,8 \$28,2 \$10,5 \$7,0
Golf Course Operations: Galaries Administrative Fee FICA Expense Health Insurance Workers Compensation Unemployment Golf Printing	\$316,736 \$14,005 \$24,897 \$9,575 \$4,697 \$7,609 \$1,920	\$314,250 \$16,848 \$26,671 \$10,500 \$7,077 \$10,935 \$2,500	\$204,982 \$8,377 \$15,681 \$2,577 \$3,424 \$4,709 \$2,610	\$146,415 \$5,983 \$11,201 \$1,841 \$2,446 \$3,364	\$351,397 \$14,360 \$26,882 \$4,419 \$5,870 \$8,073	\$368,9 \$16,8 \$28,2 \$10,5 \$7,0 \$10,9
Colf Course Operations: Colaries C	\$316,736 \$14,005 \$24,897 \$9,575 \$4,697 \$7,609 \$1,920 \$16,623	\$314,250 \$16,848 \$26,671 \$10,500 \$7,077 \$10,935 \$2,500 \$22,500	\$204,982 \$8,377 \$15,681 \$2,577 \$3,424 \$4,709 \$2,610 \$10,269	\$146,415 \$5,983 \$11,201 \$1,841 \$2,446 \$3,364 \$1,864 \$7,335	\$351,397 \$14,360 \$26,882 \$4,419 \$5,870 \$8,073 \$4,475	\$368,9 \$16,8 \$28,2 \$10,5 \$7,0 \$10,9 \$4,5
Colf Course Operations: Salaries Idministrative Fee FICA Expense Health Insurance Workers Compensation John Printing Itilities Repairs	\$316,736 \$14,005 \$24,897 \$9,575 \$4,697 \$7,609 \$1,920 \$16,623 \$2,948	\$314,250 \$16,848 \$26,671 \$10,500 \$7,077 \$10,935 \$2,500 \$22,500	\$204,982 \$8,377 \$15,681 \$2,577 \$3,424 \$4,709 \$2,610 \$10,269 \$2,025	\$146,415 \$5,983 \$11,201 \$1,841 \$2,446 \$3,364 \$1,864	\$351,397 \$14,360 \$26,882 \$4,419 \$5,870 \$8,073 \$4,475 \$17,603	\$368,9 \$16,8 \$28,2 \$10,5 \$7,0 \$10,9 \$4,5 \$18,9
Golf Course Operations: Galaries Administrative Fee FICA Expense Health Insurance Workers Compensation Joemployment Golf Printing Julities Repairs Pest Control	\$316,736 \$14,005 \$24,897 \$9,575 \$4,697 \$7,609 \$1,920 \$16,623 \$2,948 \$666	\$314,250 \$16,848 \$26,671 \$10,500 \$7,077 \$10,935 \$2,500 \$22,500 \$1,000 \$1,300	\$204,982 \$8,377 \$15,681 \$2,577 \$3,424 \$4,709 \$2,610 \$10,269 \$2,025	\$146,415 \$5,983 \$11,201 \$1,841 \$2,446 \$3,364 \$1,864 \$7,335 \$1,447	\$351,397 \$14,360 \$26,882 \$4,419 \$5,870 \$8,073 \$4,475 \$17,603 \$3,472	\$368,9 \$16,8 \$28,2 \$10,5 \$7,0 \$10,9 \$4,5 \$18,9 \$3,4 \$11,3
Colf Course Operations: Galaries Administrative Fee CICA Expense Health Insurance Workers Compensation Inemployment Golf Printing Juliities Repairs Pest Control Supplies	\$316,736 \$14,005 \$24,897 \$9,575 \$4,697 \$7,609 \$1,920 \$16,623 \$2,948 \$666 \$14,186	\$314,250 \$16,848 \$26,671 \$10,500 \$7,077 \$10,935 \$2,500 \$22,500 \$1,000 \$1,300 \$15,000	\$204,982 \$8,377 \$15,681 \$2,577 \$3,424 \$4,709 \$2,610 \$10,269 \$2,025 \$0 \$5,121	\$146,415 \$5,983 \$11,201 \$1,841 \$2,446 \$3,364 \$1,864 \$7,335 \$1,447 \$0 \$3,658	\$351,397 \$14,360 \$26,882 \$4,419 \$5,870 \$8,073 \$4,475 \$17,603 \$3,472 \$0 \$8,779	\$368,9 \$16,8 \$28,2 \$10,5 \$7,0 \$10,9 \$4,5 \$18,9 \$3,4
Golf Course Operations: Galaries Administrative Fee FICA Expense Health Insurance Workers Compensation Jnemployment Golf Printing Jtillities Repairs Pest Control Supplies Uniforms	\$316,736 \$14,005 \$24,897 \$9,575 \$4,697 \$7,609 \$1,920 \$16,623 \$2,948 \$666 \$14,186	\$314,250 \$16,848 \$26,671 \$10,500 \$7,077 \$10,935 \$2,500 \$22,500 \$1,000 \$1,300 \$15,000	\$204,982 \$8,377 \$15,681 \$2,577 \$3,424 \$4,709 \$2,610 \$10,269 \$2,025 \$0 \$5,121 \$1,043	\$146,415 \$5,983 \$11,201 \$1,841 \$2,446 \$3,364 \$1,864 \$7,335 \$1,447 \$0 \$3,658	\$351,397 \$14,360 \$26,882 \$4,419 \$5,870 \$8,073 \$4,475 \$17,603 \$3,472 \$0 \$8,779	\$368,9 \$16,8 \$28,2 \$10,5 \$7,0 \$10,9 \$4,5 \$18,9 \$3,4 \$1,3 \$10,0
Golf Course Operations: Galaries Administrative Fee FICA Expense Health Insurance Workers Compensation Unemployment Golf Printing Utilities Repairs Pest Control Supplies Uniforms Fraining, Education & Employee Relations	\$316,736 \$14,005 \$24,897 \$9,575 \$4,697 \$7,609 \$1,920 \$16,623 \$2,948 \$666 \$14,186 \$130 \$920	\$314,250 \$16,848 \$26,671 \$10,500 \$7,077 \$10,935 \$2,500 \$12,500 \$1,300 \$1,300 \$15,000 \$9,000	\$204,982 \$8,377 \$15,681 \$2,577 \$3,424 \$4,709 \$2,610 \$10,269 \$2,025 \$5,121 \$1,043 \$1,308	\$146,415 \$5,983 \$11,201 \$1,841 \$2,446 \$3,364 \$1,864 \$7,335 \$1,447 \$0 \$3,658 \$745	\$351,397 \$14,360 \$26,882 \$4,419 \$5,870 \$8,073 \$4,475 \$17,603 \$3,472 \$0 \$8,779 \$1,788 \$2,243	\$368,9 \$16,8 \$28,2 \$10,5 \$7,0 \$10,9 \$4,5 \$18,9 \$3,4 \$1,3 \$10,0 \$1,7
Total Golf Course Expenditures Golf Course Operations: Gold Course Operations: Gold Course Operations: Golf Printing Utilities Repairs Pest Control Supplies Uniforms Training, Education & Employee Relations Cart Lease	\$316,736 \$14,005 \$24,897 \$9,575 \$4,697 \$7,609 \$11,920 \$16,623 \$2,948 \$666 \$14,186 \$130 \$920 \$119,228	\$314,250 \$16,848 \$26,671 \$10,500 \$7,077 \$10,935 \$2,500 \$22,500 \$1,000 \$1,300 \$15,000 \$15,000 \$9,000	\$204,982 \$8,377 \$15,681 \$2,577 \$3,424 \$4,709 \$2,610 \$10,269 \$2,025 \$0 \$5,121 \$1,043 \$1,308 \$80,476	\$146,415 \$5,983 \$11,201 \$1,841 \$2,446 \$3,364 \$1,864 \$7,335 \$1,447 \$0 \$3,658 \$745 \$934	\$351,397 \$14,360 \$26,882 \$4,419 \$5,870 \$8,073 \$4,475 \$17,603 \$3,472 \$0 \$8,779 \$1,788 \$2,243 \$137,959	\$368,9 \$16,8 \$28,2 \$10,5 \$7,0 \$10,9 \$4,5 \$18,9 \$3,4 \$1,3 \$10,0 \$1,7 \$2,5 \$137,6
Golf Course Operations: Galaries Administrative Fee FICA Expense Health Insurance Workers Compensation Unemployment Golf Printing Utilities Repairs Pest Control Supplies Uniforms Fraining, Education & Employee Relations	\$316,736 \$14,005 \$24,897 \$9,575 \$4,697 \$7,609 \$1,920 \$16,623 \$2,948 \$666 \$14,186 \$130 \$920	\$314,250 \$16,848 \$26,671 \$10,500 \$7,077 \$10,935 \$2,500 \$12,500 \$1,300 \$1,300 \$15,000 \$9,000	\$204,982 \$8,377 \$15,681 \$2,577 \$3,424 \$4,709 \$2,610 \$10,269 \$2,025 \$5,121 \$1,043 \$1,308	\$146,415 \$5,983 \$11,201 \$1,841 \$2,446 \$3,364 \$1,864 \$7,335 \$1,447 \$0 \$3,658 \$745	\$351,397 \$14,360 \$26,882 \$4,419 \$5,870 \$8,073 \$4,475 \$17,603 \$3,472 \$0 \$8,779 \$1,788 \$2,243	\$368,9 \$16,8 \$28,2 \$10,5 \$7,0 \$10,9 \$4,5 \$18,9 \$3,4 \$1,3 \$10,0 \$1,7 \$2,5

		Fisc	al Year 2	026								
			Ado	ptes .		Actuals		Projected	-	Total	_	Proposed
		Actuals		lget		Avor		Nevi	P	rojected @		Biologet
		FY 2024	177	2025		4/30/25		5 Mantille		9/30/25		1Y 2026
Merchandise Sales:												
Cost of Goods Sold		\$100,277	\$	90,000		\$54,548		\$38,963		\$93,510		\$98,186
Total Merchandise Sales	S	100,277	\$	90,000	s	54,548	\$	38,963	\$	93,510	\$	98,186
Galf Course Maintenance:												
Salaries		\$428,276	\$4	74,149	\$	278,147		\$198,677		\$476,824		\$497,856
Administrative Fees		\$5,210		\$6,616	\$	3,109		\$2,220		\$5,329		\$6,616 \$38,086
FICA Expense		\$33,705		43,881	\$	21,278		\$15,199		\$36,477		
Health Insurance		\$36,600		38,513	\$	36,918		\$26,370		\$63,288		\$66,453 \$10,462
Workers Compensation		\$6,918		10,462	\$	4,630		\$3,307		\$7,936		\$6,418
Unemployment		\$4,111		\$6,418	\$	3,474		\$2,481 \$12,312		\$5,955 \$29,548		\$32,080
Utilities		\$31,363		30,000	\$	17,236 27,383		\$19,559		\$46,942		\$48,000
Repairs		\$40,914		48,000 10,000	\$	1,408		\$1,006		\$2,413		\$5,000
Restaurant Repairs Fuel & Oil		\$8,735		40,000	\$	17,147		\$1,000		\$29,395		\$40,000
Pest Control		\$34,353 \$2,995		\$2,000	\$	2,607		\$1,862		\$4,469		\$4,600
		\$10,782		20,000	\$	9,686		\$6,919		\$16,605		\$20,000
Irrigation/Drainage		\$11,504		26,500	5	9,184		\$6,560		\$15,744		\$26,500
Sand/Topsoil Flowers/Mulch		\$1,592		\$7,000	\$	3,059		\$2,185		\$5,245		\$7,000
Fertilizer		\$168,566		75,000	\$	65,689		\$46,921		\$112,609		\$175,000
Seed/Sod		\$165,560		10,000	\$	272		\$194		\$466		\$10,000
Trash Removal		\$2,414	-9	\$3,000	\$	1,874		\$1,338		\$3,212		\$3,462
Contingencies		\$6,563		\$7,500	\$	1,074		\$1,550		\$0		\$7,500
First Aid		\$259		\$800	\$	277		\$198		\$474		\$800
Operating Supplies		\$8,636	4	20,000	\$	7,382		\$5,273		\$12,655		\$15,000
Training		\$1,432		\$9,000	\$	555		\$396		\$951		\$2,500
Janitorial Supplies		\$207		\$1,000	\$	700		\$500		\$1,199		\$1,200
fanitorial Services		\$27,188		13,956	\$	7,443		\$5,316		\$12,759		\$13,956
Soil & Water Testing		\$0		\$1,000	\$.,		\$0		\$0		\$1,000
Uniforms		\$10,421		10,000	\$	6,532		\$4,666		\$11,199		\$11,550
Equipment Rental		\$6,696		\$2,000	\$	2,687		\$1,919		\$4,606		\$4,606
Equipment Lease		\$220,829		16,000	\$	132,840		\$94,886		\$227,726		\$243,144
Total Golf Course Maintenance	\$	1,110,267	\$ 1,2	32,795	\$	661,515	s	472,511	\$	1,134,026	S	1,298,789
Administrative Expenditures:												
Legal Fees		\$563		\$1,500		\$578		\$413		\$991		\$1,500
Engineering Fees		\$600		\$0		\$0		\$0		\$0		\$600
Arbitrage		\$1,000		\$600		\$800		\$571		\$1,371		\$600
Dissemination		\$500		\$1,050		\$613		\$438		\$1,050		\$1,103
Trustee Fees		\$4,089		\$4,100		\$2,385		\$1,704		\$4,089		\$4,510
Annual Audit		\$4,818		\$5,000		\$2,964		\$2,117		\$5,081		\$5,278
Golf Course Administrative Services		\$56,280	\$	56,280		\$32,830		\$23,450		\$56,280		\$56,280
Insurance		\$146,804	\$1	61,889		\$91,920		\$65,657		\$157,577		\$166,132
Property Taxes		\$9,420	\$	15,000		\$5,404		\$3,860		\$9,264		\$12,000
Total Administrative Expenditures	s	224,073	\$ 2	45,419	s	137,494	\$	98,210	\$	235,704	\$	248,003
<u>Reserves:</u> Renewal & Replacement		\$140,691	\$	84,410		\$84,410		\$0		\$84,410		\$166,848
Total Reserves	s	140,691	s	84,410	S	84,410	s		\$	84,410	\$	166,848
Total Revenues	s	2,427,841	\$ 2,3	91,358	s	1,661,211	\$	1,186,579	s	2,847,790	\$	2,636,321
Total Expenditures	s	2,249,431	\$ 2,3	79,358	5	1,389,827	s	932,441	s	2,322,268	s	2,634,321
Operating Income (Loss)	s	178,409	s	12,000	Ś	271,384	\$	254,138	s	525,522	s	2,000
operating meonic (coss)		110,409		-5,000		27.1041	4		-		-	2,000

		Actuals FY 2024	Adopted Budges FY 2025		Actuals As 01 4/30/25		Projected Next 5 Months		Total ropicted ⊕ 9/39/25	Proposed Budger FY 2026
Non Operating Revenues/(Expenditures):										
Assessments - Recreation Debt Service		\$589,195	\$560,250		\$326,813		\$233,438		\$560,250	\$560,250
Interest Income		\$18,140	\$1,000		\$ 11,255		\$8,040		\$19,295	\$10,000
Reserve Funding - Transfer Out (PY Excess)		\$0	\$0		\$0		\$0		\$0	\$0
Interfund Transfer Out - Restaurant		\$0	\$0		\$0		\$0		\$0	\$0
Recreation Fees		\$0	\$0		\$0		\$0		\$0	\$0
Interest Expense		(\$77,750)	(\$53,250)		(\$31,063)		(\$22,188)		(\$53,250)	(\$27,250)
Principal Expense		(\$490,000)	(\$520,000)		(\$303,333)		(\$216,667)		(\$520,000)	(\$545,000)
Total Non Operating Revenues/(Expenditures)	s	39,585	\$ (12,000)	5	3,672	\$	2,623	5	6,295	\$ (2,000)
Net Non Operating Income / (Loss)	s	217,994	\$ ş	s	275,056	5	256,761	\$	531,817	\$ (0)

Recreational Operating Budget

Revenues:

Green Fees

Estimated revenue for public paid rounds of golf.

Gift Cards - Sales & Usage

Estimated amount of gift cards sold that can be used for discounted rounds of golf, merchandise or restaurant purchases. The full amount of the sale is recorded as revenue at the time of purchase. Also included is the estimated usage of gift cards once purchased. Once the gift cards have been used at the District, the amount used is recorded against the revenue.

Season Advance/Trail Fees

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

Loyalty Program

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

Driving Range

Estimated revenue from the District's driving range.

Golf Lessons

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

Merchandise Sales

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

Assessments - Recreation Operations

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

Miscellaneous Income

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

General Expenditures:

Other Contractual Services

Estimated cost for a full-time restaurant manager at Hook and Eagle Tavern.

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

Telephone

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

Vendor	Monthly Amount	Annı	ıal Amount
Cricket Wireless	\$ 239	\$	2,868
Fusion	\$ 1,271	\$	15,252
Hulu Subscription	\$ 106	\$	1,272
Contingency		\$	1,000
Total		\$	20,392

Htilities

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

Vendor	Account	Month	y Amount	Annual Amount		
FPL	10579-42334	\$	190	\$	2,280	
FPL	91273-57086	\$	30	\$	360	
City of Cocoa	313093-70192	\$	92	\$	1,104	
City of Cocoa	150351-141774	\$	92	\$	1,104	
Contingency				\$	500	
Total				\$	5,348	

Repairs & Maintenance

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

Bank Charges

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

Office Supplies

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

Operating Supplies

Represents various operating supplies purchased.

Dues, Licenses & Subscriptions

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

Vendor	Description	Annual Amount			
Brevard County	Business Tax License	\$	82		
City of Rockledge	Business License	\$	200		
Club Caddie	Membership	\$	7,788		
DBPR	License	\$	1,820		
Florida State Golf Assoc.	Handicap Fees	\$	5,000		
Florida State Golf Assoc.	Membership	\$	150		
Contingency		\$	250		
Total		\$	15,290		

Drug Testing - All Departments

Costs incurred for drug testing.

Training, Education & Employee Relations

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

Contractual Security

Security system costs for the maintenance of clubhouse alarm systems.

IT Services

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

Golf Course Operations:

Salaries

The District currently has a 1 full-time and 33 part-time employees to handle the golf course operations of the District. The proposed amount includes a 5% cost of living increase for qualifying full-time employees.

Administration Fee

Represents fee to Applied Business Solutions for administration of pay and benefits. Applied Business Solutions charges an administration fee of \$18 per employee.

FICA Expense

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

Health Insurance

Full-time District employees are eligible for the following health benefits.

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

Workers Compensation

The District provides Workers Compensation insurance for each of its employees based upon statutory requirements and rates determined by Applied Business Solutions.

Unemployment

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

Golf Printing

Printing for materials needed for the course.

Utilities

Estimated cost of basic utilities for golf operations.

Vendor	Account	Month	ly Amount	Annı	ıal Amount
FPL	03449-33189	\$	600	\$	7,200
FPL	07938-52104	\$	750	\$	9,000
City of Cocoa	150351-112664	\$	190	\$	2,280
Contingency				\$	500
Total				\$	18,980

Repairs

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

Pest Control

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

Vendor	Monthly Amount		Annu	al Amount
Ecolab Pest Elimination	\$	95	\$	1,140
Contingency			\$	160
Total			\$	1,300

Supplies

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

Uniforms

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

Training, Education & Employee Relations

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

Cart Lease

The expense related to leasing of carts for the golf course.

Vendor	Monthly Amount	Aπn	ual Amount
The Huntington National	\$ 493	\$	5,911
Yamaha	\$ 197	\$	2,361
Golf Cart	\$ 10,784	\$	129,412
Total		\$	137,684

Cart Maintenance

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

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

Golf Course Maintenance:

Salaries

The District currently has a 11 full-time and 2 part-time employees to handle the golf course maintenance of the District. The proposed amount includes a 5% cost of living increase for qualifying full-time employees.

Administration Fee

Represents fee to Applied Business Solutions for administration of pay and benefits. Applied Business Solutions charges an administration fee of \$18 per employee.

FICA Expense

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

Health Insurance

Full-time District employees are eligible for the following health benefits.

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

Workers Compensation

The District provides Workers Compensation insurance for each of its employees based upon statutory requirements and rates determined by Applied Business Solutions.

Unemployment

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

Utilities

Estimated cost of basic utilities for golf operations.

Vendor	Account	Month	ily Amount	Annı	ıal Amount
FPL	83490-45156	\$	2,150	\$	25,800
City of Cocoa	313093-70192	\$	440	\$	5,280
Contingency				\$	1,000
Total				\$	32,080

Repairs

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

Restaurant Repairs

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

Fuel & Oil

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

Pest Control

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

Vendor	Monthly Amount		Annu	al Amount
Ecolab Pest Elimination	\$	375	\$	4,500
Contingency			\$	100
Total			\$	4,600

Irrigation/Drainage

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

Sand/Topsoil

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

Flowers/Mulch

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

<u>Fertilizer</u>

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

Seed/Sod

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

Trash Removal

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

Vendor	Monthly Amount		Annu	al Amount
Waste Management, Inc.	\$	226	\$	2,712
Contingency			\$	750
Total			\$	3,462

Contingencies

Funding of unanticipated costs.

First Aid

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

Operating Supplies

Represents various operating supplies purchased.

Training

Training seminars for golf course maintenance staff.

Janitorial Supplies

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

Janitorial Services

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

Soil & Water Testing

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

Uniforms

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

Vendor	Monthly Amount		Annı	ial Amount
Unifirst	\$	900	\$	10,800
Contingency			\$	750
Total			\$	11,550

Equipment Rental

Rental of larger capital items required for course maintenance.

Equipment Lease

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

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

Administrative Expenditures:

Legal Fees

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

Engineering Fees

The District's engineer, Robb & Taylor Engineering Solutions Inc, may provide engineering services for the golf course.

Arbitrage

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

Dissemination

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

Trustee Fees

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

Annual Audit

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

Golf Course Administrative Services

Cost of administrative services provided for the CDD.

Description	An	nual Amount
Base	\$	75,000.00
10% of Maintenance Supervisor	\$	(7,280.00)
50% of Labor Position	\$	(11,440.00)
Total	\$	56,280.00

Insurance

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

Description	27536
General Liability	\$ 46,967
Property	\$ 119,165
Total	\$ 166,132

Property Taxes

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

Reserves:

Renewal & Replacement

The golf course transfers 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
Date	Dong Dalance	Interest	Timelpai	morost	
11/01/19	3,305,000			\$ 78,412.50	\$ 559,231.25
05/01/20	3,305,000	4.375%	\$410,000	\$ 78,412.50	
11/01/20	2,895,000			\$ 70,212.50	\$ 558,625.00
05/01/21	2,895,000	4.625%	\$425,000	\$ 70,212.50	
11/01/21	2,470,000			\$ 60,915.63	\$ 556,128.13
05/01/22	2,470,000	5.000%	\$445,000	\$ 60,915.63	
11/01/22	2,025,000			\$ 50,625.00	\$ 556,540.63
05/01/23	2,025,000	5.000%	\$470,000	\$ 50,625.00	
11/01/23	1,555,000			\$ 38,875.00	\$ 559,500.00
05/01/24	1,555,000	5.000%	\$490,000	\$ 38,875.00	
11/01/24	1,065,000			\$ 26,625.00	\$ 555,500.00
05/01/25	1,065,000	5.000%	\$520,000	\$ 26,625.00	
11/01/25	545,000			\$ 13,625.00	\$ 560,250.00
05/01/26	545,000	5.000%	\$545,000	\$ 13,625.00	\$ 558,625.00
			\$ 3,305,000	\$ 678,581	\$ 4,464,400

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

May 23, 2025

Brevard County Manager

Mr. Jim Liesenfelt 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 2026

Dear Managers:

In accordance with chapter 190.008 (2)(b), Florida Statutes, enclosed please find one copy of the District's proposed budget for Fiscal Year 2026 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,

Brittany Brookes Recording Secretary

Enclosure



Proposed Budget FY 2026



Table of Contents

	<u>Pages</u>
General Fund	1-2
General Fund Narrative	3-8
Capital Reserve	9
Debt Service - Series 2020	10
Debt Service Fund - Series 2020 Amortization	11
Food and Beverage	12
Food and Beverage Narrative	13-15
Golf Course	16-18
Golf Course Narrative	19-25
Recreation Fund Debt Service - Series 2012 Amortization	26

Viera East Community Development District General Fund

Proposed Operating Budget Fiscal Year 2026

Solit Course Administrative Services \$56,280 \$55,280 \$32,830 \$23,450 \$56,280 \$56,280 \$56,280 \$50,000 \$0,292 \$44,494 \$10,766 \$10,000 \$10,000 \$6,922 \$44,494 \$10,766 \$10,000 \$10,000 \$6,928 \$16,928 \$16,927 \$55,000 \$56,928 \$16,928 \$10,000 \$10,00		Actuals FY 2024		Adopted Budget FY 2025		Actuals As 01 4/30/25	Projec Nex 5 Mon	ı		Total Projected @ 9/30/25	Proposed Budget FY 2026
Solit Course Administrative Services \$56,280 \$56,280 \$50,000 \$0.000 \$0.0000 \$0.00000 \$0.0000000000	Revenues										
Donations for Park Materials \$0 \$5.000 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Maintenance Assessments	\$1,392,	551	\$1,378,973	ı	\$1,356,828	\$2	2,145	i	\$1,378,973	\$1,378,973
Miscellaneous Income - Farmers Market Increast Income	Golf Course Administrative Services	\$56,	280	\$56,280)	\$32,830	\$2	3,450)	\$56,280	\$56,280
Interest Income										•	\$0
Total Revenues		\$4,									
Administrative Expenditures Supervisors Fees \$23,142 \$30,519 \$15,180 \$10,843 \$26,023 \$30,515 Engineering Fees \$16,850 \$5,000 \$0 \$1,000 \$1,000 \$5,000 Altorneys Fees \$6,029 \$20,000 \$2,988 \$2,134 \$5,122 \$20,000 \$1,	Interest Income		\$1	\$100	'	\$9,699	5	5,928		\$16,627	\$5,000
Supervisors Faes	Total Revenues	\$ 1,452,9	98 \$	1,460,353	\$	1,405,649	\$ 57	,017	\$	1,462,666	\$ 1,450,253
Engineering Fees	Administrative Expenditures										
Altomeys Fees \$8,629 \$20,000 \$2,988 \$2,134 \$5,122 \$20,000 bissemination \$1,000 \$1,050 \$613 \$438 \$1,050 \$10,000 \$1,050 \$613 \$438 \$1,050 \$10,000 \$1,050 \$613 \$438 \$1,050 \$10,000 \$1,050 \$613 \$438 \$1,050 \$10,000 \$1,050 \$613 \$438 \$1,050 \$10,000 \$1,050 \$613 \$438 \$1,050 \$10,000 \$1,050 \$1,0	Supervisors Fees	\$23,1	42	\$30,519		\$15,180	\$10	,843		\$26,023	\$30,519
Dissemination	Engineering Fees	\$16,8	50	\$5,000		\$0	\$1	,000		\$1,000	\$5,000
Trustee Fees \$\$9.73 \$5,500 \$2,357 \$1,884 \$4,041 \$61,055 \$1,000 \$1	Attorney's Fees	\$6,6	29	\$20,000		\$2,988	\$2	,134		\$5,122	\$20,000
Annual Audit Collection Agent So	Dissemination										\$1,082
Collection Agent											
Management Fees		\$13,4									
Postage \$745 \$2,000 \$10 \$500 \$510 \$2,000 Printing & Bindling \$380 \$2,500 \$223 \$159 \$382 \$2,500 Insurance - Liability \$9,121 \$15,229 \$5,693 \$4,067 \$9,760 \$2,200 Cher Current Charges \$1,295 \$1,200 \$2,99 \$2,14 \$513 \$2,500 Cher Current Charges \$1,295 \$1,200 \$158 \$113 \$2,77 \$2,000 Cher Current Charges \$1,295 \$1,200 \$103 \$74 \$117 \$2,000 Cher Current Charges \$1,245 \$1,200 \$103 \$74 \$117 \$2,000 Cher Current Charges \$1,246 \$2,000 \$103 \$74 \$117 \$2,000 Cher Current Charges \$1,246 \$2,000 \$103 \$74 \$1177 \$2,000 Cher Current Charges \$1,246 \$175 \$175 \$175 \$0 \$175 \$175 Information Technology \$4,605 \$4,735 \$2,762 \$1,973 \$4,735 \$4,972 \$175 Information Technology \$4,605 \$4,735 \$2,762 \$1,973 \$4,735 \$4,972 \$175 \$175 \$175 \$175 \$175 \$175 \$175 \$175	_	6400 7				• -					
Printing & Binding \$380 \$2,500 \$223 \$159 \$382 \$2,500 Insurance - Liability \$9,121 \$15,229 \$5,693 \$4,087 \$9,760 \$12,304 Legal Advertising \$762 \$2,500 \$299 \$214 \$513 \$2,500 Other Current Charges \$1,295 \$1,200 \$158 \$113 \$272 \$1,200 Other Current Charges \$1,295 \$1,200 \$158 \$113 \$272 \$1,200 Other Current Charges \$1,284 \$2,000 \$103 \$74 \$117 \$2,000 Dues & Licenses \$175 \$175 \$175 \$0 \$175 \$175 \$175 Information Technology \$4,605 \$4,735 \$2,762 \$1,973 \$4,735 \$4,735 Other Current Charges \$1,260 \$4,735 \$2,762 \$1,973 \$4,735 \$4,735 \$4,735 Other Charges \$1,040 \$1,745 \$	_										
Insurance - Liability \$9,121 \$15,229 \$5,693 \$4,087 \$9,760 \$12,806 Legal Advertising \$752 \$2,500 \$2,99 \$214 \$513 \$2,500 Office Current Charges \$1,295 \$1,200 \$1,586 \$113 \$2,72 \$1,200 Office Supplies \$1,848 \$2,000 \$103 \$74 \$177 \$2,000 Office Supplies \$1,846 \$2,000 \$103 \$74 \$177 \$2,000 Office Supplies \$1,846 \$2,000 \$103 \$74 \$177 \$2,000 Office Supplies \$1,846 \$1,755 \$175 \$175 \$175 \$175 \$175 \$175 \$175 \$											
Legal Advertising \$752 \$2,500 \$299 \$214 \$513 \$2,500 Other Current Charges \$1,295 \$1,200 \$158 \$113 \$272 \$1,200 Office Supplies \$1,848 \$2,000 \$103 \$74 \$177 \$2,000 Dues & Licenses \$175 \$176 \$175 \$176 <td></td> <td>•</td> <td></td> <td></td> <td></td> <td>-</td> <td></td> <td></td> <td></td> <td>-</td> <td></td>		•				-				-	
Other Current Charges \$1,295 \$1,200 \$158 \$113 \$272 \$1,200 Office Supplies \$1,848 \$2,000 \$103 \$74 \$1177 \$2,000 Dues & Licenses \$175 \$174 \$175 \$174 \$175 \$175 \$174 \$175 \$174 \$175 \$174 \$175 \$174 <t< td=""><td>-</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>	-										
Office Supplies \$1,848 \$2,000 \$103 \$74 \$177 \$2,000 Dues & Licenses \$175 \$175 \$175 \$0 \$175 \$1775 \$4775	-	• •									
Dues & Licenses \$175	•						,				
Information Technology \$4,605 \$4,735 \$2,762 \$1,973 \$4,735 \$4,972 \$4,972 \$,							
Salaries	Information Technology			-		-	\$1				\$4,972
Salaries \$171,624 \$178,500 \$102,649 \$73,321 \$175,969 \$167,425 Administration Fee \$1,053 \$1,436 \$1,495 \$1,068 \$2,563 \$1,508 FICA Expense \$13,603 \$14,165 \$7,853 \$5,609 \$13,462 \$14,338 Health Insurance \$6,076 \$5,000 \$821 \$586 \$1,407 \$5,256 Workers Compensation \$2,810 \$3,790 \$1,546 \$1,104 \$2,651 \$41,695 Workers Compensation \$2,810 \$3,790 \$1,546 \$1,104 \$2,651 \$41,696 \$1,118 Retirement Contribution \$0 \$5,061	Total Administrative	\$ 190,4	52 \$	224,250	\$	106,081	\$ 79	,640	\$	185,720	\$ 227,208
Administration Fee \$1,053 \$1,436 \$1,495 \$1,068 \$2,563 \$1,508 FICA Expense \$13,603 \$14,155 \$7,853 \$5,609 \$13,462 \$14,338 Health Insurance \$6,076 \$5,000 \$821 \$586 \$1,407 \$5,250 Workers Compensation \$2,810 \$3,790 \$1,546 \$1,104 \$2,651 \$4,169 Unemployment \$756 \$1,119 \$610 \$436 \$1,046 \$1,119 Retirement Contribution \$0 \$5,061 \$0 \$5,061	Operating Expenditures										
Administration Fee \$1,053 \$1,436 \$1,495 \$1,068 \$2,563 \$1,508 FICA Expense \$13,603 \$14,155 \$7,853 \$5,609 \$13,462 \$14,338 Health Insurance \$6,076 \$5,000 \$821 \$586 \$1,407 \$5,250 Workers Compensation \$2,810 \$3,790 \$1,546 \$1,104 \$2,651 \$4,169 Unemployment \$756 \$1,119 \$610 \$436 \$1,046 \$1,119 Retirement Contribution \$0 \$5,061 \$0 \$5,061	Salarios	\$171 S	24	\$178 500		\$102 649	\$73	321		\$175.069	\$187.425
FICA Expense \$13,603 \$14,155 \$7,853 \$5,609 \$13,462 \$14,338 Health Insurance \$6,076 \$5,000 \$821 \$586 \$1,407 \$5,250 Workers Compensation \$2,810 \$3,790 \$1,546 \$1,104 \$2,651 \$4,169 Unemployment \$756 \$1,119 \$610 \$436 \$1,046 \$1,118 Retirement Contribution \$0 \$5,061 \$0,061 \$5,061 \$5,061 Other Contractual \$6,541 \$10,000 \$4,385 \$3,132 \$7,518 \$10,000 Marketing - Lifestyle/Amenities \$85,586 \$95,000 \$49,748 \$35,535 \$85,283 \$95,000 Uniforms \$168 \$0 \$500 \$500 \$500 \$500 \$500 \$500 \$500											
Health Insurance											
Workers Compensation \$2,810 \$3,790 \$1,546 \$1,104 \$2,651 \$4,169 Unemployment \$756 \$1,119 \$610 \$436 \$1,046 \$1,118 Retirement Contribution \$0 \$5,061 \$0 \$5,061 \$5,001 \$60	•	-									
Unemployment \$756 \$1,119 \$610 \$436 \$1,046 \$1,119 Retirement Contribution \$0 \$5,061 \$0 \$5,061 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$6,000 \$14,000 \$14,000 \$						-					\$4,169
Retirement Contribution \$0 \$5,061 \$0 \$5,061	·										\$1,119
Other Contractual \$6,541 \$10,000 \$4,385 \$3,132 \$7,518 \$10,000 Marketing - Lifestyle/Amenities \$85,586 \$95,000 \$49,748 \$35,535 \$85,283 \$95,000 Training \$0 \$500 \$0 \$500 \$500 \$500 Uniforms \$168 \$0 \$0 \$0 \$0 \$0 Total Operating \$288,217 \$314,561 \$169,108 \$126,352 \$295,460 \$324,370 Maintenance Expenditures Canal Maintenance \$16,551 \$14,000 \$0 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$164,000 \$164,000 \$10,000 \$10,000 \$3,				•							\$5,061
Training \$10 \$50 \$500 \$0 \$500 \$500 \$500 \$500 \$50	Other Contractual					\$4,385					\$10,000
Uniforms \$168 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Marketing - Lifestyle/Amenities	\$85,5	86	\$95,000		\$49,748	\$35	535		\$85,283	\$95,000
Total Operating \$ 288,217 \$ 314,561 \$ 169,108 \$ 126,352 \$ 295,460 \$ 324,370 Maintenance Expenditures Canal Maintenance \$16,551 \$14,000 \$0 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$170,620 \$164,000 \$164,000 \$170,620 \$164,000 \$164,000 \$10,000 \$3,000	Training		\$0	\$500		\$0	,	500		\$500	\$500
Maintenance Expenditures \$16,551 \$14,000 \$0 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$170,620 \$0 \$170,620 \$164,000 \$10,000 \$10,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$10	Uniforms	\$1	68	\$0		\$0		\$0		\$0	\$0
Canal Maintenance \$16,551 \$14,000 \$0 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$14,000 \$10,000 \$10,000 \$10,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$10,0	Total Operating	\$ 288,2	17 \$	314,561	\$	169,108	\$ 126	,352	\$	295,460	\$ 324,370
Lake Bank Restoration \$257,423 \$164,000 \$170,620 \$0 \$170,620 \$164,000 Lake Bank Education Project \$0 \$3,000 \$0 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$10,000	Maintenance Expenditures										
Lake Bank Restoration \$257,423 \$164,000 \$170,620 \$0 \$170,620 \$164,000 Lake Bank Education Project \$0 \$3,000 \$0 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$10,000	Canal Maintenance	\$16.5	51	\$14.000		\$0	\$14	,000		\$14.000	\$14,000
Lake Bank Education Project \$0 \$3,000 \$0 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$10,000 \$1				-			7.1	•			\$164,000
Environmental Services \$1,864 \$10,000 \$0 \$10,000	Lake Bank Education Project						\$3				\$3,000
Water Management System \$133,715 \$134,248 \$78,788 \$56,277 \$135,066 \$143,281 Midge Control \$0 \$8,000 \$0 \$8,000 <td>Environmental Services</td> <td></td> <td></td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>\$10,000</td>	Environmental Services			-							\$10,000
Midge Control \$0 \$8,000 \$0 \$8,000 \$8,000 \$8,000 \$8,000 \$8,000 \$8,000 \$8,000 \$8,000 \$8,000 \$8,000 \$8,000 \$8,000 \$8,000 \$0 \$286 \$686 \$7,500 \$1,500 \$1,354 \$3,249 \$3,500 \$3,500 \$1,354 \$3,249 \$3,500 \$3,000	Water Management System										\$143,281
Contingencies \$7,941 \$10,000 \$400 \$286 \$686 \$7,500 Fire Line Management \$2,000 \$3,500 \$1,354 \$3,249 \$3,500 Basin Repair \$1,100 \$3,000 \$0 \$3,000 \$3,000 \$3,000	Midge Control										\$8,000
Fire Line Management \$2,000 \$3,500 \$1,895 \$1,354 \$3,249 \$3,500 Basin Repair \$1,100 \$3,000 \$0 \$3,000 \$3,000 \$3,000	Contingencies			\$10,000		\$400		•			\$7,500
	Fire Line Management					\$1,895	\$1	,354		\$3,249	\$3,500
Total Maintenance \$ 420,594 \$ 349,748 \$ 251,704 \$ 95,917 \$ 347,621 \$ 356,281	Basin Repair	\$1,1	00	\$3,000		\$0	\$3	,000		\$3,000	\$3,000
	Total Maintenance	\$ 420,5	94 \$	349,748	\$	251,704	\$ 95	,917	\$	347,621	\$ 356,281

Viera East Community Development District General Fund Proposed Operating Budget

roposea	opera	ung	Duage
Fisca	al Year	r 202	6

THE RESERVE TO SHARE THE PARTY OF THE PARTY		1	Adopted	Actuals		Projected		Total		Proposed
	Actuals		Budget	As Of		Next		njected @		Budget
	FY 2024		FY 2025	4/30/25		5 Months		/30/25		FY 2026
Grounds Maintenance Expenditures			A000 700	0440.0	100	\$84,871		\$203,691		\$244,36 ⁻
Salaries	\$196,723		\$232,730	\$118,8				\$59,814		\$244,50
Bonus Program	\$41,823		\$0	\$59,6		\$0				\$2.84
Administrative Fees	\$2,008		\$2,840	\$1,2		\$880		\$2,113 \$15,582		\$18,69
FICA Expense	\$15,626		\$19,787	\$9,0		\$6,493				\$34,53
Health Insurance	\$27,031		\$32,893	\$18,0		\$12,923		\$31,016		
Workers Compensation	\$3,211		\$4,942	\$2,0		\$1,436		\$3,445		\$5,436 \$2,608
Unemployment	\$1,301		\$2,608	\$1,2		\$863		\$2,071		
Retirement Contribution	\$0		\$6,682		\$0	\$6,682		\$6,682		\$6,682
Telephone/Internet	\$15,587		\$15,660	\$3,2		\$2,341		\$5,618		\$6,00
Utllities	\$7,556		\$15,000	\$3,€	57	\$2,612		\$6,269		\$8,02
Property Appraiser	\$1,989		\$1,990	\$2,3	191	\$0		\$2,391		\$2,10
Insurance - Property	\$3,592		\$3,344	\$2,1		\$1,515		\$3,636		\$3,71
Repairs	\$20,109		\$25,000	\$24,7	′81	\$17,700		\$42,481		\$25,00
Fuel	\$17,783		\$21,000	\$8,4	195	\$6,068		\$14,563		\$20,00
Park Maintenance	\$29,505		\$45,000	\$17,1	59	\$12,257		\$29,416		\$35,00
Sidewalk Repair	\$13,712		\$15,000		\$0	\$5,000		\$5,000		\$15,00
Chemicals	\$1,604		\$4,000	\$:	564	\$403		\$966		\$4,00
Contingencies	\$10,392		\$10,000	\$9,2	252	\$6,608		\$15,860		\$10,00
Refuse	\$10,175		\$12,000	\$10,0		\$7,179		\$17,230		\$18,00
	\$170		\$0	\$1,4		\$1,008		\$2,420		\$2,50
Office Supplies	\$3,152		\$4,000		763	\$545		\$1,309		\$4,00
Uniforms	\$3,152 \$3,658		\$7,500		270	\$193		\$462		\$50
Fire Alarm System			\$28,041	\$9,		\$6,567		\$15,761		\$28,04
Rain Bird Pump System	\$28,041		\$10,000		262	\$187		\$449		\$10,00
Park Materials	\$0			Ψ	\$0 \$0	\$0		\$0		\$20,00
Bay Hill Flow Way Maintenance	\$0		\$20,000	\$31,7		\$0		\$31,777		\$4,65
Maintenance Reserve - Transfer Out	\$0		\$31,777	ФЗ I ,.		\$0		\$0		\$
Maintenance Reserve - Transfer Out (Excess)	\$96,816		\$0		\$0	20		Φ0		
Total Grounds Expenditures	\$ 551,564	\$	571,793	\$ 335,	391	\$ 184,331	\$	520,022	\$	531,68
Total Expenses	\$ 1,450,826	\$	1,460,353	\$ 862,	583	\$ 486,240	\$	1,348,823	\$	1,439,54
Total Expenses Excess Revenue/(Expenditures)	\$ 1,450,826 \$ 2,172		1,460,353			\$ 486,240 \$ (429,223)		1,348,823	\$	1,439,54
							\$	113,843		10,70
			(0)	\$ 543,	066		\$	113,843 FY 2025	\$	10,70 FY 2026
			(0)	\$ 543,	066		\$	113,843 FY 2025 1,350,028	\$	10,70 FY 2026 1,350,02
			Net Asses	\$ 543,	neral		\$ \$ \$	113,843 FY 2025 1,350,028 28,945	\$	10,70 FY 2026 1,350,02 28,94
			Net Asses Net Assessm Total I	\$ 543, ssment - Ger nent - Recrea	neral ation eents		\$ \$ \$	113,843 FY 2025 1,350,028 28,945 1,378,973	\$ \$ \$	10,70 FY 2026 1,350,02 28,94 1,378,97
			Net Asses Net Assessm Total I	ssment - Ger nent - Recrea Net Assessm Discounts @	neral ation lents		\$ \$ \$ \$	113,843 FY 2025 1,350,028 28,945 1,378,973 88,020	\$ \$ \$ \$	10,70 FY 2026 1,350,02 28,94 1,378,97 88,02
			Net Asses Net Assessm Total I	\$ 543, ssment - Ger nent - Recrea	neral ation lents		\$ \$ \$	113,843 FY 2025 1,350,028 28,945 1,378,973	\$ \$ \$	10,70 FY 2026 1,350,02 28,94 1,378,97 88,02
		\$	Net Asses Net Assessm Total I	ssment - Ger nent - Recrea Net Assessm Discounts @ cross Assessi	neral ation tents 0 6% ment		\$ \$ \$ \$	113,843 FY 2025 1,350,028 28,945 1,378,973 88,020	\$ \$ \$ \$	10,70 FY 2026 1,350,02 28,94 1,378,97 88,02 1,466,99
	\$ 2,172	\$	Net Asses Net Assessm Total I G	ssment - Ger nent - Recrea Net Assessm Discounts @ ross Assessi	neral ation ents 0 6% ment		\$ \$ \$ \$	113,843 FY 2025 1,350,028 28,945 1,378,973 88,020 1,466,993 4,204	\$ \$ \$ \$	10,70 FY 2026 1,350,02 28,94 1,378,97 88,02 1,466,99
	\$ 2,172	\$	Net Asses Net Assessm Total I	ssment - Ger nent - Recrea Net Assessm Discounts @ ross Assessi	neral ation tents 0 6% ment		\$ \$ \$ \$	113,843 FY 2025 1,350,028 28,945 1,378,973 88,020 1,466,993	\$ \$ \$ \$	10,70 FY 2026 1,350,0; 28,94 1,378,9; 88,0; 1,466,9; 4,2; 1,86
	\$ 2,172	AAsses	Net Asses Net Assessm Total I G Assessable Units -	ssment - Ger nent - Recrea Net Assessm Discounts @ ross Assessi nits - Resider Non-Reside	neral ation tents 6% ment artial Inits		\$ \$ \$ \$	113,843 FY 2025 1,350,028 28,945 1,378,973 88,020 1,466,993 4,204 1,869	\$ \$ \$ \$ \$	10,70 FY 2026 1,350,02 28,94 1,378,97 88,02 1,466,99 4,20 1,86 6,07
	\$ 2,172	AAssess	Net Asses Net Assessor Total I G Assessable Un sable Units	ssment - Gerenent - Recree Net Assessm Discounts @ ross Assessi nits - Resider Total i	neral ation ents 0 6% ment intial Juits		\$ \$ \$ \$ \$ \$	113,843 FY 2025 1,350,028 28,945 1,378,973 88,020 1,466,993 4,204 1,869 6,073	\$ \$ \$ \$ \$	10,70 FY 2026 1,350,02 28,94 1,378,97 88,02 1,466,99 4,20 1,86 6,07
	\$ 2,172	A AAssess	Net Asses Net Assessm Total I G Assessable Units -	ssment - Gereent - Recreent - Recreent - Resider - Resider Non-Resider Total Unit - General Unit - Recree	neral ation sents 0 6% ment initial Jnits		\$ \$ \$ \$ \$	113,843 FY 2025 1,350,028 28,945 1,378,973 88,020 1,466,993 4,204 1,869 6,073	\$ \$ \$ \$ \$	10,70

Viera East Community Development District General Fund Budget

Revenues:

Maintenance Assessments

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

Golf Course Administrative Services

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

Description	An	nual Amount
Base	\$	75,000.00
10% of Maintenance Supervisor	\$	(7,280.00)
50% of Labor Position	\$	(11,440.00)
Total	\$	56,280.00

Miscellaneous Income - Farmers' Market

Miscellaneous income received by the District including income from the Farmers' Market.

Interest Income

The District will earn interest on balances invested during the year.

Administrative Expenditures:

Supervisors Fees

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

Engineering Fees

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

Attorney Fees

Legal Counsel:

Shutts and Bowen LLP

300 South Orange Avenue

Suite 300

Orlando, FL 32801

Telephone: (407) 835-6759

Fax: (407) 849-7288

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

Dissemination

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

o Series 2020 Special Assessment Revenue Bond

\$

1,081.50

Trustee Fees

The District will pay annual trustee fees for the Series 2020 Special Assessment Revenue Bond.

Annual Audit

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

Collection Agent

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

Contractor	Services	Monthly	Annual
GMS-Central Florida ,LLC	Assessments	\$ 214.58	\$ 2,575.00

Management Fees

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

Postage

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

Printing & Binding

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

Insurance - Liability

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

Description	Admin. Amount		Field Amount		Annual Amount	
General Liability	\$ 7,784	\$	*	\$	7,784	
POL/EPLI	\$ 5,020	\$		\$	5,020	
Property	\$ *	\$	3,711	\$	3,711	
Total	\$ 12,804	\$	3,711	\$	16,515	

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Dues & Licenses

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

Information Technology

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

Operating Expenditures:

Salaries

The District currently has a General Manager and 1 full-time employee to handle the operations of the District. The proposed amount includes a 5% cost of living increase for qualifying full-time employees.

Administration Fee

Represents the fees to Applied Business Solutions for administration of pay and benefits. Applied Business Solutions charges an administration fee of \$18 per employee.

FICA Expense

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

Health Insurance

Full-time District employees are eligible for the following health benefits.

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

Workers Compensation

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

Unemployment

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

Retirement Contribution

Contribution to the retirement account for eligible employees.

Other Contractual

Miscellaneous fees and contracts incurred for the District.

Description	Annual Amount		
Ecolab Pest Elimination	\$	5,697	
Xelar Copier	\$	1,876	
Additional Contract Funds	\$	2,427	
Total	\$	10,000	

Marketing-Lifestyle/Amenities

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

Training

Expenses for providing training to staff.

Maintenance Expenditures:

Canal Maintenance

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

Lake Bank Restoration

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

Lake Bank Education Project

Allocation of funds dedicated for the lake bank education project.

Environmental Services

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

Wetland monitoring reports as required by SJRWMD and USA COE.

Wetland maintenance and removal of exotic species as required to conform to permit requirements.

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

Permit compliance and general services as required.

Water Management System

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

Description	Mont	hly Amount	Ann	ual Amount
Natural Areas Management	\$	4,585	\$	55,020
Wingate & Auburn Lake Aquatic Weed Control	\$	939	\$	11,263
Bayhill Wetland Maintenance	\$	440	\$	5,280
Natural Vegetation Management (Bi-Monthly)	\$	220	\$	1,320
Aquatic Weed Control	\$	4,740	\$	56,878
Header Canal Maintenance (Quarterly)	\$	1,780	\$	7,120
Woodside Park Maintenance	\$	200	\$	2,400
Unanticipated Repairs / Improvements	\$		\$	4,000
Total	\$	12,903	\$	143,281

Midge Control

Lake spraying for midge control throughout the CDD.

Contingencies

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

Fire Line Maintenance

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

Basin Repair

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

Grounds Maintenance Expenditures:

Salaries

The District currently has a 4 full-time employees and 1 part time employee to handle the grounds maintenance of the District. The proposed amount includes a 5% cost of living increase for qualifying full-time employees.

Bonus Program

Represents annual bonus to be paid to eligible employees.

Administration Fee

Represents fee to Applied Business Solutions for administration of pay and benefits. Applied Business Solutions charges an administration fee of \$18 per employee.

FICA Expense

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

Health Insurance

Full-time District employees are eligible for the following health benefits.

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

Workers Compensation

The District provides Workers Compensation insurance for each of its employees based upon statutory requirements and rates determined by Applied Business Solutions.

Unemployment

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

Retirement Contribution

Contribution to the retirement account for eligible employees.

Telephone/Internet

Expenses incurred for the telephone, fax machine and internet.

Utilities

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

Vendor	Account	Monthly Amount		Annual Amount		
FPL	83490-45156	\$	585	\$	7,020	
Contingency				\$	1,000	
Total				\$	8,020	

Property Appraiser

Fees incurred for the Brevard County Property Appraiser performing work in support of processing and distributing non-ad valorem assessment information. The cost for FY2026 is estimated to be \$2,100.

Insurance - Property

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

Description		Admin. Amount		Field Amount		Annual Amount	
General Liability	\$	7,784	\$	湯如	\$	7,784	
POL/EPLI	\$	5,020	\$	(4)	\$	5,020	
Property	\$	<u>5</u> .	\$	3,711	\$	3,711	
Total	\$	12,804	\$	3,711	\$	16,515	

Repairs

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

Fuel

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

Park Maintenance

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

Sidewalk Repair

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

Chemicals

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

Contingencies

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

Refuse

Estimated costs for refuse services to empty dumpster(s) twice monthly by Berry Disposal is:

Contractor	Services	N	Annual		
Berry Disposal	Empty Dumpster	\$	1,435	\$ 17,220	
Contingency				\$ 780	
				\$ 18,000	

Office Supplies

Costs for items used in the office.

Uniforms

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

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

Fire Alam System

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

Rain Bird Pump System

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

	Vendor	Month	ly Amount	Annı	ıal Amount
Rain Bird		\$	2,298	\$	27,581
Additional Fees				\$	460
Total				\$	28,041

Park Materials

Costs for items used for the park.

Bay Hill Flow Way Maintenance

Expenses incurred related to the maintenance of Bay Hill flow way.

Maintenance Reserves - Transfer Out

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

Viera East

Community Development District Capital Reserve Fund Proposed Budget FY 2026

Excess Revenues (Expenditures)	\$ 1,632,098	\$ 1,392,999	\$	5,591	\$ 1,398,590	\$ 1,377,589
Total Expenditures	\$ 145,000	\$ 313,638	\$		\$ 313,638	\$ 195,000
Bank Fees	\$0	\$0		\$0	\$0	\$0
Vehicle Purchase	\$20,000	\$35,000		\$0	\$35,000	\$0
Sign Project	\$20,000	\$0		\$0	\$0	\$20,000
Truck Maintenance	\$25,000	\$0		\$0	\$0	\$25,000
Capital Outlay	\$80,000	\$278,638		\$0	\$278,638	\$150,000
Expenditures						
Total Revenues	\$ 1,777,098	\$ 1,706,637	\$	5,591	\$ 1,712,228	\$ 1,572,589
Reserve Funding - Transfer In (Golf Excess)	\$0	\$0		\$0	\$0	\$(
Reserve Funding - Transfer In (General Excess)	\$0	\$0		\$0	\$0	\$0
Reserve Funding - Transfer In (Golf)	\$84,410	\$84,410		\$0	\$84,410	\$166,848
Reserve Funding - Transfer In (General)	\$31,777	\$31,777		\$0	\$31,777	\$4,651
Interest Income	\$500	\$7,827		\$5,591	\$13,418	\$2,500
Beginning Fund Balance	\$1,660,412	\$1,582,623		\$0	\$1,582,623	\$ 1,398,590
Revenues						
كبير حركا الاقائم	FY 2025	4/30/25	1	5 Months	9/30/25	FY 2026
	Adopted Budget	Actuals As Of		Projected Next	Total Projected	Proposed Budget

Potential Cap	ital Reserve S	plit					
	Ge	General Fund Golf Course					
Beginning Balance - 9/30/25	\$	580,243	\$	1,002,380	\$	1,582,623	
FY25 Interest Income	\$	4,919	\$	8,498	\$	13,418	
FY25 Contributions	\$	31,777	\$	84,410	\$	116,187	
FY25 Projected Excess	\$	-	\$		\$	653	
FY25 Expenses	\$	(42,740)	\$	(270,897)	\$	(313,638)	
FY24 Bank Fees	\$		\$		\$		
Projected Excess Revenue Fund End of FY25	\$	574,199	\$	824,391	s	1,398,590	

Viera East Community Development District Debt Service Fund

Series 2020 Proposed Budget FY 2026

		Adopted Budget FY 2025	Actuals As Of 4/30/25	Projected Next 5 Months	Total Projected 9/30/25	Ī	Proposed Budget FY 2026
Revenues							
Special Assessments	\$	655,615	\$ 645,087	\$ 10,528	\$ 655,615	\$	655,615
Interest Income	\$	500	\$ 12,723	\$ 9,088	\$ 21,811	\$	5,000
Beginning Fund Balance	\$	132,287	\$ 357,224	\$	\$ 357,224	\$	373,334
Total Revenues	\$	788,402	\$ 1,015,033	\$ 19,616	\$ 1,034,649	\$	1,033,949
Expenditures							
<u>Series 2020</u>							
Interest-11/1	\$	80,658	\$ 80,658	\$ -	\$ 80,658	\$	75,658
Principal-5/1	\$	500,000	\$ *	\$ 500,000	\$ 500,000	\$	795,000
Interest-5/1	\$	80,658	\$ ·	\$ 80,658	\$ 80,658	\$	75,658
Total Expenditures	\$	661,315	\$ 80,658	\$ 580,658	\$ 661,315	\$	946,315
Excess Revenues (Expenditures)	\$	127,087	\$ 934,376	\$ (561,041)	\$ 373,334	\$	87,634
* Excess Revenues needed to pay the 11/1/26	Interest Pa	vment				\$	67,708

^{*} Excess Revenues needed to pay the 11/1/26 Interest Payment

Net Annual Assessment

				Net		Net	
Land Use	ERU	Units	ERU	Percentage	Per Unit	A	ssessments
Residential	1.00	4,204.00	4,204.00	84%	\$ 130.57	\$	548,913.70
Commercial	4.00	204.30	817.20	16%	\$ 522.28	\$	106,701.30
Net Annual Assessment		4,408.30	5,021.20			\$	655,615.00

4,408.30

5,021.20

Debt Service - Series 2020 Amortization Schedule

Date	Bond Balance	Interest	Principal	W	Interest		Fiscal Year Total
11/01/20				\$	52,497.38	\$	52,497.38
05/01/21	7,685,000			\$	90,307.50	Ψ	32,177.30
11/01/21	7,005,000			\$	90,307.50	\$	180,615.00
05/01/22	7,685,000			\$	90,307.50	Ψ	100,010.00
11/01/22	7,000,000			\$	90,307.50	\$	180,615.00
05/01/23	7,685,000	2.000%	\$475,000	\$	90,307.50	*	100,010.00
11/01/23	7,000,000	2.00070	4175,000	\$	85,557.50	\$	650,865.00
05/01/24	7,210,000	2.000%	\$490,000	\$	85,557.50	*	000,000.00
11/01/24	.,,		+ 13 0,000	\$	80,657.50	\$	656,215.00
05/01/25	6,720,000	2.000%	\$500,000	\$	80,657.50	-	
11/01/25			1615 Aug 2516 L	\$	75,657.50	\$	656,315.00
05/01/26	6,220,000	2:000%	\$795,000	\$	75,657.50	F(3.)	
11/01/26		16.77		\$	67,707.50	\$	938,365.00
05/01/27	5,425,000	2.000%	\$380,000	\$	67,707.50		
11/01/27				\$	63,907.50	\$	511,615.00
05/01/28	5,045,000	2.000%	\$385,000	\$	63,907.50		
11/01/28				\$	60,057.50	\$	508,965.00
05/01/29	4,660,000	2.000%	\$395,000	\$	60,057.50		
11/01/29				\$	56,107.50	\$	511,165.00
05/01/30	4,265,000	2.125%	\$400,000	\$	56,107.50		
11/01/30				\$	51,857.50	\$	507,965.00
05/01/31	3,865,000	2.600%	\$410,000	\$	51,857.50		
11/01/31				\$	46,527.50	\$	508,385.00
05/01/32	3,455,000	2.600%	\$425,000	\$	46,527.50		
11/01/32				\$	41,002.50	\$	512,530.00
05/01/33	3,030,000	2.600%	\$435,000	\$	41,002.50		
11/01/33				\$	35,347.50	\$	511,350.00
05/01/34	2,595,000	2.600%	\$445,000	\$	35,347.50		
11/01/34				\$	29,562.50	\$	509,910.00
05/01/35	2,150,000	2.750%	\$455,000	\$	29,562.50		
11/01/35				\$	23,306.25	\$	507,868.75
05/01/36	1,695,000	2.750%	\$470,000	\$	23,306.25		
11/01/36				\$	16,843.75	\$	510,150.00
05/01/37	1,225,000	2.750%	\$485,000	\$	16,843.75		
11/01/37				\$	10,175.00	\$	512,018.75
05/01/38	740,000	2.750%	\$740,000	\$	10,175.00		
			\$ 7,685,000	\$	1,992,585	\$	8,927,410

Viera East Community Development District Restaurant - Hook and Eagle Proposed Operating Budget Fiscal Year 2026

		Vetuals		Budget		As Of		Next	170	ojected 60		
		armera.				4/30/25		5 Months		0/30/25		Budget FY 2026
	ŧ	Y 2024		Y 2025		4/30/25		1 Bionths	_	7,30729		The Water
Revenues												
Food Sales		\$449,273		\$404,923		\$264,149		\$188,678		\$452,826		\$465,661
Snack Sales		\$9,935		\$11,000		\$397		\$283		\$680		\$550
Bovorago Salos		\$52,995		\$14,106		\$71,035		\$15,025		\$36,059		\$37,516
Beer Sales		\$176,664		\$197,054		\$136,175		\$97,268		\$233,442		\$236,465
Wine Sales		\$7,228		\$13,642		\$11,340		\$8,100		\$19,440		\$20,463
Liquor Sales		\$147,337		\$101,442		\$121,326		\$86,661		\$207,988		\$202,884
Miscellaneous Income		\$968		\$0		\$724		\$517		\$1,242		\$0
Total Revenues	\$	844,400	5	762,167	\$	555,145	\$	396,532	\$	951,677	\$	963,539
Restaurant Expenditures												
Restaurant Manager Contract		\$10,833		\$0		\$0		\$0		\$0		\$0
Salarles		\$301,530		\$320,250		\$200,011		\$142,865		\$342,876		\$336,263
Administrative Fee		\$7,639		\$7,956		\$4,769		\$3,406		\$8,175		\$8,354
FICA Expense		\$34,584		\$29,041		\$22,585		\$16,132		\$38,717		\$25,724
Health Insurance		\$17,211		\$14,000		\$8,950		\$6,393		\$15,343		\$14,700
Workers Compensation		\$4,608		\$7,300		\$2,890		\$2,064		\$4,954		\$7,300
Unemployment		\$5,939		\$6,8B2		\$4,412		\$3,151		\$7,563		\$6,882
Telephone		\$4,808		\$5,250		\$0		\$0		\$0		\$0
Utilities		\$8,245		\$11,000		\$5,539		\$3,956		\$9,495		\$12,100
Pest Control		\$666		\$1,200		\$0		\$0		\$0		\$1,200
Merchant Fees		\$25,084		\$27,500		\$17,848		\$12,749		\$30,597		\$32,208
Equipment Lease		\$1,230		\$1,500		\$999		\$714		\$1,713		\$1,750
Kitchen Equipment & Supplies		\$4,480		\$3,000		\$8,897		\$6,355		\$15,253		\$3,000
Paper & Plastic Supplies		\$13,561		\$15,000		\$7,704		\$5,503		\$13,206		\$15,0 00
Operating Supplies		\$20,301		\$20,000		\$330		\$235		\$565		\$20,000
Entertainment		\$585		\$0		\$0		\$0		\$0		\$0
Delivery/Gas		\$6,184		\$7,000		\$2,825		\$2,018		\$4,843		\$6,780
Dues & License		\$11,195		\$11,500		\$7,399		\$5,285		\$12,685		\$11,500
Total Restaurant Expenditures	s	478,684	5	488,379	s	295,159	\$	210,828	S	505,987	s	502,760
Cost of Goods Sold												
Food Cost		\$246,026		\$139,388		\$139,590		\$99,707		\$239,297		\$251,262
Snack Cost		\$3,939		\$5,250		\$4,224		\$3,017		\$7,241		\$7,603
Beverage Cost		\$32,849		\$16,800		\$20,278		\$14,484		\$34,762		\$36,500
Beer Cost		\$65,765		\$74,550		\$49,529		\$35,378		\$84,906		\$89,151
Wine Cost		\$6,870		\$5,250		\$5,680		\$4,057		\$9,738		\$10,225
Liquor Cost		\$63,615		\$32,550		\$36,688		\$26,206		\$62,893		\$66,038
Total Cost of Goods Sold	s	419,062	s	273,788	\$	255,989	\$	182,849	\$	438,837	s	460,779
Total Revenues	s	844,400	\$	762,167	\$	555,145	\$	396,532	5	951,677	\$	963,539
Total Expenditures	\$	897,746	\$	762,167	5	551,147	s	393,677	s	944,824	\$	963,539
Operating Income (Loss)	\$	(53,346)	\$		5	3,997	5	2,855	s	6,853	\$	(0)
Non Operating Revenues/(Expenditures).												
Interfund Transfer Out - Golf Course		\$0		\$0		\$0		\$0		\$0		\$0
Interfund Transfer In - Golf Course		\$0		\$0		\$0		\$0		\$0		\$0
Total Non Operating Revenues/(Expenditures)	5	3	\$	_ ·	\$	-	\$		\$		s	ž

Food & Beverage Operating Budget

Revenues:

Food Sales

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

Snack Sales

Represents all snack sales for Hook and Eagle Tavern. Also includes all catering and banquet sales as well as snack sales from the golf course

Beverage Sales

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

Reer Sales

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

Wine Sales

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

Liquor Sales

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

Expenditures:

Salaries

The District currently has a 1 full-time and 18 part-time employees to handle the restaurant operations of the District. The proposed amount includes a 5% cost of living increase for qualifying full-time employees.

Administration Fee

Represents fee to Applied Business Solutions for administration of pay and benefits. Applied Business Solutions charges an administration fee of \$18 per employee.

FICA Expense

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

Health Insurance

Full-time District employees are eligible for the following health benefits.

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

Workers Compensation

The District provides Workers Compensation insurance for each of its employees based upon statutory requirements and rates determined by Applied Business Solutions.

Unemployment

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

Utilities

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

Vendor	Account	Month	ly Amount	Annual Amou		
FPL	03449-33189	\$	650	\$	7,800	
City of Cocoa	150351-112664	\$	195	\$	2,340	
Contingency				\$	1,960	
Total				\$	12,100	

Pest Control

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

Merchant Fees

The estimated cost for merchant credit card fees.

Equipment Lease

The estimated cost to Ecolab for the dish machine rental.

Vendor	Monthly Amount	Annual Amoun					
Ecolab	\$	143	\$	1,713			
Contingency			\$	37			
Total			\$	1,750			

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

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 ARC3 Gases, Inc.	Account	Monthl	y Amount	Annual Amount		
	83490-45156	\$	440	\$	5,280	
Contingency - Delivery Fees				\$	1,500	
Total				\$	6,780	

Dues and License

Represents the cost of all restaurant operating licenses through DPBR.

Cost of Goods Sold:

Food_Cost

Represents food supplies purchased for the restaurant or catering events.

Snack Cost

Represents snacks purchased for the restaurant.

Beverage Cost

Represents beverages purchased for the restaurant.

Beer Cost

Represents beer purchased for the restaurant.

Wine Cost

Represents wine purchased for the restaurant.

Liquor Cost

Represents liquor purchased for the restaurant.

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.

		Fisca	I Year 2026				
	-		Adopted	Actuals	Projected	fotal	Proposed
		Actuals	Budget	As Of	Next	Projected @	Budget
		FY 2024	FY 2025	4/30/25	5 Months	9/30/25	FY 2026
		\$1,999,683	\$1,994,243	\$1,414,114	\$1,010,082	\$2,424,196	\$2,250,000
Greens Fees			\$26,523	\$2,776	\$1,010,002	\$4,759	\$0
Gift Cards - Sales & Usage		\$5,953 \$0		\$2,776	\$1,783	\$0	\$0
Gift Cards - Usage			(\$26,523) \$125,000	\$52,270	\$37,335	\$89,605	\$100,000
Season Advance/Trail Fees		\$117,319 \$26,245	\$25,000	\$17,014	\$12,153	\$29,166	\$25,000
Loyalty Program			\$84,872	\$60,346	\$43,104	\$103,451	\$87,418
Driving Range		\$93,469	\$7,000	\$11,576	\$8,269	\$19,845	\$15,000
Golf Lessons		\$14,957	\$122,004	\$79,427	\$56,734	\$136,160	\$125,664
Merchandise Sales		\$145,705		\$10,639	\$7,600	\$18,239	\$18,239
Assessments - Recreation Operating		\$18,239	\$18,239			\$22,369	\$15,000
Miscellaneous Income		\$6,271	\$15,000	\$13,048	\$9,320	\$22,307	415,000
Total Revenues	\$	2,427,841	\$ 2,391,358	\$ 1,661,211	\$ 1,186,579	\$ 2,847,790	5 2,636,321
General Expenditures							
Out of the sheet Complete		\$13,710	\$20,000	\$9,442	\$6,744	\$16,186	\$20,000
Other Contractual Services		\$4,065	\$4,058	\$9,324	\$6,660	\$15,983	\$20,392
Telephone		\$4,244	\$5,400	\$2,612	\$1,866	\$4,479	\$5,348
Utilities		\$6,288	\$15,000	\$9,176	\$6,554	\$15,730	\$15,000
Repairs & Maintenance		\$66,211	\$55,000	\$43,187	\$30,848	\$74,035	\$75,000
Bank Charges		\$2,663	\$4,500	\$3,049	\$2,178	\$5,227	\$4,500
Office Supplies		\$8,338	\$5,000	\$7,076	\$5,054	\$12,130	\$12,000
Operating Supplies		\$14,729	\$12,000	\$8,761	\$6,258	\$15,020	\$15,290
Dues, Licenses & Subscriptions		\$14,725	\$500	\$0	\$0	\$0	\$500
Drug Testing - All Departments		\$245	\$9,000	\$2,733	\$1,952	\$4,685	\$5,000
Training, Education & Employee Relations		\$3,147	\$4,000	\$4,865	\$3,475	\$8,341	\$8,400
Contractual Security		\$3,377	\$3,000	\$4,919	\$3,514	\$8,433	\$8,400
IT Services		φυμίτε	45,000	41,727			
Total Golf Course Expenditures	s	127,017	\$ 137,458	\$ 105,145	5 75,104	5 180,248	\$ 189,830
Golf Course Operations:							
Salaries		\$316,736	\$314,250	\$204,982	\$146,415	\$351,397	\$369,967
Administrative Fee		\$14,005	\$16,848	\$8,377	\$5,983	\$14,360	\$16,848
FICA Expense		\$24,897	\$26,671	\$15,681	\$11,201	\$26,882	\$28,226
Health Insurance		\$9,575	\$10,500	\$2,577	\$1,841	\$4,419	\$10,500
Workers Compensation		\$4,697	\$7,077	\$3,424	\$2,446	\$5,870	\$7,077
Unemployment		\$7,609	\$10,935	\$4,709	\$3,364	\$8,073	\$10,939
Golf Printing		\$1,920	\$2,500	\$2,610	\$1,864	\$4,475	\$4,500
Utllities		\$16,623	\$22,500	\$10,269	\$7,335	\$17,603	\$18,980
Repairs		\$2,948	\$1,000	\$2,025	\$1,447	\$3,472	\$3,400
Repairs Pest Control		\$666	\$1,300	\$0	\$0	\$0	\$1,300
Supplies		\$14,186	\$15,000	\$5,121	\$3,658	\$8,779	\$10,000
Uniforms		\$130	\$1,500	\$1,043	\$745	\$1,788	\$1,750
Training, Education & Employee Relations		\$920	\$9,000	\$1,308	\$934	\$2,243	\$2,50
Cart Lease		\$119,228	\$135,196	\$80,476	\$57,483	\$137,959	\$137,68
Cart Lease Cart Maintenance		\$6,246	\$5,000	\$1,836	\$1,311	\$3,147	\$5,00
Driving Range Supplies		\$6,721	\$10,000	\$2,277	\$1,627	\$3,904	\$5,000
m. Ve. 100	s	547,106	\$ 589,277	\$ 346,716	\$ 247,654	\$ 594,370	\$ 632,660
Total Golf Operation Expenditures	3	347,100	4 303/611	310/110	211,1391		

		FISC	ai tear 2020							
	-		Adopted		Actualse	Projected	100	Total		Proposed
		Actuals	Budget		As Of	Next	- 11	rajected @		Budget
		FY/2024	LY 2025		4/30/25	5 Months		9/30/25		FY 2026
Merchandise Sales:										
Cost of Goods Sold		\$100,277	\$90,000		\$54,548	\$38,963		\$93,510		\$98,186
Total Merchandise Sales	\$	100,277	\$ 90,000	\$	54,548	\$ 38,963	\$	93,510	\$	98,186
Golf Course Maintenance:										
Salaries		\$428,276	\$474,149	\$	278,147	\$198,677		\$476,824		\$497,856
Administrative Fees		\$5,210	\$6,616	\$	3,109	\$2,220		\$5,329		\$6,616
FICA Expense		\$33,705	\$43,881	\$	21,278	\$15,199		\$36,477		\$38,086
Health Insurance		\$36,600	\$38,513	\$	36,918	\$26,370		\$63,288		\$66,453
Workers Compensation		\$6,918	\$10,462	\$	4,630	\$3,307		\$7,936		\$10,462
Unemployment		\$4,111	\$6,418	\$	3,474	\$2,481		\$5,955		\$6,418
Utilities		\$31,363	\$30,000	\$	17,236	\$12,312		\$29,548		\$32,000
Repairs		\$40,914	\$48,000	\$	27,383	\$19,559		\$46,942		\$48,000 \$5,000
Restaurant Repairs		\$8,735	\$10,000	\$	1,408	\$1,006		\$2,413 \$29,395		\$40,000
Fuel & Oil		\$34,353	\$40,000	\$	17,147	\$12,248 \$1,862		\$4,469		\$4,600
Pest Control		\$2,995	\$2,000	\$	2,607			\$16,605		\$20,000
Irrigation/Drainage		\$10,782	\$20,000	\$	9,686	\$6,919		\$15,744		\$26,500
Sand/Topsoil		\$11,504	\$26,500 \$7,000	\$ \$	9,184 3,059	\$6,560 \$2,185		\$5,245		\$7,000
Flowers/Mulch		\$1,592		\$	65,689	\$46,921		\$112,609		\$175,000
Fertilizer		\$168,566 \$0	\$175,000 \$10,000	\$	272	\$194		\$466		\$10,000
Seed/Sod		\$2,414	\$3,000	\$	1,874	\$1,338		\$3,212		\$3,462
Trash Removal		\$6,563	\$7,500	\$	1,074	\$1,550		\$0		\$7,500
Contingencies		\$259	\$800	\$	277	\$198		\$474		\$800
First Ald		\$8,636	\$20,000	\$	7,382	\$5,273		\$12,655		\$15,000
Operating Supplies Training		\$1,432	\$9,000	\$	555	\$396		\$951		\$2,500
Janitorial Supplies		\$207	\$1,000	\$	700	\$500		\$1,199		\$1,200
Janitorial Supplies Janitorial Services		\$27,188	\$13,956	\$	7,443	\$5,316		\$12,759		\$13,956
Soil & Water Testing		\$0	\$1,000	\$	17110	\$0		\$0		\$1,000
Uniforms		\$10,421	\$10,000	\$	6,532	\$4,666		\$11,199		\$11,550
Equipment Rental		\$6,696	\$2,000	\$	2,687	\$1,919		\$4,606		\$4,606
Equipment Lease		\$220,829	\$216,000	\$	132,840	\$94,886		\$227,726		\$243,144
Total Golf Course Maintenance	s	1,110,267	\$ 1,232,795	\$	661,515	\$ 472,511	5	1,134,026	\$	1,298,789
Administrative Expenditures:										
Legal Fees		\$563	\$1,500		\$578	\$413		\$991		\$1,500
Englneering Fees		\$600	\$0		\$0	\$0		\$0		\$600
Arbitrage		\$1,000	\$600		\$800	\$571		\$1,371		\$600
Dissemination		\$500	\$1,050		\$613	\$438		\$1,050		\$1,103
Trustee Fees		\$4,089	\$4,100		\$2,385	\$1,704		\$4,089		\$4,510
Annual Audit		\$4,818	\$5,000		\$2,964	\$2,117		\$5,081		\$5,278
Golf Course Administrative Services		\$56,280	\$56,280		\$32,830	\$23,450		\$56,280		\$56,280
Insurance		\$146,804	\$161,889		\$91,920	\$65,657		\$157,577		\$166,132
Property Taxes		\$9,420	\$15,000		\$5,404	\$3,860		\$9,264		\$12,000
Total Administrative Expenditures	\$	224,073	\$ 245,419	\$	137,494	\$ 98,210	s	235,704	\$	248,003
<u>Reserves:</u> Renewal & Replacement		\$140,691	\$84,410		\$84,410	\$0		\$84,410		\$166,848
Total Reserves	\$	140,691	\$ 84,410	5	84,410	\$.*	\$	84,410	\$	166,848
Total Revenues	\$	2,427,841	\$ 2,391,358	s	1,661,211	\$ 1,186,579	S	2,847,790	s	2,636,321
Total Expenditures	5	2,249,431	\$ 2,379,358	s	1,389,827	\$ 932,441	ş	2,322,268	s	2,634,321
Operating Income (Loss)	5	178,409	\$ 12,000	s	271,384	\$ 254,138	\$	525,522	\$	2,000
ober artiff meaning (2003)		2.0/107	10,000	-		2 25.0025			- 25.11	

		Actuals FY 2024		Adopted Budget FY 2025		Actuals As 01 4/30/25		Projected Next 5 Months		Total rojected # 9/30/25	Ĭ	Proposed Budget FY 2026
Non Operating Revenues/(Expenditures):												45.0050
Assessments - Recreation Debt Service		\$589,195		\$560,250		\$326,813		\$233,438		\$560,250		\$560,250
Interest Income		\$18,140		\$1,000		\$11,255		\$8,040		\$19,295		\$10,000
Reserve Funding - Transfer Out (PY Excess)		\$0		\$0		\$0		\$0		\$0		\$0
Interfund Transfer Out - Restaurant		\$0		\$0		\$0		\$0		\$0		\$0
Recreation Fees		\$0		\$0		\$0		\$0		\$0		\$0
		(\$77,750)		(\$53,250)		(\$31,063)		(\$22,188)		(\$53,250)		(\$27,250)
Interest Expense Principal Expense		(\$490,000)		(\$520,000)		(\$303,333)		(\$216,667)		(\$520,000)		(\$545,000)
Total Non Operating Revenues/(Expenditures)	5	39,585	5	(12,000)	S	3,672	\$	2,623	5	6,295	s	(2,000)
Net Non Operating Income / (Loss)	\$	217,994	5		s	275,056	5	256,761	\$	531,817	\$	(0)

Viera East Community Development District Recreational Operating Budget

Revenues:

Green Fees

Estimated revenue for public paid rounds of golf.

Gift Cards - Sales & Usage

Estimated amount of gift cards sold that can be used for discounted rounds of golf, merchandise or restaurant purchases. The full amount of the sale is recorded as revenue at the time of purchase. Also included is the estimated usage of gift cards once purchased. Once the gift cards have been used at the District, the amount used is recorded against the revenue.

Season Advance/Trail Fees

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

Lovalty Program

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

Driving Range

Estimated revenue from the District's driving range.

Golf Lessons

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

Merchandise Sales

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

Assessments - Recreation Operations

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

Miscellaneous Income

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

General Expenditures:

Other Contractual Services

 ${\bf Estimated}\ cost\ for\ a\ full-time\ restaurant\ manager\ at\ Hook\ and\ Eagle\ Tavern.$

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

Telephone

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

Vendor	Monthly Amount	Annual Amount		
Cricket Wireless	\$ 239	\$	2,868	
Fusion	\$ 1,271	\$	15,252	
Hulu Subscription	\$ 106	\$	1,272	
Contingency		\$	1,000	
Total		\$	20,392	

Utilities

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

Vendor	Account	Monthl	ly Amount	Annual Amount	
FPL	10579-42334	\$	190	\$	2,280
FPL	91273-57086	\$	30	\$	360
City of Cocoa	313093-70192	\$	92	\$	1,104
City of Cocoa	150351-141774	\$	92	\$	1,104
Contingency				\$	500
Total				\$	5,348

Repairs & Maintenance

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

Bank Charges

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

Office Supplies

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

Operating Supplies

Represents various operating supplies purchased.

Dues, Licenses & Subscriptions

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

Vendor	Description	Annual Amount		
Brevard County	Business Tax License	\$	82	
City of Rockledge	Business License	\$	200	
Club Caddie	Membership	\$	7,788	
DBPR	License	\$	1,820	
Florida State Golf Assoc.	Handicap Fees	\$	5,000	
Florida State Golf Assoc.	Membership	\$	150	
Contingency		\$	250	
Total		\$	15,290	

Drug Testing - All Departments

Costs incurred for drug testing.

Training, Education & Employee Relations

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

Contractual Security

Security system costs for the maintenance of clubhouse alarm systems.

IT Services

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

Golf Course Operations:

Salaries

The District currently has a 1 full-time and 33 part-time employees to handle the golf course operations of the District. The proposed amount includes a 5% cost of living increase for qualifying full-time employees.

Administration Fee

Represents fee to Applied Business Solutions for administration of pay and benefits. Applied Business Solutions charges an administration fee of \$18 per employee.

FICA Expense

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

Health Insurance

Full-time District employees are eligible for the following health benefits.

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

Workers Compensation

The District provides Workers Compensation insurance for each of its employees based upon statutory requirements and rates determined by Applied Business Solutions.

Unemployment

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

Golf Printing

Printing for materials needed for the course.

Utilities

Estimated cost of basic utilities for golf operations.

Vendor	Account	Month	ly Amount	Annual Amount		
FPL	03449-33189	\$	600	\$	7,200	
FPL	07938-52104	\$	750	\$	9,000	
City of Cocoa	150351-112664	\$	190	\$	2,280	
Contingency				\$	500	
Total				\$	18,980	

Repairs

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

Pest Control

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

Vendor	Monthly Amount		Annu	al Amount
Ecolab Pest Elimination	\$	95	\$	1,140
Contingency			\$	160
Total			\$	1,300

Supplies

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

<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.

Cart Lease

The expense related to leasing of carts for the golf course.

Vendor	Monthly Amount	Ann	ual Amount
The Huntington National	\$ 493	\$	5,911
Yamaha	\$ 197	\$	2,361
Golf Cart	\$ 10,784	\$	129,412
Total		\$	137,684

Cart Maintenance

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

Driving Range Supplies

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

Merchandise Sales:

Cost of Goods Sold

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

Golf Course Maintenance:

Salaries

The District currently has a 11 full-time and 2 part-time employees to handle the golf course maintenance of the District. The proposed amount includes a 5% cost of living increase for qualifying full-time employees.

Administration Fee

Represents fee to Applied Business Solutions for administration of pay and benefits. Applied Business Solutions charges an administration fee of \$18 per employee.

FICA Expense

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

Health Insurance

Full-time District employees are eligible for the following health benefits.

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

Workers Compensation

The District provides Workers Compensation insurance for each of its employees based upon statutory requirements and rates determined by Applied Business Solutions.

Unemployment

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

Utilities

Estimated cost of basic utilities for golf operations.

Vendor	Account Monthly Amou		nly Amount	Annı	ual Amount
FPL	83490-45156	\$	2,150	\$	25,800
City of Cocoa	313093-70192	\$	440	\$	5,280
Contingency				\$	1,000
Total				\$	32,080

Repairs

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

Restaurant Repairs

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

Fuel & Oil

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

Pest Control

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

Vendor	Monthly Amount		Annu	al Amount
Ecolab Pest Elimination	\$	375	\$	4,500
Contingency			\$	100
Total			\$	4,600

Irrigation/Drainage

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

Sand/Topsoil

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

Flowers/Mulch

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

<u>Fertilizer</u>

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

Seed/Sod

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

Trash Removal

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

Vendor	Monthly Amount		Annu	al Amount
Waste Management, Inc.	\$ 	226	\$	2,712
Contingency			\$	750
Total			\$	3,462

Contingencies

Funding of unanticipated costs.

First Aid

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

Operating Supplies

Represents various operating supplies purchased.

Training

Training seminars for golf course maintenance staff.

Janitorial Supplies

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

Janitorial Services

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

Soil & Water Testing

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

Uniforms

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

Vendor	Monthly Amount		Annı	ial Amount
Unifirst	\$	900	\$	10,800
Contingency			\$	750
Total			\$	11,550

Equipment Rental

Rental of larger capital items required for course maintenance.

Equipment Lease

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

Vendor	Monthly Amount	Ann	ual Amount
Dex Imaging	\$ 110	\$	1,320
The Huntington National	\$ 19,500	\$	234,000
Wells Fargo	\$ 652	\$	7,824
Total		\$	243,144

Administrative Expenditures:

Legal Fees

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

Engineering Fees

The District's engineer, Robb & Taylor Engineering Solutions Inc, may provide engineering services for the golf course.

Arbitrage

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

Dissemination

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

Trustee Fees

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

Annual Audit

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

Golf Course Administrative Services

Cost of administrative services provided for the CDD.

Description	An	nual Amount
Base	\$	75,000.00
10% of Maintenance Supervisor	\$	(7,280.00)
50% of Labor Position	\$	(11,440.00)
Total	\$	56,280.00

Insurance

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

27536
\$ 46,967
\$ 119,165
\$ 166,132
\$ \$ \$

Property Taxes

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

Reserves:

Renewal & Replacement

The golf course transfers 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
Date	Bond Baranos				
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		No.	\$ 13,625.00	\$ 560,250.00
05/01/26	545,000	5:000%	\$545,000	\$ 13,625.00	\$ 558,625.00
			\$ 3,305,000	\$ 678,581	\$ 4,464,400

VIERA STEWARDSHIP DISTRICT PROPOSED BUDGET FISCAL YEAR 2026

VIERA STEWARDSHIP DISTRICT TABLE OF CONTENTS

Description	Page Number(s)
General Fund Budget	1 - 2
Definitions of General Fund Expenditures	3 - 6
Debt Service Fund Budget - Series 2021	7
Debt Service Schedule - Series 2021	8 - 9
Debt Service Fund Budget - Series 2023	10
Debt Service Schedule - Series 2023	11 - 12
Proposed Assessments	13

VIERA STEWARDSHIP DISTRICT GENERAL FUND BUDGET FISCAL YEAR 2026

REVENUES						
REVENUES FY 2025 3/31/2025 9/30/2025 Projected FY 2026 Assessment levy - gross \$ 964,350 \$ 964,350 \$ 95,957 \$ 95,957 \$ 95,957 \$ 95,958 \$ 994,277 (39,771) Assessment levy - off-roll 9925,776 \$ 872,319 \$ 55,536 \$ 927,855 994,506 Assessment levy - off-roll 180,448 9 9,989 1 9,990 9,999 9,999 1 9,990 9,999 1 9,990 9,999 1 9,990 9,999 1 0,000 1,000 200 500 500 1 0,000 200 500 500 1 0,000 200 500 500 1 0,000 2,000 500 500 1 0,000 2,000 500 500 1 0,000 2,000 26,000 2		Adopted	Actual	Projected	Total	Proposed
Assessment levy - gross		Budget	through	through	Actual &	Budget
Seessment levy - gross Seessment levy - net Seessment leve Seessment levy - net Seessment levy - net Seessment levy - net S		FY 2025	3/31/2025	9/30/2025	Projected	FY 2026
Allowable discounts	REVENUES					
Allowable discounts	Assessment levy - gross	\$ 964,350				\$ 994,277
Assessment levy - net	• -					(39,771)
Assessment levy - off-roll 93,436 - 91,401 91,401 160,144 Canal maintenance agreement Viera East CDD 1 9,990 9,989 2,526 26,482 26,506 Interest 500 - 200 200 500 Miscellaneous - 300 - 300 - 300 - 300 Total revenues 1,056,184 906,564 149,664 1,056,228 1,151,655 EXPENDITURES EXPENDITURES Supervisors 5,383 5,383 5,383 3,445 Supervisors 5,383 5,383 5,383 3,445 Management/recording/accounting 48,000 24,000 24,000 48,000 Legal 10,000 1,938 7,500 9,438 10,000 Ecologist 15,000 8,303 5,500 13,803 15,000 Cacounting: series 2021 6,700 4,456 - 4,246 - 4,246 Audit 6,700 4,450 2,250 6,700 1,000 1,000	Assessment levy - net		\$ 872,319	\$ 55,536	\$ 927,855	
Canal maintenance agreement Viera East CDD 1 9,990 9,989 1 9,990 2,980 Canal maintenance agreement Central Viera CA 26,482 23,956 2,526 26,482 26,506 Interest 500 - 300 - 300 - Total revenues - 300 - 300 - EXPENDITURES Foressional & administrative Supervisors 5,383 - 5,383 5,383 3,445 Management/recording/accounting 48,000 24,000 24,000 48,000 100 100 100 100 100 100	Assessment levy - off-roll	93,436	:#C	91,401	91,401	160,144
Canal maintenance agreement Central Viera CA 26,482 23,956 2,526 26,482 26,506 Interest 500 - 200 200 50			9,989	1		
Nitecest S000		·	-	2,526		
Miscellaneous			-	200	200	500
Total revenues 1,056,184 906,564 149,664 1,056,228 1,151,655 EXPENDITURES Professional & administrative Supervisors 5,383 - 5,383 5,383 3,445 Management/recording/accounting 48,000 24,000 24,000 48,000 48,000 Legal 30,000 12,752 17,248 30,000 30,000 Engineering 10,000 1,938 7,500 9,438 10,000 Ecologist 15,000 8,303 5,500 13,803 15,000 Trustee - 4,246 - 4,246 - Audit 6,700 4,450 2,250 6,700 6,700 Dissemination agent: series 2021 1,000 500 500 1,000 1,000 Dissemination agent: series 2023 1,000 500 500 1,000 1,000 Dissemination agent: series 2023 5,000 2,500 5,000 5,000 5,000 5,000 5,000 5,000 <	Miscellaneous	E.	300	2	300	=
EXPENDITURES Professional & administrative Supervisors S,383 - S,383 S,383 3,445	Total revenues	1,056,184		149,664	1,056,228	1,151,655
Professional & administrative Supervisors 5,383 - 5,383 3,445						
Supervisors 5,383 - 5,383 5,383 3,445 Management/recording/accounting 48,000 24,000 24,000 48,000 48,000 Legal 30,000 12,752 17,248 30,000 30,000 Engineering 10,000 1,938 7,500 9,438 10,000 Ecologist 15,000 8,303 5,500 13,803 15,000 Trustee - 4,246 - 4,246 - Audit 6,700 4,450 2,250 6,700 6,700 Dissemination agent: series 2021 1,000 500 500 1,000 1,000 Dissemination agent: series 2023 1,000 500 500 1,000 1,000 Dissemination agent: series 2021 5,000 2,500 2,500 5,000 1,000 Dissemination agent: series 2021 5,000 2,500 2,500 5,000 5,000 DSF accounting: series 2023 5,000 2,500 2,500 5,000 5,000 <	EXPENDITURES					
Management/recording/accounting 48,000 24,000 24,000 48,000 30,000 Legal 30,000 12,752 17,248 30,000 30,000 Engineering 10,000 1,938 7,500 9,438 10,000 Ecologist 15,000 8,303 5,500 13,803 15,000 Trustee - 4,246 - 4,246 - Audit 6,700 4,450 2,250 6,700 6,700 Dissemination agent: series 2021 1,000 500 500 1,000 1,000 Dissemination agent: series 2023 1,000 500 500 1,000 1,000 Dissemination agent: series 2021 5,000 5,000 500 1,000 1,000 Dissemination agent: series 2021 5,000 2,500 2,500 5,000 1,000 Dissemination agent: series 2023 5,000 2,500 2,500 5,000 5,000 DSF accounting: series 2023 5,000 2,500 2,500 5,000	Professional & administrative					
Legal 30,000 12,752 17,248 30,000 30,000 Engineering 10,000 1,938 7,500 9,438 10,000 Ecologist 15,000 8,303 5,500 13,803 15,000 Trustee - 4,246 - 4,246 - Audit 6,700 4,450 2,250 6,700 6,700 Dissemination agent: series 2021 1,000 500 500 1,000 1,000 DSF accounting: series 2023 1,000 500 500 1,000 1,000 DSF accounting: series 2023 5,000 2,500 2,500 5,000 5,000 DSF accounting: series 2023 5,000 2,500 2,500 5,000 5,000 DSF accounting: series 2023 5,000 2,500 2,500 5,000 5,000 DSF accounting: series 2023 5,000 2,500 2,500 5,000 5,000 Trustee: series 2021 5,000 - - 5,000 5,000 5,000	Supervisors	5,383	348	5,383	5,383	3,445
Engineering 10,000 1,938 7,500 9,438 10,000 Ecologist 15,000 8,303 5,500 13,803 15,000 Trustee - 4,246	Management/recording/accounting	48,000	24,000	24,000	48,000	48,000
Engineering 10,000 1,938 7,500 9,438 10,000 Ecologist 15,000 8,303 5,500 13,803 15,000 Trustee - 4,246	Legal	30,000	12,752	17,248	30,000	30,000
Ecologist	Engineering	10,000	1,938	7,500	9,438	
Trustee 4,246 - 4,246 - 4,246 - Audit 6,700 4,450 2,250 6,700 6,700 Dissemination agent: series 2023 1,000 500 500 1,000 1,000 DSF accounting: series 2021 5,000 2,500 2,500 5,000 5,000 DSF accounting: series 2023 5,000 2,500 2,500 5,000 5,000 DSF accounting: series 2023 5,000 2,500 2,500 5,000 5,000 DSF accounting: series 2023 5,000 2,500 2,500 5,000 5,000 DSF accounting: series 2023 5,000 2,500 2,500 5,000 5,000 Trustee: series 2023 5,000 - - - - - 5,000 Trustee: series 2023 5,000 - 5,000 5,000 5,000 5,000 5,000 5,000 5,000 5,000 5,000 5,000 5,000 5,000 5,000 5,000 5,000 <t< td=""><td>Ecologist</td><td>15,000</td><td></td><td>5,500</td><td>13,803</td><td>15,000</td></t<>	Ecologist	15,000		5,500	13,803	15,000
Dissemination agent: series 2021 1,000 500 500 1,000 1,000 Dissemination agent: series 2023 1,000 500 500 1,000 1,000 DSF accounting: series 2021 5,000 2,500 2,500 5,000 5,000 DSF accounting: series 2023 5,000 2,500 2,500 5,000 5,000 Trustee: series 2021 5,000 - - - - 5,000 Trustee: series 2023 5,000 - 5,000 5,000 5,000 Arbitrage rebate calculation: series 2021 500 - 500 500 500 Arbitrage rebate calculation: series 2023 500 - 500 500 500 Arbitrage rebate calculation: series 2023 500 - 500 500 500 Insurance 12,500 12,637 - 12,637 14,717 Legal advertising 3,000 - 1,700 1,700 3,000 Printing & binding 100 50 50	Trustee	-		14	4,246	2
Dissermination agent: series 2023 1,000 500 500 1,000 5,000 DSF accounting: series 2021 5,000 2,500 2,500 5,000 5,000 DSF accounting: series 2023 5,000 2,500 2,500 5,000 5,000 Trustee: series 2021 5,000 - - - - 5,000 Trustee: series 2023 5,000 - 5,000 5,000 5,000 5,000 Arbitrage rebate calculation: series 2021 500 - 500 500 500 Arbitrage rebate calculation: series 2023 500 - 500 500 500 Arbitrage rebate calculation: series 2023 500 - 500 500 500 Arbitrage rebate calculation: series 2023 500 - 500 500 500 Arbitrage rebate calculation: series 2023 500 - 500 500 500 Insurance 12,500 12,637 - 12,637 1,717 1,701 1,701 1,701 <td< td=""><td>Audit</td><td>6,700</td><td>4,450</td><td>2,250</td><td>6,700</td><td>6,700</td></td<>	Audit	6,700	4,450	2,250	6,700	6,700
DSF accounting: series 2021 5,000 2,500 2,500 5,000 5,000 DSF accounting: series 2023 5,000 2,500 5,000 5,000 Trustee: series 2021 5,000 - - - 5,000 Trustee: series 2023 5,000 - 5,000 5,000 5,000 Arbitrage rebate calculation: series 2021 500 - 500 500 500 Arbitrage rebate calculation: series 2023 500 - 500 500 500 Arbitrage rebate calculation: series 2023 500 - 500 500 500 Arbitrage rebate calculation: series 2023 500 - 500 500 500 Arbitrage rebate calculation: series 2023 500 - 500 500 500 Arbitrage rebate calculation: series 2023 500 - 500 500 500 Insurance 12,500 12,637 - 12,637 14,717 12,637 14,717 12,637 14,717 12,637 14,717	Dissemination agent: series 2021	1,000	500	500	1,000	1,000
DSF accounting: series 2023 5,000 2,500 2,500 5,000 5,000 Trustee: series 2021 5,000 - - - 5,000 Trustee: series 2023 5,000 - 5,000 5,000 5,000 Arbitrage rebate calculation: series 2021 500 - 500 500 500 Arbitrage rebate calculation: series 2023 500 - 500 500 500 Insurance 12,500 12,637 - 12,637 14,717 Legal advertising 3,000 - 1,700 1,700 3,000 Printing & binding 100 50 50 100 100 Telephone 100 50 50 100 100 Postage 250 10 240 250 250 Annual special district fee 175 175 - 175 175 Website hosting & maintenance 705 705 - 705 705 Website ADA compliance <	Dissemination agent: series 2023	1,000	500	500	1,000	1,000
Trustee: series 2021 5,000 - - - 5,000 Trustee: series 2023 5,000 - 5,000 5,000 5,000 Arbitrage rebate calculation: series 2021 500 - 500 500 500 Arbitrage rebate calculation: series 2023 500 - 500 500 500 Insurance 12,500 12,637 - 12,637 14,717 Legal advertising 3,000 - 1,700 1,700 3,000 Printing & binding 100 50 50 100 100 Telephone 100 50 50 100 100 Postage 250 10 240 250 250 Annual special district fee 175 175 - 175 175 Website hosting & maintenance 705 705 - 705 705 Website ADA compliance 210 - 210 210 210 Contingencies / bank charges 900	DSF accounting: series 2021	5,000	2,500	2,500	5,000	5,000
Trustee: series 2023 5,000 - 5,000 5,000 5,000 Arbitrage rebate calculation: series 2023 500 - 500 500 500 Arbitrage rebate calculation: series 2023 500 - 500 500 500 Insurance 12,500 12,637 - 12,637 14,717 Legal advertising 3,000 - 1,700 1,700 3,000 Printing & binding 100 50 50 100 100 Telephone 100 50 50 100 100 Postage 250 10 240 250 250 Annual special district fee 175 175 - 175 175 Website hosting & maintenance 705 705 - 705 705 Website ADA compliance 210 - 210 210 210 Contingencies / bank charges 900 - 900 900 1,500 Property taxes -	DSF accounting: series 2023	5,000	2,500	2,500	5,000	5,000
Arbitrage rebate calculation: series 2021 500 - 500 500 500 Arbitrage rebate calculation: series 2023 500 - 500 500 500 Insurance 12,500 12,637 - 12,637 14,717 Legal advertising 3,000 - 1,700 1,700 3,000 Printing & binding 100 50 50 100 100 Telephone 100 50 50 100 100 Postage 250 10 240 250 250 Annual special district fee 175 175 - 175 175 Website hosting & maintenance 705 705 - 705 705 Website ADA compliance 210 - 210 210 210 Contingencies / bank charges 900 - 900 900 1,500 Property appraiser 3,091 3,170 Property taxes - 85 - 85 - 85 Tax collector 19,287 17,420 - 17,420 19,886 Contingency 19,934 579 5,000 5,579 19,934	Trustee: series 2021	5,000	:=::	3=	:::	5,000
Arbitrage rebate calculation: series 2023 500 - 500 500 500 Insurance 12,500 12,637 - 12,637 14,717 Legal advertising 3,000 - 1,700 1,700 3,000 Printing & binding 100 50 50 100 100 Telephone 100 50 50 100 100 Postage 250 10 240 250 250 Annual special district fee 175 175 - 175 175 Website hosting & maintenance 705 705 - 705 705 Website ADA compliance 210 - 210 210 210 210 Contingencies / bank charges 900 - 900 900 1,500 Property appraiser 3,091 - - - 3,170 Property taxes - 85 - 85 - Tax collector 19,287 17,420 - 17,420 19,886 Contingency 19,934 57	Trustee: series 2023	5,000	=	5,000	5,000	5,000
Insurance 12,500 12,637 - 12,637 14,717 Legal advertising 3,000 - 1,700 1,700 3,000 Printing & binding 100 50 50 100 100 Telephone 100 50 50 100 100 Postage 250 10 240 250 250 Annual special district fee 175 175 - 175 175 Website hosting & maintenance 705 705 - 705 705 Website ADA compliance 210 - 210 210 210 Contingencies / bank charges 900 - 900 900 1,500 Property appraiser 3,091 - - - 3,170 Property taxes - 85 - 85 - Tax collector 19,287 17,420 - 17,420 19,886 Contingency 19,934 579 5,000 5,579 19,934	Arbitrage rebate calculation: series 2021	500	-	500	500	500
Legal advertising 3,000 - 1,700 1,700 3,000 Printing & binding 100 50 50 100 100 Telephone 100 50 50 100 100 Postage 250 10 240 250 250 Annual special district fee 175 175 - 175 175 Website hosting & maintenance 705 705 - 705 705 Website ADA compliance 210 - 210 210 210 210 Contingencies / bank charges 900 - 900 900 1,500 Property appraiser 3,091 - - - 3,170 Property taxes - 85 - 85 - Tax collector 19,287 17,420 - 17,420 19,886 Contingency 19,934 579 5,000 5,579 19,934	Arbitrage rebate calculation: series 2023	500	•	500	500	500
Printing & binding 100 50 50 100 100 Telephone 100 50 50 100 100 Postage 250 10 240 250 250 Annual special district fee 175 175 - 175 175 Website hosting & maintenance 705 705 - 705 705 Website ADA compliance 210 - 210 210 210 Contingencies / bank charges 900 - 900 900 1,500 Property appraiser 3,091 - - - 3,170 Property taxes - 85 - 85 - Tax collector 19,287 17,420 - 17,420 19,886 Contingency 19,934 579 5,000 5,579 19,934	Insurance	12,500	12,637	_	12,637	14,717
Telephone 100 50 50 100 100 Postage 250 10 240 250 250 Annual special district fee 175 175 - 175 175 Website hosting & maintenance 705 705 - 705 705 Website ADA compliance 210 - 210 210 210 Contingencies / bank charges 900 - 900 900 1,500 Property appraiser 3,091 - - - 3,170 Property taxes - 85 - 85 - Tax collector 19,287 17,420 - 17,420 19,886 Contingency 19,934 579 5,000 5,579 19,934	Legal advertising	3,000	=	1,700	1,700	3,000
Postage 250 10 240 250 250 Annual special district fee 175 175 - 175 175 Website hosting & maintenance 705 705 - 705 705 Website ADA compliance 210 - 210 210 210 Contingencies / bank charges 900 - 900 900 1,500 Property appraiser 3,091 - - - 3,170 Property taxes - 85 - 85 - Tax collector 19,287 17,420 - 17,420 19,886 Contingency 19,934 579 5,000 5,579 19,934	Printing & binding	100	50	50	100	100
Annual special district fee 175 175 - 175 175 Website hosting & maintenance 705 705 - 705 705 Website ADA compliance 210 - 210 210 210 Contingencies / bank charges 900 - 900 900 1,500 Property appraiser 3,091 - - - 3,170 Property taxes - 85 - 85 - Tax collector 19,287 17,420 - 17,420 19,886 Contingency 19,934 579 5,000 5,579 19,934	Telephone	100	50	50	100	100
Website hosting & maintenance 705 705 - 705 705 Website ADA compliance 210 - 210 210 210 Contingencies / bank charges 900 - 900 900 1,500 Property appraiser 3,091 - - - 3,170 Property taxes - 85 - 85 - Tax collector 19,287 17,420 - 17,420 19,886 Contingency 19,934 579 5,000 5,579 19,934	Postage	250	10	240	250	250
Website hosting & maintenance 705 705 - 705 705 Website ADA compliance 210 - 210 210 210 Contingencies / bank charges 900 - 900 900 1,500 Property appraiser 3,091 - - - 3,170 Property taxes - 85 - 85 - Tax collector 19,287 17,420 - 17,420 19,886 Contingency 19,934 579 5,000 5,579 19,934	Annual special district fee	175	175	-	175	175
Contingencies / bank charges 900 - 900 900 1,500 Property appraiser 3,091 - - - 3,170 Property taxes - 85 - 85 - Tax collector 19,287 17,420 - 17,420 19,886 Contingency 19,934 579 5,000 5,579 19,934	Website hosting & maintenance	705	705		705	705
Property appraiser 3,091 - - - 3,170 Property taxes - 85 - 85 - Tax collector 19,287 17,420 - 17,420 19,886 Contingency 19,934 579 5,000 5,579 19,934	Website ADA compliance	210	-	210	210	210
Property appraiser 3,091 - - - 3,170 Property taxes - 85 - 85 - Tax collector 19,287 17,420 - 17,420 19,886 Contingency 19,934 579 5,000 5,579 19,934	Contingencies / bank charges	900	-	900	900	1,500
Property taxes - 85 - 85 - Tax collector 19,287 17,420 - 17,420 19,886 Contingency 19,934 579 5,000 5,579 19,934	-	3,091	-		=	3,170
Tax collector 19,287 17,420 - 17,420 19,886 Contingency 19,934 579 5,000 5,579 19,934			85		85	12
Contingency 19,934 579 5,000 5,579 19,934	· ·	19,287	17,420	7 2 3	17,420	19,886
	Contingency			5,000		19,934
			93,900	81,531	175,431	199,892

VIERA STEWARDSHIP DISTRICT GENERAL FUND BUDGET FISCAL YEAR 2026

		Fiscal Ye	ear 2025		
	Adopted	Actual	Projected	Total	Proposed
	Budget	through	through	Actual &	Budget
	FY 2025	3/31/2025	9/30/2025	Projected	FY 2026
E' 1188					
Field Management Operations	40.000				
Field manager	10,000	2 500	2.500	5,000	5,000
O&M accounting	5,000	2,500	2,500	5,000	5,000
Total field management operations	15,000	2,500	2,500	5,000	5,000
Maintenance - Platted Lots/Subdivision					
Drainage system and ponds	296,748	146,414	150,334	296,748	318,778
Maintenance: PCT area, Natural, VWP Stage 2 & 3	64,900	10,000	54,900	64,900	84,900
Street lighting	226,500	109,930	115,000	224,930	296,457
Contingency: subdivision	3,000	2,125	875	3,000	3,000
Total maintenance - platted lots/subdivisions	591,148	268,469	321,109	589,578	703,135
Maintenance - Environmental (District-wide)	400.005	40.000	407.005	420.005	420.005
Canals: aquatic weed control & maintenance	138,095	10,830	127,265	138,095	139,095
Ecologist: monitoring & miscellaneous	13,000		13,000	13,000	13,000
Wetland/habitat maintenance VWP, Stage 1	6,000	-	6,000	6,000	6,000
Wetland/habitat maintenance VWP, Stage 2	148,000	1941	148,000	148,000	100,000
Wetland/habitat maintenance VWP, Stage 3	<u>~</u>	-		(#C	15,000
Burrowing owl easement maintenance	8,500	(300)	8,500	8,500	8,500
Prescribed fire	64,500	-	20,000	20,000	64,500
Contingency: district-wide	4,000	2.5	4,000	4,000	4,000
Uncoded Expenses (Canal Repair)		49,730		49,730	-
Total maintenance - environmental (District-wide)	382,095	60,560	326,765	387,325	350,095
Total expenditures	1,186,578	425,429	731,905	1,157,334	1,258,122
Excess/(deficiency) of revenues					
over/(under) expenditures	(130,394)	481,135	(582,241)	(101,106)	(106,467)
Find totals having (impossible)	252 200	207 572	688,708	207,573	106,467
Fund balance - beginning (unaudited) Fund balance - ending (projected)	253,308	207,573	000,700	201,313	100,407
,					
Assigned 3 months working capital	122,914	122,914	106,467	106,467	S
5 .	122,314	122,314	100,407	100,401	Ē. ⊌
Disaster	E	565,794	5		Fi.
Unassigned	¢ 122.014		\$ 106,467	\$ 106,467	\$ -
Fund balance - ending (projected)	\$ 122,914	\$ 688,708	\$ 100,407	Ψ 100,407	Ψ <u>-</u>

VIERA

STEWARDSHIP DISTRICT DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES

EXPENDITURES	
Professional and Administrative Services	
Supervisors	\$ 3,445
Each supervisor shall be entitled to receive an amount not to exceed \$200 per board meeting, not to exceed \$4,800 per year per supervisor, or an annual amount established by the electors at a referendum.	
Management/recording/accounting	48,000
Wrathell, Hunt and Associates, LLC specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bonds and, operate and maintain the assets of the community.	
Legal	30,000
KE Law Group, PLLC. provides on-going general counsel and legal representation. These	
Engineering	10,000
BSE Consulting provides a broad array of engineering, consulting and construction services to the District, which assists in crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Ecologist	15,000
The District is required, pursuant to the Development Order, to retain and fund an independent environmental biologist or ecologist as a member of the District's staff, to provide independent scientific advice and recommendations regarding scientific issues that relate to the implementation of the Habitat Management Plan and the achievement of the goals and objectives of the Habitat Management Plan within the Viera Wilderness Park. Zev Cohen & Associates serves as the environmental professional.	
Audit	6,700
The District is required to undertake an independent examination of its books, records and accounting procedures each year. This audit is conducted pursuant to Florida State Law and the rules of the Auditor General. Berger, Tombs, Elam, Gaines & Frank conducts the District audit.	
Dissemination agent: series 2021	1,000
Dissemination agent: series 2023	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934. Wrathell, Hunt and Associates, LLC serves as the dissemination agent.	
DSF accounting: series 2021	5,000
DSF accounting: series 2023	5,000
Wrathell, Hunt and Associates, LLC provides assessment roll services, which include preparing, maintaining and transmitting the annual lien roll with the annual special assessment amounts for the operating, maintenance and capital assessments.	
Trustee: series 2021	5,000
Trustee: series 2023	5,000
US Bank National Association serves as Trustee, Paying Agent and Bond Registrar for the bonds.	

VIERA

STEWARDSHIP DISTRICT DEFINITIONS OF GENERAL FUND EXPENDITURES

500
500
14,717
3,000
100
100
250
175
705
210
1,500
•
3,170
19,886
19,934
5,000
318,778

VIERA

STEWARDSHIP DISTRICT DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES (continued)

Maintenance: PCT area, Natural, VWP Stage 2 & 3

84,900

The District has a contract with ECOR Industries for maintenance of natural areas with quarterly fees of \$2,230 totaling \$8,920 annually, maintenance of natural areas in Adelaide (northwest corner) with quarterly fees of \$1,400 totaling \$5,600 annually, maintenance of the VWP Stage 2 Natural Areas with quarterly fees of \$1,250 totaling \$5,000 annually. Hand trimming and thinning will be performed by ECOR Industries on the Preferred Cover Type (PCT) tree canopy area. Hand trimming, thinning, mechanical mulching will be performed by Tropic-Care approximately 4 acres per year in the PCT area, \$2,500 per acre totaling \$10,000. Chemical spraying will be performed by ECOR Industries on the PCT areas with quarterly fees of \$8,845 totaling \$35,380 annually. Conservation easement sraying VWP Stage 3 natural areas \$5,000. VWP Stage 3 ADS totalling \$15,000 annually. For a total amount \$84,900

Street lighting

296,457

The District leases street lights from Florida Power & Light. Monthly lease and electrical costs are based on historical figures (666 existing streetlights) and projecting a total of 156 coming online Aripeka PH5&6, Atlin Cove PH1, 2, 3, Farallon Fields PH1 - 6, Reling Park South PH 4 - 6.

Contingency: subdivision

3,000

This category includes any unforeseen maintenance or expenses within platted lots not listed above that may be incurred within the fiscal year.

Maintenance - Environmental (District-wide)

Canals: aquatic weed control & maintenance

139,095

The community canals require aquatic weed control (herbicide applications and mechanical cleaning) and mowing, as well as any unscheduled or emergency repairs to the community canals. Aquatic weed control of the Two Mile Canal provided by Ecor Industries on a quarterly basis at a fee of \$1,150 per quarter totaling \$4,600 annually. Nautique dosing in the Two Mile Canal provided by Ecor Industries on a bi-monthly basis at \$1,800 per treatment totaling \$10,800 annually. Quarterly mowing of the community canal in Strom Park provided by Tropic-Care of Florida at a fee of \$2,700 per quarter totaling \$10,800 annually. Quarterly mowing of the Adelaide north canal provided by Tropic-Care of Florida at a fee of \$2,600 per quarter totaling \$10,400 annually. Canal maintenance provided by A. Duda & Sons in the estimated amount of \$99,995. Contingency of \$2,500 for erosion, emergency repairs, and other mowing as needed. Per Canal Maintenance Agreement dated February 28,2019, the Viera East CDD (10%), Central Viera Community Association (26.51%), and Viera Stewardship District (63.49%) cost share the \$99,985 canal maintenance service expense provided by A. Duda & Sons.

Ecologist: monitoring & miscellaneous

13,000

The District's Ecologist will perform the baseline annual monitoring event, and compile/submit a monitoring report to the U.S. Army Corps of Engineers for Viera Wilderness Park (VWP) Stage 3 mitigation area, and perform various inspections of Villages 1 and 2 PCT management areas. The District Ecologist will update the Preferred Cover Types (PCT) Management Plan on an annual basis and coordinate with contractors to perform land management of within the priority PCT habitats in Village 1 and 2. The District Ecologist also responds to miscellaneous requests for wildlife and tree management throughout the VSD on an as needed basis.

VIERA STEWARDSHIP DISTRICT DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES (continued) Wetland/habitat maintenance VWP, Stage 1 ZCA will provide reconnaissance level monitoring yearly, at an estimated cost NTE \$6,000 to provide direction for targeted chemical application. Maintenance includes chemical application of exotic invasive species such as cogon grass and Brazilian pepper within the Conservation District. This will be provided by Helena Agri-Enterprises LLC as directed by the Environmental Professional (Zev Cohen & Associates, Inc.) Maintenance of the Viera Wilderness Park is prescribed in the Annual Utilization Program (AUP).	6,000
Wetland/habitat maintenance VWP, Stage 2	100,000
Maintenance of the Viera Wilderness Park is provided by ADS as prescribed in the Annual Utilization Program (AUP). Includes mechanical removal and mulching of Brazilian pepper in VWP Stage 2 Mowing/mulching and tractor spraying for cogon grass.	
Wetland/habitat maintenance VWP, Stage 3	15,000
Maintenance of the Viera Wilderness Park is provided by ADS to prescribed in the Annual Utilization Program (AUP). Services include mechanical mulching and removal of Brazilian pepper in VWP Stage 3 (Conservation District) at a cost of \$2,000 per week for 5 weeks totalling \$10,000. Mowing/mulch and tractor spraying for cogon grass in Conservation District at a cost of \$1,250 per week for 4 weeks totaling \$5,000.□	
Burrowing owl easement maintenance	8,500
The District anticipates having to maintain this preserve area for the following items: • Maintenance of VBOP (222 acres) at a cost of \$7,500. • Reconnaissance level monitoring of the three burrowing owl preserves and information	,
reporting by the environmental professional at a cost of \$1,000.	C4 E00
Prescribed fire One quarter (approximately 400 acres) of the approximately 2,000 acre Conservation District will be burned each year for a 5 - year burn rotation. Services will include pre-planning, site preparation, and burn day support (approximately \$150/acre). Some coordination with ADS will be required for fire breaks and land management prior to burn days. Approximately 30 total miles of fire line disking at \$150/mile for a total of \$4,500, performed by ADS.	
Contingency: district-wide	4,000
This category includes any unforeseen maintenance or expenses within the District not listed above that may be incurred within the fiscal year.	
Total expenditures	\$ 1,258,122

VIERA STEWARDSHIP DISTRICT DEBT SERVICE FUND BUDGET - SERIES 2021 FISCAL YEAR 2026

		Fiscal Y	ear 2025		
	Adopted	Actual	Projected	Total	Proposed
	Budget	through	through	Actual &	Budget
	FY 2025	3/31/2025	9/30/2025	Projected	FY 2026
REVENUES	·				
Assessment levy: on-roll	\$ 1,406,108				\$ 1,406,108
Allowable discounts (4%)	(56,244)				(56,244)
Net assessment levy - on-roll	1,349,864	\$ 1,269,069	\$ 80,795	1,349,864	1,349,864
Interest		27,038			
Total revenues	1,349,864	1,296,107	80,795	1,349,864	1,349,864
EXPENDITURES					
Debt service				500.000	545.000
Principal	500,000		500,000	500,000	515,000
Interest	822,988	411,493	411,495	822,988	811,488
Tax collector	28,122	25,343		25,343	28,122
Total expenditures	1,351,110	436,836	911,495	1,348,331	1,354,610
Excess/(deficiency) of revenues					
over/(under) expenditures	(1,246)	859,271	(830,700)	1,533	(4,746)
, , ,			-		
Fund balance:					
Net increase/(decrease) in fund balance	(1,246)	859,271	(860,517)	1,533	(4,746)
Beginning fund balance (unaudited)	1,167,425	1,211,355	(43,930)	1,211,355	1,212,888
Ending fund balance (projected)	\$1,166,179	\$ 2,070,626	\$ (904,447)	\$ 1,212,888	1,208,142
Use of fund balance:					
Debt service reserve account balance (requ	ired)				(660,753)
Interest expense - November 1, 2026					(399,821)
Projected fund balance surplus/(deficit) as of	of September 30	0, 2026			\$ 147,568

VIERA STEWARDSHIP DISTRICT SERIES 2021 AMORTIZATION SCHEDULE

					Bond
	Principal	Coupon Rate	Interest	Debt Service	Balance
11/01/25			405,743.75	405,743.75	22,875,000.00
05/01/26	515,000.00	2.300%	405,743.75	920,743.75	22,360,000.00
11/01/26			399,821.25	399,821.25	22,360,000.00
05/01/27	525,000.00	2.800%	399,821.25	924,821.25	21,835,000.00
11/01/27			392,471.25	392,471.25	21,835,000.00
05/01/28	540,000.00	2.800%	392,471.25	932,471.25	21,295,000.00
11/01/28			384,911.25	384,911.25	21,295,000.00
05/01/29	555,000.00	2.800%	384,911.25	939,911.25	20,740,000.00
11/01/29			377,141.25	377,141.25	20,740,000.00
05/01/30	575,000.00	2.800%	377,141.25	952,141.25	20,165,000.00
11/01/30			369,091.25	369,091.25	20,165,000.00
05/01/31	590,000.00	2.800%	369,091.25	959,091.25	19,575,000.00
11/01/31			360,831.25	360,831.25	19,575,000.00
05/01/32	605,000.00	3.125%	360,831.25	965,831.25	18,970,000.00
11/01/32			351,378.13	351,378.13	18,970,000.00
05/01/33	625,000.00	3.125%	351,378.13	976,378.13	18,345,000.00
11/01/33			341,612.50	341,612.50	18,345,000.00
05/01/34	645,000.00	3.125%	341,612.50	986,612.50	17,700,000.00
11/01/34			331,534.38	331,534.38	17,700,000.00
05/01/35	665,000.00	3.125%	331,534.38	996,534.38	17,035,000.00
11/01/35			321,143.75	321,143.75	17,035,000.00
05/01/36	690,000.00	3.125%	321,143.75	1,011,143.75	16,345,000.00
11/01/36			310,362.50	310,362.50	16,345,000.00
05/01/37	710,000.00	3.125%	310,362.50	1,020,362.50	15,635,000.00
11/01/37			299,268.75	299,268.75	15,635,000.00
05/01/38	730,000.00	3.125%	299,268.75	1,029,268.75	14,905,000.00
11/01/38			287,862.50	287,862.50	14,905,000.00
05/01/39	755,000.00	3.125%	287,862.50	1,042,862.50	14,150,000.00
11/01/39			276,065.63	276,065.63	14,150,000.00
05/01/40	780,000.00	3.125%	276,065.63	1,056,065.63	13,370,000.00
11/01/40			263,878.13	263,878.13	13,370,000.00
05/01/41	805,000.00	3.125%	263,878.13	1,068,878.13	12,565,000.00
11/01/41			251,300.00	251,300.00	12,565,000.00
05/01/42	835,000.00	4.000%	251,300.00	1,086,300.00	11,730,000.00
11/01/42			234,600.00	234,600.00	11,730,000.00
05/01/43	865,000.00	4.000%	234,600.00	1,099,600.00	10,865,000.00
11/01/43			217,300.00	217,300.00	10,865,000.00
05/01/44	900,000.00	4.000%	217,300.00	1,117,300.00	9,965,000.00
11/01/44			199,300.00	199,300.00	9,965,000.00
05/01/45	940,000.00	4.000%	199,300.00	1,139,300.00	9,025,000.00

VIERA STEWARDSHIP DISTRICT SERIES 2021 AMORTIZATION SCHEDULE

					Bond
	Principal	Coupon Rate	Interest	Debt Service	Balance
11/01/45			180,500.00	180,500.00	9,025,000.00
05/01/46	975,000.00	4.000%	180,500.00	1,155,500.00	8,050,000.00
11/01/46			161,000.00	161,000.00	8,050,000.00
05/01/47	1,015,000.00	4.000%	161,000.00	1,176,000.00	7,035,000.00
11/01/47			140,700.00	140,700.00	7,035,000.00
05/01/48	1,060,000.00	4.000%	140,700.00	1,200,700.00	5,975,000.00
11/01/48			119,500.00	119,500.00	5,975,000.00
05/01/49	1,100,000.00	4.000%	119,500.00	1,219,500.00	4,875,000.00
11/01/49			97,500.00	97,500.00	4,875,000.00
05/01/50	1,145,000.00	4.000%	97,500.00	1,242,500.00	3,730,000.00
11/01/50			74,600.00	74,600.00	3,730,000.00
05/01/51	1,195,000.00	4.000%	74,600.00	1,269,600.00	2,535,000.00
11/01/51			50,700.00	50,700.00	2,535,000.00
05/01/52	1,240,000.00	4.000%	50,700.00	1,290,700.00	1,295,000.00
11/01/52			25,900.00	25,900.00	1,295,000.00
05/01/53	1,295,000.00	4.000%	25,900.00	1,320,900.00	· ·
Total	22,875,000.00		14,452,035.00	37,327,035.00	

VIERA STEWARDSHIP DISTRICT DEBT SERVICE FUND BUDGET - SERIES 2023 FISCAL YEAR 2026

	Adopted	Actual	Projected	Total	Proposed
	Budget	through	through	Actual &	Budget
	FY 2025	3/31/2025	9/30/2025	Projected	FY 2026
REVENUE					
Assessment levy - gross	\$ 669,766				\$ 930,674
Allowable discounts (4%)	(26,791)				(37,227)
Assessment levy - net	642,975	\$ 696,519	\$ 44,342	\$ 740,861	893,447
Assessment levy: off-roll	1,105,758	-	1,009,911	1,009,911	860,504
Interest		30,206		30,206	
Total revenue	1,748,733	726,725	1,054,253	1,780,978	1,753,951
EXPENDITURES					
Debt service					005 000
Principal	375,000	∺	375,000	375,000	395,000
Principal Prepayment	30		10,000	10,000	
Interest	1,364,855_	682,428	682,427	1,364,855	1,347,100
Total expenditures	1,739,855	682,428	1,067,427	1,749,855	1,742,100
Other fees & charges					
Property appraiser & tax collector	13,395		14,817	14,817	18,613
Total other fees & charges	13,395_		14,817	14,817	18,613
Total expenditures	1,753,250	682,428	1,082,244	1,764,672	1,760,713_
Net increase/(decrease) in fund balance	(4,517)	44,297	(27,991)	16,306	(6,762)
Net increase/(decrease) in fulld balance	(4,517)	77,207	(27,001)	10,000	(0,1 02)
Beginning fund balance (unaudited)	1,652,436	1,664,892	1,709,189	1,664,892	1,681,198
Ending fund balance (projected)	\$1,647,919	\$ 1,709,189	\$1,681,198	\$ 1,681,198	1,674,436
Use of fund balance:					
Debt service reserve account balance (requi	red)				(867,670)
Interest expense - November 1, 2026	·,				(664,465)
Projected fund balance surplus/(deficit) as of	September 30.	2026			\$ 142,301
-,					

VIERA STEWARDSHIP DISTRICT SERIES 2023AMORTIZATION SCHEDULE

					Bond
	Principal	Coupon Rate	Interest	Debt Service	Balance
11/01/25			673,550.00	673,550.00	25,370,000.00
05/01/26	395,000.00	4.600%	673,550.00	1,068,550.00	24,975,000.00
11/01/26			664,465.00	664,465.00	24,975,000.00
05/01/27	415,000.00	4.600%	664,465.00	1,079,465.00	24,560,000.00
11/01/27			654,920.00	654,920.00	24,560,000.00
05/01/28	430,000.00	4.600%	654,920.00	1,084,920.00	24,130,000.00
11/01/28			645,030.00	645,030.00	24,130,000.00
05/01/29	455,000.00	4.600%	645,030.00	1,100,030.00	23,675,000.00
11/01/29			634,565.00	634,565.00	23,675,000.00
05/01/30	475,000.00	4.600%	634,565.00	1,109,565.00	23,200,000.00
11/01/30			623,640.00	623,640.00	23,200,000.00
05/01/31	495,000.00	4.600%	623,640.00	1,118,640.00	22,705,000.00
11/01/31			612,255.00	612,255.00	22,705,000.00
05/01/32	520,000.00	4.600%	612,255.00	1,132,255.00	22,185,000.00
11/01/32			600,295.00	600,295.00	22,185,000.00
05/01/33	545,000.00	4.600%	600,295.00	1,145,295.00	21,640,000.00
11/01/33			587,760.00	587,760.00	21,640,000.00
05/01/34	570,000.00	5.300%	587,760.00	1,157,760.00	21,070,000.00
11/01/34			572,655.00	572,655.00	21,070,000.00
05/01/35	605,000.00	5.300%	572,655.00	1,177,655.00	20,465,000.00
11/01/35			556,622.50	556,622.50	20,465,000.00
05/01/36	635,000.00	5.300%	556,622.50	1,191,622.50	19,830,000.00
11/01/36			539,795.00	539,795.00	19,830,000.00
05/01/37	670,000.00	5.300%	539,795.00	1,209,795.00	19,160,000.00
11/01/37			522,040.00	522,040.00	19,160,000.00
05/01/38	705,000.00	5.300%	522,040.00	1,227,040.00	18,455,000.00
11/01/38			503,357.50	503,357.50	18,455,000.00
05/01/39	745,000.00	5.300%	503,357.50	1,248,357.50	17,710,000.00
11/01/39			483,615.00	483,615.00	17,710,000.00
05/01/40	785,000.00	5.300%	483,615.00	1,268,615.00	16,925,000.00
11/01/40			462,812.50	462,812.50	16,925,000.00
05/01/41	830,000.00	5.300%	462,812.50	1,292,812.50	16,095,000.00
11/01/41			440,817.50	440,817.50	16,095,000.00
05/01/42	875,000.00	5.300%	440,817.50	1,315,817.50	15,220,000.00
11/01/42			417,630.00	417,630.00	15,220,000.00
05/01/43	920,000.00	5.300%	417,630.00	1,337,630.00	14,300,000.00
11/01/43			393,250.00	393,250.00	14,300,000.00
05/01/44	975,000.00	5.500%	393,250.00	1,368,250.00	13,325,000.00
11/01/44			366,437.50	366,437.50	13,325,000.00
05/01/45	1,030,000.00	5.500%	366,437.50	1,396,437.50	12,295,000.00
11/01/45			338,112.50	338,112.50	12,295,000.00
05/01/46	1,085,000.00	5.500%	338,112.50	1,423,112.50	11,210,000.00

VIERA STEWARDSHIP DISTRICT SERIES 2023AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/46			308,275.00	308,275,00	11,210,000.00
05/01/47	1.145.000.00	5.500%	308,275.00	1,453,275.00	10,065,000.00
11/01/47	.,,		276,787.50	276,787.50	10,065,000.00
05/01/48	1.210.000.00	5.500%	276,787.50	1,486,787.50	8,855,000.00
11/01/48	,,-		243,512.50	243,512.50	8,855,000.00
05/01/49	1,280,000.00	5.500%	243,512.50	1,523,512.50	7,575,000.00
11/01/49	, .		208,312.50	208,312.50	7,575,000.00
05/01/50	1,355,000.00	5.500%	208,312.50	1,563,312.50	6,220,000.00
11/01/50			171,050.00	171,050.00	6,220,000.00
05/01/51	1,430,000.00	5.500%	171,050.00	1,601,050.00	4,790,000.00
11/01/51			131,725.00	131,725.00	4,790,000.00
05/01/52	1,510,000.00	5.500%	131,725.00	1,641,725.00	3,280,000.00
11/01/52			90,200.00	90,200.00	3,280,000.00
05/01/53	1,595,000.00	5.500%	90,200.00	1,685,200.00	1,685,000.00
11/01/53			46,337.50	46,337.50	1,685,000.00
05/01/54	1,685,000.00	5.500%	46,337.50	1,731,337.50	
Total	25,370,000.00		25,539,650.00	50,909,650.00	

VIERA STEWARDSHIP DISTRICT ASSESSMENT COMPARISON ASSESSMENT SUMMARY FISCAL YEAR 2026

On-Roll Assessments (GF Only)							
Number of			Projected	Fiscal Yea	ır 2026	FY 25	
Acres	Unit Type		GF	DSF	GF & DSF	Assessment	
	Platted Residential	\$	135.40	\$ -	\$ 135.40	\$ 135.40	
181.21	Platted Commercial		576.26	-	576.26	576.26	
	Platted SFD Series 2021 Bonds		135.40	999.90	1,135.30	1,135.30	
	Platted SFA Series 2021 Bonds		135.40	749.92	885.32	885.32	
	Platted SFD Series 2023 Bonds		135.40	999.65	1,135.05	1,335.05	
Platted SFA Series 2023 Bonds			135.40	749.74	885.14	885.14	
54 Unplatted SFD Series 2021 Bonds			135.40	999.90	1,135.30	1,135.30	
	Unplatted SFA Series 2021 Bonds		135.40	749.92	885.32	885.32	
	Acres	Number of Acres Unit Type Platted Residential Platted Commercial Platted SFD Series 2021 Bonds Platted SFD Series 2023 Bonds Platted SFA Series 2023 Bonds Platted SFA Series 2023 Bonds Unplatted SFD Series 2021 Bonds	Number of Acres Unit Type Platted Residential Platted Commercial Platted SFD Series 2021 Bonds Platted SFD Series 2023 Bonds Platted SFA Series 2023 Bonds Unplatted SFD Series 2021 Bonds	Number of Acres Unit Type GF Platted Residential \$ 135.40 181.21 Platted Commercial 576.26 Platted SFD Series 2021 Bonds 135.40 Platted SFA Series 2021 Bonds 135.40 Platted SFD Series 2023 Bonds 135.40 Platted SFA Series 2023 Bonds 135.40 Unplatted SFD Series 2021 Bonds 135.40	Number of Acres Unit Type GF DSF 181.21 Platted Residential \$ 135.40 \$ - 181.21 Platted Commercial 576.26 - Platted SFD Series 2021 Bonds 135.40 999.90 Platted SFA Series 2021 Bonds 135.40 749.92 Platted SFA Series 2023 Bonds 135.40 999.65 Platted SFA Series 2023 Bonds 135.40 749.74 Unplatted SFD Series 2021 Bonds 135.40 999.90	Number of Acres Unit Type GF DSF GF & DSF Platted Residential \$ 135.40 \$ - \$ 135.40 181.21 Platted Commercial 576.26 - 576.26 Platted SFD Series 2021 Bonds 135.40 999.90 1,135.30 Platted SFA Series 2021 Bonds 135.40 749.92 885.32 Platted SFD Series 2023 Bonds 135.40 999.65 1,135.05 Platted SFA Series 2023 Bonds 135.40 749.74 885.14 Unplatted SFD Series 2021 Bonds 135.40 999.90 1,135.30	

	Off-Roll Assessments								
Number of	Number of			Projected	Fiscal Ye	ar 20	26		FY 25
Units	Acres	Unit Type	-	GF	DSF	G	& DSF	Ass	sessment
	4,981.19	Undeveloped Land		12.73	-	- \$	12.73	\$	12.73
97		Platted Residential		127.28			127.28		127.28
	77.80	Platted Commercial		541.69	7		541.69		541.69
	0.00 Unplatted Land ('21 Bonds)			12.73			12.73		1,135.30
274	Unplatted SFD 2023 Bonds			127.28	939.67	1	,066.95		1,066.95
58		Unplatted SFA 2023 Bonds		127.28	704.76		832.03		n/a



Community Development District

Approved Proposed Budget FY 2026



Table of Contents

General Fund
Exhibit A - Shared cost
Narratives
Debt Service Fund Series 2022
Assessment Schedule



Community Development District
Approved Proposed Budget
General Fund

5-2 E WYS.		Adopted	Ac	tuals Thru	Pro	jected Next	Pro	nected Thru	pproved roposed
Description		Budget FY2025		3/31/25		6 Months		9/30/25	Rudnat FY 2026
Description		F12023		3/31/23		o Months		750725	1 2020
REVENUES:									
Special Assessments - On Roll	\$	274,104	\$	271,958	\$	2,146	\$	274,104	\$ 274,104
Special Assessments - Direct		42,177		42,177		191		42,177	-
Developer Contribution		388,137		(#)		112,502		112,502	26,477
Interest income		5,000		1,318		644		1,962	•
Carry Forward Surplus		*						N.	:-
TOTAL REVENUES	\$	709,418	\$	315,453	\$	115,292	\$	430,745	\$ 300,581
EXPENDITURES:									
Administrative									
Engineering	\$	10,000	\$	1,261	\$	8,739	\$	10,000	\$ 10,000
Attorney		30,000		36,401		24,000		60,401	30,000
Annual Audit		3,500		5,000		27		5,000	5,100
Assessment Administration		2,000		2,000		- 4		2,000	2,000
Dissemination Agent		2,675		1,338		1,337		2,675	2,675
Trustee Fees		5,000		3.0		5,000		5,000	5,000
Management Fees		41,659		20,829		20,830		41,659	41,659
Property Appraiser		150		249				249	150
Information Technology		1,000		500		500		1,000	1,000
Website Maintenance		1,605		803		803		1,605	1,605
Postage & Delivery		800		36		50		86	800
Insurance General Liability		7,877		7,448		50		7,448	8,879 500
Printing & Binding		500		75		50		125 1,557	1,000
Legal Advertising		1,000		1,057 259		500 100		359	898
Other Current Charges		898		628		150		778	100
Office Supplies		100 175		175		130		175	175
Dues, Licenses & Subscriptions					_				
TOTAL ADMINISTRATIVE	5	108,939	\$	78,057	\$.62,059	\$	140,116	\$ 111,541
Operations & Maintenance									
Field Expenditures									
Field Management	\$	13,217	\$	5,507	\$	*	\$	5,507	\$
Utilities - Electric		4,800		10,696		12,000		22,696	25,020
Utilities - Streetlights		12,000		9,326		9,366		18,692	19,200
Utilities - Water & Sewer		1,200		2,259		3,000		5,259	5,736
Irriagion Maintenance		4,800		67.007		*		67.007	
Landscape Maintenance Mulch		110,000 40,000		67,907				67,907	
Pest Control		1,000		25 22					5 5
Lake Maintenance		22,200		6,675		•		6,675	5
Wetlands/Preserves		5,000				*		120	*
Pressure Washing		5,000		2.		2		88	9
Contingency		10,000		3,500		2		3,500	
TOTAL FIELD EXPENDITURES	\$	229,217	\$	105,870	\$	24,366	\$	130,236	\$ 49,956

Community Development District
Approved Proposed Budget
General Fund

		dopted ludget	Act	uals Thru	Proj	ected Next	Proj	ected Thru	Р	pproved roposed Rudoet		
Description		Y2025	3	/31/25	6	Months	ç	0/30/25		Y 2026		
\menity *												
Management Fees	\$	82,211	\$	34,255	\$		\$	34,255	\$			
Access Control	Ψ	2.867	•	86	•	34	-	86				
Alarm Monitoring		1,638		*				2				
Itility - Electric		27,847		8,067				8,067				
Itility - Water & Sewer		20,066		2,206		-		2,206				
able/Internet Services		3,686		956				956				
'elephone		3,522		,500 E								
roperty Insurance		19,636		13,760		-		13,760				
1 2		26,823		12,240		257.0 2000		12,240				
andscape Maintenance		4,095		12,240		20		12,210				
andscape Replacement est Control		819										
		34,399		8,575		2 20 20		8,575				
ool & Spa Maintenance		,		5/ دره				0,073				
lepairs and Maintenance		10,000		0.575		·*		8,575				
anitorial Maintenance		45,000		8,575				0,373				
anitorial Supplies		2,252				•		-				
Office Equipment Maintenance		2,662		*		(4)						
Office Supplies/Clubhouse Supplies		4,000				-		-				
ir Conditioning Maintenance		2,293				5.50						
itness Equipment Lease		545										
itness Equipment Maintenance		6,143						•				
Vindow Cleaning/Pressure Cleaning		5,324										
Orter Service		4,423						-				
rash Collection		819		*								
Special Events		10,000		2								
Holiday Lighting		18,682		:*								
Contingency		19,399						÷				
Capital Reserve		12,655										
apital Outlay		350		2,885				2,885				
nterlocal-Governmental Expense **		102		22		68,788		68,788		139,08		
OTAL AMENITY *	\$	371,261	\$	91,605	\$	68,788	\$	160,393	\$	139,08		
OTAL EXPENDITURES	\$	709,418	\$	275,532	\$	155,213	\$	430,745	\$	300,58		
	c #		\$	39,921	\$	(39,921)	5		\$	200		
XCESS REVENUES (EXPENDITURE	3 3		-	37,741	-	(UJI)UL)	4		Ċ			
Amenity as transferred in February to Will	low C	reek II CDD), Iorob	2025								
* Interlocal-Governmental Expense will be	e pron	ned from iv	taten	2023.						On R		
						1	Vet A	ssessments	\$	274,10		
				C	ollec	tion Fees &	Disc	counts (6%)		17,49		
							Gross Assessments \$ 291,600					
						Gre	055 A	122622HIGHC2	-			
						Gr		No. of Units		33		
										37 84		

Community Development District Proposed Budget Exhibit A - Shared costs

District Charles Control	THE REST OF THE PARTY OF	1
Description	Projected Budget FY 2025	Projected FY2025 Willow Creek II CDD
	23.91%	
Special Assessments - On Roll Special Assessments - Direct	\$	\$
Developer Contribution		40 F00
Interlocal-Governmental Revenue Carry Forward Surplus		68,788
TOTAL REVENUES	s .	\$ 68,788
TOTAL TELEVISION		3 55,765
		1 1
A durintahanahan		
Administrative Supervisor Fees	5	
FICA Taxes	A STATE OF	
Engineering		
Attorney Annual Audit		1 1
Assessment Administration	一四月到	l
Arbitrage Rebate		
Dissemination Agent Trustee Fees		
Management Fees	TO STATE OF	
Property Appraiser		
Information Technology		
Website Maintenance		
Postage & Delivery Insurance General Liability		
Printing & Binding		
Legal Advertising		
Other Current Charges		
Office Supplies Dues, Licenses & Subscriptions		
Dues, Bicerises de Buolier ipuono		
TOTAL ADMINISTRATIVE	\$.	
Operations & Maintenance	The state of	
Field Expenditures	200	
Field Management	\$ 1,844	\$ 7,710
Utilities - Electric	2,011	,,,10
Utilities - Streetlights		9
Utilities - Water & Sewer		*
Irriagion Maintenance Landscape Maintenance	20,727	86,681
Mulch	20,727	50,001
Pest Control		
Lake Maintenance	2,235	9,345
Wetlands/Preserves Pressure Washing	1,196	5,000
Contingency	1,290	3,000
TOTAL FIELD EXPENDITURES	\$ 26,000	\$ 108,736

Proposed Budget	Prop	osed Budget FY2026
	Will	ow Creek II
FY 2026		CDD
23.91%	l	
\$	\$	
	ı	
	1	139,084
	ı	
5 .	S	139,084
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	1	
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915-65	1	
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	l	
	1	
\$.	\$	
	l	
\$ 3,159	\$	13,212
3,133	ľ	10,212
	1	
1,148	ı	4,800
35,531	1	148,596
10,760		45,000 1,000
3,831		16,020
1,196		5,000
1,196 2,391		5,000 10,000
\$ 59,451	\$	248,628

Esti	mated Budget
а	t Buildout
\$	274,104 765,175
\$	1,039,279
\$	10,000 30,000 4,900 2,000 550 2,675 5,000 38,934 150 1,000 1,605 1,200
S	7,575 500 1,000 1,220 100 175
\$	27,682 4,800 80,000 1,200 4,800 180,000
	22,000 30,000 10,000 105,000
1 Mar	466,482

Community Development District Proposed Budget Exhibit A - Shared costs

	100				
Description	P	ojected Sudget Y 2025 3.91%	Projected FY202 Willow Creek 1 CDD		
Amenity Management Fees Access Control Alarm Monitoring Pool Monitoring Utility - Electric Utility - Water & Sewer Cable/Internet Services Telephone Property Insurance Landscape Maintenance Landscape Replacement Pest Control Pool & Spa Maintenance Repairs and Maintenance Janitorial Maintenance Janitorial Supplies Office Equipment Maintenance Uffice Supplies/Clubhouse Supplies Air Conditioning Maintenance Fitness Equipment Lease Fitness Equipment Maintenance Window Cleaning/Pressure Cleaning Porter Service Trash Collection Special Events Holiday Lighting Contingency Capital Reserve	\$	11,467 144 142 142 2,588 502 310 4,695 2,184 93 3,348 2,391 3,957 314 371 556 321 2,269 743 614 112 2,391 3,111	\$	47,956 602 595 595 10,823 2,100 1,297 19,636 9,135 390 14,000 10,000 16,550 1,314 1,553 2,333 1,342 9,573 3,106 2,567 467 10,000 13,010	
TOTAL AMENITY	S	42,788	\$	178,943	
TOTAL EXPENDITURES	S	68,788	5	287,679	

Proposed Budget FY 2026	Proposed Budget FY2026 Willow Creek II CDD	
23.91%		
s 19,655	\$ 82,200	
686	2,867	ı
244	1,020	ı
244	1,020	ı
5,452 1,722	22,800	ı
200	7,200 2,220	١
531	2,220	
3,553	14,861	1
3,745	15,660	
979	4,095	
187	780	
5,739	24.000	
7,050	29,485	
6,743	28,200	
538	2,252	
637	2,662	
956	4,000	
550	2,300	
3,924	16,411	
1,273	5,324	
1,273	5,325	
1,052	4,400	
191	800	1
4,467	18,682	
3,111	13,010	1
2,262	9,460)
2,869	12,000	i
\$ 79,633	\$ 333,034	100

1	nated Budget
	\$ 100,000 2,867 1,638 12,831 27,847 20,066 3,686 3,522 19,636 26,823 4,095 819 34,399 29,485 50,000 2,252 2,662 6,962 2,293 6,143 5,324 4,423 819 12,285 18,682 40,000 12,655 12,000
	\$ 464,214
	\$ 1,039,279

Community Development District

Budget Narrative

FY 2026

REVENUES

Special Assessments-Tax Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessments-Direct

The District is levying platted lots direct to builder to fund general operating expenditures for the Fiscal Year.

Developer Contribution

The District entered into a funding agreement with the developer to fund all general operating expenditures for the Fiscal Year

Interest

The District earns interest on the monthly average collected balance for each of their investment accounts.

Expenditures - Administrative

Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Trustee Fees

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Property Appraiser

The Brevard County Board of Commissioners provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Board of Commissioners for necessary administrative costs incurred to provide this service. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The budget for Board of Commissioners costs was based on a unit price per parcel.

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

Communication - Telephone

New internet and Wi-Fi service for Office.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Community Development District

Budget Narrative

FY 2026

Expenditures - Administrative (continued)

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

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

Expenditures - Field

TTO ENTE	Bank!	_ 171	and	41641

FPL provides electricity to entrance and lift station.

Location	Vendor	Monthly	Total
1101 Willow Creek Blvd - Entrance	FPL	35	420
7705 Fortana Way - Lift Station	FPL	60	720
1135 Willow Creek Blvd Pump Foun	FPL	700	8,400
8059 Cortese DR #LS	FPL	90	1,080
1401 Willow Creek Blvd - Fountain	FPL	600	7,200
7893 Turchetta Ct - Mter #30486904	FPL	600	7,200
		Total	25,020

Utilities - Streetlights

FPL streetlight meters throughout the district.

Location	Vendor	Monthly	Total
1125 Willow Creek Blve SL	FPL	1,600	19,200

Utilities - Water & Sewer

City of Titusville provides water and sewer service to the district.

Location	Vendor	Monthly	Total
7705 Fortana Way LS	City of Titusville	13	156
1135 Willow Creek Blvd	City of Titusville	65	780
8516 Cortese Dr	City of Titusville	200	2,400
8556 Cortese Dr	City of Titusville	200	2,400
		Total	5,736

Community Development District
Approved Proposed Budget
Debt Service Series 2022 Capital Improvement Bonds

Description	Adopted Budget FY2025	tuals Thru 3/31/25		ojected Next 6 Months	Pr	ojected Thru 9 /30/2 5		Approved Proposed FY 2026
REVENUES:								
Special Assessments-On Roll	\$ 175,667	\$ 173,189	\$	2,478	\$	175,667	\$	175,667
Special Assessments - Prepayments	3					*		
Interest Earnings	3,500	4,080		2,500		6,580		3,500
Carry Forward Surplus (1)	86,658	86,918		7 . 2		86,918		96,002
TOTAL REVENUES	\$ 265,825	\$ 264,187	\$	4,978	\$	269,165	\$	275,169
EXPENDITURES:								
Interest - 11/01	\$ 66,581	\$ 66,581	\$		\$	66,581	\$	65,641
Interest - 05/01	66,581			66,581		66,581		65,641
Principal - 05/01	40,000	i išš		40,000		40,000		40,000
Special Call - 05/01	*	: 62		*		*		:
TOTAL EXPENDITURES	\$ 173,163	\$ 66,581	\$	106,581	\$	173,163	\$	171,283
TOTAL EXPENDITURES	\$ 173,163	\$ 66,581	S	106,581	S	173,163	\$	171,283
EXCESS REVENUES (EXPENDITURES)	\$ 92,662	\$ 197,605	\$	(101,603)	\$	96,002	\$	103,886
(1)				Interest D	1	1 /1 /26	œ.	(4.701

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26

64,701

Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2022 Capital Improvement Bonds

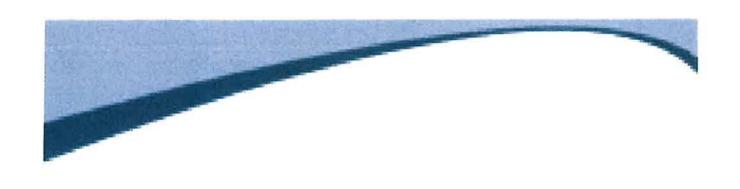
Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
20.101.100		4.7000/	\$-	\$-	
05/31/22	\$2,575,000 2,575,000	4.700% 4.700%	4-	57,789	57,789
11/01/22 05/01/23	2,575,000	4.700%	35,000	68,888	,
11/01/23	2,540,000	4.700%	10,000	68,065	181,953
05/01/24	2,530,000	4.700%	50,000	67,793	9
11/01/24	2,480,000	4.700%	2	66,581	184,374
05/01/25	2,480,000	4.700%	40,000	66,581	
11/01/25	2,440,000	4.700%	1416 Tall - 202	65,641	172,223
05/01/26	2,440,000	4.700%	40,000	65,641	
11/01/26	2,400,000	4.700%	*	64,701	170,343
05/01/27	2,400,000	4.700%	45,000	64,701	
11/01/27	2,355,000	4.700%		63,644	173,345
05/01/28	2,355,000	5.000%	45,000	63,644	171 163
11/01/28	2,310,000	5.000%	= 000	62,519	171,163
05/01/29	2,310,000	5.000%	50,000	62,519 61,269	173,788
11/01/29	2,260,000	5.000%	50,000	61,269	173,700
05/01/30	2,260,000	5.000% 5.000%	30,000	60,019	171,288
11/01/30	2,210,000 2,210,000	5.000%	55,000	60,019	,
05/01/31	2,155,000	5.000%	33,000	58,644	173,663
11/01/31 05/01/32	2,155,000	5.000%	55,000	58,644	
11/01/32	2,100,000	5.000%	4	57,269	170,913
05/01/33	2,100,000	5.375%	60,000	57,269	
11/01/33	2,040,000	5.375%		55,656	172,925
05/01/34	2,040,000	5.375%	65,000	55,656	
11/01/34	1,975,000	5.375%	•	53,909	174,566
05/01/35	1,975,000	5.375%	65,000	53,909	474 077
11/01/35	1,910,000	5.375%	-	52,163	171,072
05/01/36	1,910,000	5.375%	70,000	52,163	172,444
11/01/36	1,840,000	5.375%	75 000	50,281 50,281	1/2,444
05/01/37	1,840,000	5.375% 5.375%	75,000	48,266	173,547
11/01/37	1,765,000	5.375%	80,000	48,266	2,0,011
05/01/38	1,765,000 1,685,000	5.375%	30,000	46,116	174,381
11/01/38 05/01/39	1,685,000	5.375%	85,000	46,116	
11/01/39	1,600,000	5.375%	221	43,831	174,947
05/01/40	1,600,000	5.375%	85,000	43,831	
11/01/40	1,515,000	5.375%	S.*.	41,547	170,3 7 8
05/01/41	1,515,000	5.375%	90,000	41,547	
11/01/41	1,425,000	5.375%	100	39,128	170,675
05/01/42	1,425,000	5.375%	95,000	39,128	170 702
11/01/42	1,330,000	5.375%	400.000	36,575	170,703
05/01/43	1,330,000	5.500%	100,000	36,575 33,825	170,400
11/01/43	1,230,000	5.500%	110,000	33,825	1,0,100
05/01/44	1,230,000	5.500% 5.500%	110,000	30,800	174,625
11/01/44	1,120,000	5.500%	115,000	30,800	
05/01/45	1,120,000 1,005,000	5.500%	110,000	27,638	173,438
11/01/45 05/01/46	1,005,000	5.500%	120,000	27,638	
11/01/46	885,000	5.500%	-	24,338	171,975
05/01/47	885,000	5.500%	130,000	24,338	
11/01/47	755,000	5.500%		20,763	175,100
05/01/48	755,000	5.500%	135,000	20,763	
11/01/48	620,000	5.500%	·	17,050	172,813
05/01/49	620,000	5.500%	140,000	17,050	170 250
11/01/49	480,000	5.500%	450.000	13,200	170,250
05/01/50	480,000	5.500%	150,000	13,200 9,075	172,275
11/01/50	330,000	5.500% 5.500%	160,000	9,075	1, 4,4,5
05/01/51	330,000 170,000	5.500% 5.500%	100,000	4,675	173,750
11/01/51 05/01/52	170,000	5.500%	170,000	4,675	174,675
	170,000			\$ 2,680,776	\$ 5,255,776
TOTAL			2,373,000	2,000,110	

Page 8

Page 9

Willow Creek Community Development District Non-Ad Valorem Assessments Comparison 2025-2026

Neighborhood	O&M Units	Bonds 2022 Units	Asmost Ma	Agnual Maratenance Assessments	essments	Annus	Annual Debt Assessments	nents	Total	Total Assessed Per Unit	Unit
			FY 2026	FY2025	Increase/ (decrease)	FY 2026	FY2025	Increase/ (decrease)	FY 2026	FY2025	Increase/ (decrease)
On Roll											
Single Family-Phase 1	79	0	\$900.00	\$900.00	\$0.00	\$0.00	\$0.00	\$0.00	\$900.00	\$900.00	\$0.00
Single Family-Village D	72	7.1	\$900.00	\$900.00	\$0.00	\$765.90	\$765.90	\$0.00	\$1,665.90	\$1,665.90	\$0.00
Single Family-Village B	173	173	\$900.00	\$900.00	\$0.00	\$765.90	\$765.90	\$0.00	\$1,665.90	\$1,665.90	\$0.00
Total	324	244									



Community Development District

Approved Proposed Budget FY 2025/2026



Table of Contents

General Fund	1-2
Exhibit A - Shared cost	3-4
Narratives	5-8

Community Development District
Approved Proposed Budget
General Fund

		Approved Proposed Budget	Λο	tuals Thru	Pro	jected Next	Pro	jected Thru		Approved Proposed Budget
Description		FY2025		3/31/25		6 Months		9/30/25		FY2026
REVENUES:										
Special Assessments - On Roll	\$		\$		\$:a:	\$		\$	
Developer Contribution	4	586,594	*	87,192	*	245,681	•	332,873	•	825,692
Interlocal-Governmental Revenue**		113,241		¥		68,788		68,788		139,084
MORAL DIFFERENCE		(00 004		07.400	•	244460	A1	104 664	di	0/4 88/
TOTAL REVENUES	\$	699,834	\$	87,192	\$	314,469	\$	401,661	\$	964,776
EXPENDITURES:										
Administrative										
Engineering	\$	20,000	\$	150	\$	20,000	\$	20,000	\$	20,000
Attorney		20,000		16,897		20,000		36,897		40,000
Annual Audit		4,900		18.		4,900		4,900		4,900
Assessment Administration		2,500				(**)				2,500
Arbitrage Rebate		-						*		550
Dissemination Agent		2,500		:*		**		**		2,500
Trustee Fees		•		0.56						4,000
Management Fees		36,000		7,742		24,000		31,742		36,000
Property Appraiser		150		-		100		100		150
Information Technology		1,000		215		215		430		1,000
Website Maintenance		2,000		430		430		860		2,000
Postage & Delivery		800		3		10		13		800
Insurance General Liability		5,000		-		5,000		5,000		8,879
Printing & Binding		500		8		50		58		500
Legal Advertising		15,000		11,184		2,000		13,184		5,000
Other Current Charges		1,000		73		500		573		1,000
Office Supplies		100		-		50		50		100
Dues, Licenses & Subscriptions		175				175		175		175
Fist Quarter Operating Capital		-		846		840		*		253,060
TOTAL ADMINISTRATIVE	\$	111,625	\$	36,551	\$	77,430	\$	113,981	\$	383,114
Operations & Maintenance										
Field Expenditures										
Field Management	\$	13,000	\$	1,101	\$	6,609	\$	7,710	\$	13,212
Utilities - Irrigation		4,800		200				-		4,800
Landscape Maintenance		110,000		12,383		74,298		86,681		148,596
Mulch		40,000		: *:		(*)		*		45,000
Pest Control		1,000		4 885		0.046		0015		1,000
Lake Maintenance		22,200		1,335		8,010		9,345		16,020
Wetlands/Preserves		5,000		-		E 000		E 000		5,000
Pressure Washing Contingency		5,000 10,000				5,000		5,000		5,000 10,000
Contempency		10,000		•				•		10,000
TOTAL FIELD EXPENDITURES	\$	211,000	\$	14,819	S	93,917	\$	108,736	\$	248,628

Community Development District
Approved Proposed Budget
General Fund

1000	P	pproved roposed Budget	Act	uals Thru	Pro	jected Next	Proje	ected Thru	Pi	proved oposed Budget
Description		FY2025	3	/31/25	6	Months	9	/30/25		Y2026
Amenity *										02 200
Management Fees	\$	82,211	\$	6,851	\$	41,106	\$	47,956	\$	82,200
Access Control		2,867				602		602		2,867
Alarm Monitoring		1,638		*		595		595		1,020
Pool Monitoring		1,000				595		595		1,020
Utility - Electric		27,847		1,823		9,000		10,823		22,800
Utility - Water & Sewer		20,066		*		2,100		2,100		7,200
Cable/Internet Services		3,686		*		1,297		1,297		2,220
Telephone		3,522						: : : : : : : : : : : : : : : : : : :		44064
Property Insurance		19,636				19,636		19,636		14,861
Landscape Maintenance		26,823		1,305		7,830		9,135		15,660
Landscape Replacement		4,095				396		2.0		4,095
Pest Control		819		35		390		390		780
Pool & Spa Maintenance		34,399		2,000		12,000		14,000		24,000
Repairs and Maintenance		10,000				10,000		10,000		29,485
lanitorial Maintenance		45,000		2,450		14,100		16,550		28,200
Janitorial Supplies		2,252		2,100		1,314		1,314		2,252
Office Equipment Maintenance		2,662				1,553		1,553		2,662
Office Supplies/Clubhouse Supplies		4,000				2,333		2,333		4,000
Air Conditioning Maintenance		2,300				1,342		1,342		2,300
		16,411				9.573		9,573		16,411
Fitness Equipment Lease		6,150				3,106		3,106		5,324
Fitness Equipment Maintenance		5,325				5,100		5,100		5,325
Window Cleaning/Pressure Cleaning		-				2,567		2,567		4,400
Porter Service		4,400				467		467		800
Trash Collection		800				10.000		10,000		18,682
Special Events		10,000		3.9				13,010		13,010
Holiday Lighting		17,300				13,010		13,010		9,460
Contingency		10,000								12,000
Capital Reserve		12,000						₹3		12,000
TOTAL AMENITY *	\$	377,209	\$	9,979	\$	164,514	\$	178,943	\$	333,034
TOTAL EXPENDITURES	\$	699,834	5	61,349	\$	335,861	\$	401,660	\$	964,776
									•	
EXCESS REVENUES (EXPENDITURE	S \$	0.1	\$	25,843	\$	(21,392)		-12	\$	
*Amenity as transferred in February from V	Villo	w Creek CDD								
** Interlocal-Governmental Expense will be	e pro	rated from Ma	rch 2	025.	_		_	Davidona	- Ca	ntelbution
					_		T - 4 4			ntribution 825,692
								ssessments		
				(Jolle	ction Fees &				52,704
II.						Gre		ssessments		878,396
								No. of Units		976
								CNI a to V	\$	846
						Per Unit As				900

Community Development District Proposed Budget Exhibit A - Shared costs

Description Special Assessments - On Roll Special Assessments - Direct Developer Contribution Interlocal-Governmental Revenue Carry Forward Surplus	Proposed Budget FY 2025 23.91%	Willow Creek II CDD \$ - 68,788
TOTAL REVENUES	S	\$ 68,788
Administrative Supervisor Fees FICA Taxes Engineering Attorney Annual Audit Assessment Administration Arbitrage Rebate Dissemination Agent Trustee Fees Management Fees Property Appraiser Information Technology Website Maintenance Postage & Delivery Insurance General Liability Printing & Binding Legal Advertising Other Current Charges Office Supplies Dues, Licenses & Subscriptions	\$	
TOTAL ADMINISTRATIVE	\$ -	
Operations & Maintenance Field Expenditures		
Field Management Utilities - Electric Utilities - Streetlights Utilities - Water & Sewer Irriagion Maintenance	\$ 1,843	\$ 7,707 - - -
Landscape Maintenance Mulch	20,727	86,681
Pest Control Lake Maintenance Wetlands/Preserves	2,235	9,345
Pressure Washing Contingency	1,196	5,000 -
TOTAL FIELD EXPENDITURES	\$ 26,000	\$ 108,733

	L	
Proposed		
Budget	****	n=
FY 2026	W	llow Creek II CDD
23.91%	Г	100
\$	\$	
		- 2
		139,084
\$.	\$	139,084
\$	\$	120
		36)
1900		
		(4) (3)
		±±0.
in the same		
		*
\$ -	S	Barrier .
4 8 7 7 8 8		
AD 18 7		
\$ 3,159	\$	13,212
100		
		4.000
1,148 35,531		4,800 148,596
10,760		45,000
239 3,831		1,000 16,020
1,196		5,000
1,196 2,391		5,000 10,000
2,391		
5 59,451	\$	248,628

	stimated Budget Buildout
\$	274,104 765,175
\$ 1	039,279
\$	10,000 30,000 4,900 2,000 550 2,675 5,000 38,934 150 1,000 1,605 1,200 7,575 500 1,000 1,220 1,000
\$	108,504
\$	27,682 4,800 80,000 1,200 4,800 180,000 1,000 22,000 30,000
	10,000
	10,000 105,000 46.6,482

Community Development District Proposed Budget Exhibit A - Shared costs

75	600 DR (57E)		
Description	Proposed Budget FY 2025 23.91%	Willow Greek II CDD	
Amenity. Management Fees Access Control Alarm Monitoring Pool Monitoring Utility - Electric Utility - Water & Sewer Cable/Internet Services Telephone Property Insurance Landscape Maintenance Landscape Meplacement Pest Control Pool & Spa Maintenance Repairs and Maintenance Janitorial Maintenance Janitorial Supplies Office Equipment Maintenance Jonitorial Supplies Office Supplies/Clubhouse Supplies Air Conditioning Maintenance Fitness Equipment Lease Fitness Equipment Maintenance Window Cleaning/Pressure Cleaning Porter Service Trash Collection Special Events Holiday Lighting Contingency Capital Reserve	\$ 11,467 144 142 2,588 502 310 4,695 2,184 93 3,348 2,391 3,957 314 371 558 321 2,289 745 614 112 2,391 3,111	595 10,823 2,100 1,297 19,636 9,135 390 14,000 10,000 16,550 1,314 1,553 2,333 1,342 9,573 3,106	
TOTAL AMENITY	\$ 42,788	\$ 178,943	
TOTAL EXPENDITURES	\$ 68,788	\$ 287,676	

	gimated Budget
at	Buildout
	III OSTATO E MITOLICE
\$	100,000 2,867 1,638 12,831 27,847 20,066 3,686 3,522 19,636 26,823
	4,095 819 34,399 29,485
	50,000 2,252 2,662
	6,962 2,293
	6,143 5,324
	4,423 819
	12,295 18,682
	40,000
	12,655 12,000
5	464,214
.5	1,039,279

Community Development District Budget Narrative

FY 2025/2026

REVENUES

Developer Contribution

The District entered into a funding agreement with the developer to fund all general operating expenditures for the Fiscal Year

Interlocal-Governmental Revenue

Interlocal agreement with Willow Creek CDD to reimburse for the Amenity shared cost

Expenditures - Administrative

Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Trustee Fees

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-North Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Property Appraiser

The Brevard County Board of Commissioners provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Board of Commissioners for necessary administrative costs incurred to provide this service. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The budget for Board of Commissioners costs was based on a unit price per parcel.

Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by GMS-NF, LLC.

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-NF, LLC and updated monthly.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Community Development District Budget Narrative

FY 2025/2026

Expenditures - Administrative (continued)

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

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

First Quarter Operating Captial

To pay invoices for the 1st quarter of the Fisca Year.

Expenditures - Field

Field Management

The District has contract GMS-NF, LLC, to manage and operate the district.

date date in page and in			
Description	Vendor	monthly	Total
2 40 41 · P 4 · C · C	A	¢4 101	\$13.212
Field operations	GMSNF, LLC	\$1,101	\$13,212

Landscape Maintenance

The district has contract with Weber Environmental Services for a monthly fee of \$12,383.

Description	Vendor	monthly	Total
Lawn Maintenance service (40)	Weber Environmental	\$7,755	\$93,055
Shrub Pruning (12)	Weber Environmental	3,315	39,784
Horticultural Service (4)	Weber Environmental	612	7,338
Irrigation inspection (12)	Weber Environmental	702	8,419
Total		\$12,383	\$148,596

Mulch

The district has contract with Weber Landscaping to maintain the mulch through out the district.

Pest Control

Cost for pest control throughout the district's common area.

Lake Maintenance

The district has a proposal with Solitude Lake Management for maintenance of algae, border grass and invasive exotic plant control for 2 lakes.

Description	Vendor	monthly	Total
Lake Management	Solitude Lake Mgmt.	\$1,335	\$16,020

Wetlands/Preserves

Cost for wetlands/preserves maintenance.

Pressure Washing

Cost to pressure wash district's common area infrastructure.

Contingency

Any other miscellaneous expenses that are incurred during the year.

Page 6

Community Development District Budget Narrative

FY 2025/2026

	_			
Management Fee The District contri	es acted CALM II to manage the Amenity for 32 hours	ner week.		
ine piperiee condi	Description	Vendor	monthly	Total
	Amenity Mgmt.	CALM II	\$6,850	\$82,200
ccess Control				
he District contra	acted with Strada Security to monitor the Amenity	·.		
	Description	Vendor	monthly	Total
	Security System Montoring at Amenity Center	Strada Security	\$86	\$1,032
	Contingency	Strada Security		\$1,835
		Total	\$86	\$2,867
arm Monitorin	g			
st for fire alarm	monitoring.			
tilities - Electric				
L electric meter	s for the Clubhouse and pool.			Tabal
	Location	Vendor	monthly	Total
	1756 Pecorino Ct Clubhouse	FPL	\$600 \$1,200	\$7,200
	1756 Pecorino CT Pool	FPL	\$1,300	\$15,600 \$22,800
		Total	\$1,900	\$42,800
tilities - Water a				
ost for water and	sewer at the Clubhouse.	W d		Total
	Location	Vendor	monthly \$600	\$7,200
	1756 Pecorino Ct	City of Titusville	\$000	\$7,200
able/Internet S				
ost for cable/ I v	and internet service at the Clubhouse. Location	Vendor	monthly	Total
	1756 Pecorino Ct	Spectrum	\$185	\$2,220
	1756 Pecorino Ct	spectrum	\$105	\$2,22 0
roperty Insurar	nce perty Liability Insurance policy is with Florida Ins	urranga Allianga Florida Inc	uranca Allianca er	ocializac in n
	e to governmental agencies	urance Amance. Florida mis	di ance Amance sp	ecianzes in pr
andscape Maint	-			
	acted Weber Environmental Service to maintain th	ne lawn through the amenity	y area.	
	Description	Vendor	monthly	Total
	Lawn Maintenance service (40)	Weber Environmental	\$711	\$8,527
	Shrub Pruning (12)	Weber Environmental	371	4,451
	Horticultural Service (4)	Weber Environmental	133	1,593
	**	Weber Environmental	91	1,089
	Irrigation inspection (12)	Weber chylloliniental		-,

Vendor

Massey Services

The District contracted Massey Services for pest control around the clubhouse.

Description

Pest control

Pest Control

Total

\$780

Quarterly

\$195

Community Development District Budget Narrative

FY 2025/2026

Expenditures - Amenity (continued)

Pool & Spa Maintenance

The District contracted with Loggins Pools LLC to maintain the pool 3 times weekly to vacuuming, scrubbing walls, scrubbing tiles, netting debris, emptying skimmer and baskets and cleaning filters.

Description	Vendor	monthly	Total
Pool service	Loggins Pools LLC	\$2,000	\$24,000

Repairs and Maintenance

Cost for general repairs and maintenance of the clubhouse.

Janitorial Maintenance

The District contracted Clean Star Services of Central Florida Inc to clean the Kich, bar area, Gym, drinking fountains, exterior patio, exterior pool area.

Description	Vendor	monthly	Total
Cleaning service 3 times a week	CSS	\$2,300	\$27,600
Trash collection twice a week	CSS	\$50	\$600
	Total	\$2,350	\$28,200

Janitorial Supplies

Cost for cleaning supplies.

Office Equipment Maintenance

Cost for office equipment maintenance.

Office/Clubhouse Supplies

Cost for office/clubhouse supplies.

Air Conditioning Maintenance

Cost for the clubhouse A/C unit.

Fitness Equipment Lease

Cost to lease fitness equipment.

Fitness Equipment Maintenance

Cost for equipment maintenance.

Window Cleaning/Pressure Cleaning

Cost to cleaning and pressure wash windows and clubhouse infrastructure.

Porter Service

Cost for repairing, cleaning, hand cleaning trash, and litter, disinfecting areas when needed.

Trash Collection

The District will contract with a waste management company to collect the trash at clubhouse.

Special Events

Cost for special events

Holiday Lighting

Cost for Holiday Lighting at Clubhouse.

Contingency

Any other miscellaneous expenses that are incurred during the year.

Capital Reserves

Capital Reserve for future projects.