

***Viera East Community  
Development District***

***Agenda***

***October 23, 2019***

# AGENDA

# *Viera East*

## *Community Development District*

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135 W. Central Blvd., Suite 320, Orlando, FL 32801  
Phone: 407-841-5524 – Fax: 407-839-1526

October 16, 2019

Board of Supervisors  
Viera East Community  
Development District

Dear Board Members:

The Board of Supervisors of the Viera East Community Development District will meet **Wednesday, October 23, 2019 at 2:00 p.m. in the Multi-Purpose Room, Faith Lutheran Church, 5550 Faith Drive, Viera, FL.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the August 29, 2019 Meeting and the September 25, 2019 Meeting
4. Consideration of Resolution 2020-03 Authorizing Delivery of Equipment Schedule
5. Staff Reports
  - A. General Manager's Report
6. Treasurer's Report – Consideration of Financial Statements
  - A. Approval of Check Register
  - B. Balance Sheet and Income Statement
7. Supervisor's Requests
8. Adjournment

The second order of business of the Board of Supervisors meeting is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The third order of business is the approval of minutes of the August 29, 2019 meeting and the September 25, 2019 meeting. The minutes are enclosed for your review.

The fourth order of business is consideration of Resolution 2020-03 authorizing delivery of equipment schedule. A copy of the resolution is enclosed for your review.

The fifth order of business is the Staff Reports. Section A is the General Manager's Report.

The sixth order of business is the Treasurer's Report. Section A includes the check register being submitted for approval and Section B includes the balance sheet and income statement for your review.

The balance of the agenda will be discussed at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,



Jason Showe  
District Manager

Cc: Brian Jones, District Counsel  
Rey Malave, District Engineer  
Tim Melloh, General Manager

# MINUTES

MINUTES OF MEETING  
VIERA EAST  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Viera East Community Development District was held on Thursday, August 29, 2019 at 6:00 p.m. at the Faith Lutheran Church in the Multi-Purpose Room, 5550 Faith Drive, Viera, Florida.

Present and constituting a quorum were:

Paul McCarthy	Chairman
David Bedwell	Vice Chairman
William 'Bill' Oakley	Secretary
Jo Walsh	Treasurer
Melinda Thomsen	Assistant Secretary

Also present were:

Jason Showe	District Manager
Residents	

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. McCarthy called the meeting to order at 6:00 p.m. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the July 25, 2019 Meeting**

On MOTION by Ms. Walsh seconded by Mr. Oakley with all in favor the minutes of the July 25, 2019 meeting were approved as presented.
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**FOURTH ORDER OF BUSINESS**

**Public Hearings**

Mr. Showe: This is a public hearing to consider the rules, rates, budget and assessments for the upcoming fiscal year. First, we need a motion to open the public hearing.

On MOTION by Ms. Walsh seconded by Ms. Thomsen with all in favor the public hearings were opened.

**A. Rules and Rates**

- i. Consideration of Amendments to Attachment A to Chapter IV of the Rules of Procedure**
- ii. Consideration of Golf Course Rates for Fiscal Year 2020**

Mr. Showe: We have two attachments. Attached to the rules and rates is Attachment A, which are the Rules of Procedure. They remain unchanged for this upcoming year. I think Tim was happy with the golf rules we were able to put together last year so are no changes. It would be a Board consideration of re-affirmation. What has changed are the rates. Attachment A has a range of rates. The CDD is required for anything we charge a fee for, to have a range of rates that lay out that fee. So that is what this chart does. It's important to note that this sets a ceiling and a floor for those rates. That's why they are wide. Behind that are the actual rates that we are going to charge. There is a daily golf rate as well as a schedule for greens fees, golf cart fees, miscellaneous range balls, junior rates and associate membership fees. I believe there has been some additional changes on these based on the expectations and needs of revenue on the golf course. Are there any questions from the Board? I know we've discussed these at several different workshops.

Tony Volpe, IRCC: Could I have a point of order?

Mr. Showe: Sure.

Mr. Volpe: Is there a public comment period?

Mr. Showe: We will open it up before the vote. I just wanted to see if there were any questions from the Board. Hearing none, we will open it for public comments on the rules and rates as presented. Please state your name and address and keep your comments to three minutes, if possible.

Mr. Volpe: Are you going to vote on the budget for the fiscal year starting in October?

Mr. Showe: That is the next step of the public hearing. Our fiscal year is October 1, 2019 through September 30, 2020.

Mr. Volpe: So, this is just for review tonight and then you'll vote on it at the next meeting?

Mr. Showe: No. This is the final budget. This Board held several different workshops over the past couple of months, both on the rules and rates. Prior to approval, we are required to have a public hearing on these items.

Mr. Volpe: Okay. I don't know how serious this actually is, but at the north entrance of IRCC, there is no turn lane. Does the CDD cover that sidewalk?

Mr. Showe: We don't have anything to do with that issue at all. Those roads belong to the County. We went over both issues with Mr. Carnesale. They own a piece of the sidewalk at the entrance and the County owns the other piece.

Mr. Volpe: I wanted to make sure that I heard it from you.

Mr. Showe: Absolutely. VECA owns a piece of it as well.

Mr. Volpe: Okay. Thank you.

Mr. Showe: You're welcome.

Mr. McCarthy: Thank you for your comment. Would anyone else like to speak?

Jim McSeveney, Heron's Landing: Yes. How many associate members are there this year?

Mr. McCarthy: I don't have the exact figure in front of me, but I believe that number is approximately 650.

Mr. McSeveney: How much do they play?

Mr. McCarthy: I don't know.

Mr. Oakley: I think there were 963 members. Out of the associate members, only 400 are actually active. Several bought the plan and for some reason, don't play as much. I asked Tim that question once before and he told me there are about 400 active players.

Mr. Bedwell: The snowbirds are coming back to look at it.

Mr. McSeveney: So, some come in and pay \$79.

Mr. Bedwell: No. I don't know if anyone has done that, but some do to get the 20% discount.

Mr. McCarthy: Do you have anything else, Jim?

Mr. McSeveney: No. Thank you for your comments.

Mr. Showe: Are there are other comments on the rules and rates? Hearing none, we will bring it back to the Board for a motion to approve the amendments to Attachment A and the golf course rates for 2020.



On MOTION by Mr. Oakley seconded by Ms. Walsh with all in favor the Amendments to Attachment A to Chapter IV of the Rules of Procedure and the Golf Course Rates for Fiscal Year 2020 were approved.

**B. Budget and Assessments**

**i. Consideration of Resolution 2019-07 Adopting the Fiscal Year 2020 Budget and Relating to the Annual Appropriations**

Mr. Showe: This Board spent a lot of time going over this budget. It is my understanding that we started this process in May. They have looked it over the past several months to refine the budget the way they want to. I have a quick presentation for the audience and the Board. This is a similar presentation to what we presented last month. The first page are the boundaries of the CDD.

Mr. Oakley: Woodside Park is the field area and the lake. There is also a nature trail that goes parallel to I-95.

Mr. Volpe: Could I ask a question?

Mr. Showe: Sure.

Mr. Volpe: I have been looking at different areas. I don't have it in front of me, but I think its Area 56. It's a swamp. It's halfway down Barnes. There are no homes in there. It says it's part of the CDD.

Mr. Showe: The CDD maintains over 1,000 acres of wetland and conservation area, which is likely part of that.

Mr. Volpe: Is anything going to be done with it?

Mr. Showe: If it's a conservation area, typically homeowners are not allowed to do a lot with it. Its intended to be left natural. If it's a wetland, its intended to have water runoff.

Mr. Volpe: Are there any liability issues?

Mr. Showe: No. It must be left natural.

Ms. Witcher: We do have signs.

Mr. Showe: If trespassing becomes an issue, there are signs.

Mr. McSeveney: Also, along Barnes, there's a short section that buffers our property that is owned by Brevard County. At one time, Brevard County talked about selling that and I think there was some agreement, unofficially to leave it alone and not sell it. It's just a buffer on

Barnes. So, our 422 acres doesn't go up to Barnes, but it goes to the Brevard County project. I've gone back through there and looked at it and it's all natural.

Ms. Witcher: I don't think there's any true access to that area, but that doesn't make it favorable for development either.

Mr. McSeveney: At the time, I was looking for a house or two. Thank you.

Mr. Showe: No worries. The CDD has 31 different subdivisions, over 4,200 homes and approximately 205 worth of commercial properties. Again, as we just discussed, there are 1,000 acres of wetlands and conservation area and the CDD maintains a scrub jay habitat. There are 84 lakes or retention ponds that the CDD is responsible for maintaining as well as five miles of sidewalks and bike paths. The CDD leases a restaurant, Woodside Park, other various infrastructure, natural areas and a golf course. The CDD has approximately 50 staff members, both full and part-time and the CDD website with all of the information is [VieraEastCDD.com](http://VieraEastCDD.com). Some of the accomplishments of the CDD over the last several years includes lake bank restoration. The CDD owns over 33 miles worth of lake banks. So, we try to do about 2,000 linear feet of restoration each year. Yesterday, we approved another 2,000 linear feet. The CDD also completes 51,000 linear feet of fire line maintenance each year. A third of that fire line is maintained every single year. The CDD re-did the greens, added the EZLinks software tee time system, purchased a new Rain Bird pump and started a golf school for the youth, which has been very successful. The proposed CDD assessment for 2020 did not change, so there will be no change on your tax bill. There is a chart showing different funds and how much comprises your assessment. The General Fund is about 20%, the Water Management Debt Service Fund is 61%, the recreation bonds make up 17% and there is a CDD Recreation Fund, which includes parks and golf and makes up 2% of your assessment. The Water Management Debt Service Fund assessment makes up the principal and interest of those bonds. At the start of the 2020 fiscal year, there will be \$6.4 million remaining. Those bonds will be paid off on May 1, 2022. We included all of the revenues and expenses, but those also tie into what you have in the budget.

Mr. Oakley: What is the percentage of the bond interest?

Mr. Showe: I think it's about 6%.

Mr. Oakley: I think it's 5.75%. The new one we are trying to get is 3%.

Mr. Showe: Its under 3%.

Ms. Witcher: That was after we refinanced.

Mr. Showe: Yes. This has actually been refinanced twice. It's been brought down considerably in terms of the interest rate. It's no longer eligible to be refunded because of how close it is to amortization. The General Fund covers CDD administration, park maintenance, lake maintenance, fire line maintenance and all of the common and conservation area maintenance. We collected about \$864,000 worth of revenues and have the same level of expenses. For the golf course, what we budgeted in 2019 was to have an approximate net gain of \$7,200. For actuals through July, we have a net gain of \$103,000. Based on our projections right now, we think we will end the year at about \$30,000. That's typical for this golf course because the summer months are slow for the golf course. In terms of the golf course, there were revenues of \$1.9 million. For 2020, we expect about \$1.9 million in expenses and net income of about \$7,500. By category, we listed the revenues and descriptions of all of these funds, but that gives you an overview. The vast majority of our revenue comes from outside play and general greens fees. Obviously, the largest expense we have is maintenance, which is \$1.1 million. Then there's the Recreation Fund, which includes expenses to Woodside Park, the golf course and the debt of the Recreation Fund. As of the beginning of 2020, the recreation debt has approximately \$3.3 million and will be paid off in 2026. The CDD has a Capital Projects Fund. If there is any unspent money in the other funds, it gets swept into this fund and is used for capital expenses throughout the year for the CDD for the golf course and general operations. So, if there's a major landscape expense or something else happens that is outside the scope of the budget, this would likely be the source of it. We have a historical perspective of how much we had in each of those years for the fund. We are projecting about \$150,000 at the end of 2020, but that is with an expense projected of \$100,000 as a placeholder at this point. I will note that we don't have any expenses projected in the budget for potential litigation costs, which will be borne through the assessments or some other means, but without knowing what that is, we didn't want to put that in the budget. With that, I can answer any questions.

Mr. Volpe: You indicated that there are 4,200 residents. Do you mean 4,200 units?

Mr. Showe: I'm sorry. There are approximately 4,200 homes.

Mr. Volpe: I'm trying to differentiate. I thought I saw 4,380 units.

Mr. Showe: The District has 4,222 assessable home units.

Mr. McCarthy: Approximately 7,400 residents.

Mr. Volpe: Okay. So, for the General Election, it isn't one vote per unit. It's a vote for every resident that registered to vote.

Mr. Showe: If you are a registered voter, you get one vote. The next election will be at the same time as the Presidential Election. So, it will be on the same ballot with everything else.

Mr. Volpe: My research tells me that we have a population of 11,000, so there would be 11,000 possible votes, not 4,200.

Mr. Oakley: There are 7,200 registered voters.

Mr. McCarthy: 7,400 to 7,500 registered voters at this time.

Mr. Showe: Within the boundaries of our District.

Mr. Volpe: You answered my question that the population size is not the same.

Mr. Showe: Correct.

Mr. Volpe: Understood. Thank you.

Mr. Bedwell: About 4,000 people usually vote.

Mr. Volpe: Regarding the bond refunding, it's too late for the current bond, but at what point can the new bond be paid off?

Mr. Showe: At this point, there is no new bond, but when you issue bonds, each one has a certain call date, meaning it's not eligible to be called until a specific date. It's also not eligible for the bonds to be called more than "x" amount of times. At this stage, we have none of that information for what would potentially be a new bond issue.

Mr. Volpe: Okay. Did you say there was net income of \$7,000?

Mr. Showe: Correct. That's what we normally use for the budget. Essentially when we do these budgets, with governmental budgeting, we try to budget as close to zero as possible. So, when you take that \$7,000 profit and go down to the next section, you will see that there is a \$7,000 negative that balances out the bottom line. That's how we do typical government budgets. Obviously, the intent is to make more profit than that and that's what the General Manager is tasked with, which is being as efficient as possible with the governmental revenues that we have. So, the goal is to make more than that, but in order to balance the budget, that's what we utilize.

Mr. Volpe: Understood. So, you would take that excess and put it into capital.

Mr. Showe: Correct. Every year, when we go through the audit process, whatever funds are leftover as beginning fund balance, gets transferred into a capital reserve. That way it's in a separate fund, its trackable and any expenses out of that gets approved by the Board.

Mr. Volpe: Good. Thank you.

Mr. Showe: You're welcome.

Mr. Volpe: We haven't talked about the detail, yet. Right?

Mr. Showe: The Board has gone through it piece by piece.

Mr. McSeveney: Is that presentation included somewhere?

Mr. Showe: I will place it on the website. Are there any other questions or comments? If not, we need a motion to adopt Resolution 2019-07, adopting the Fiscal Year 2020 budget.

On MOTION by Mr. Oakley seconded by Ms. Walsh with all in favor Resolution 2019-07 Adopting the Fiscal Year 2020 Budget and Relating to the Annual Appropriations, was approved.

**ii. Consideration of Resolution 2019-08 Imposing Special Assessments and Certifying an Assessment Roll**

Mr. Showe: The second part of the public hearing tonight is Resolution 2019-08. Attached to this resolution are two items. The first is the budget that you just approved, but it will be the final Adopted Budget. Also attached to it, which we don't include in your agenda because it's about 150 pages, is the actual Assessment Roll for the District. I have it for anyone who would like to inspect it. It's essentially an Excel spreadsheet that lays out all of the assessments for the entire District. This is the actual levying mechanism that places the assessments on the tax bill from the CDD. At this point, we can open it up for public comments just on the Assessment Roll.

Mr. Volpe: It's per unit, correct?

Mr. Showe: Correct.

Mr. Volpe: It should be the same.

Mr. Showe: Correct.

Mr. Volpe: Is it two or four per business?

Mr. Showe: There are different methodologies for the business. So, for the General Fund and Water Management Fund, the original methodology assesses each property 9.2 units. On the recreation side, 4 units per home is assessed. That is based on when the District was first created in 1992. There was a fee that was established through an economic study. That Economic Study laid out how we should be assessing these items throughout the District.

Mr. Volpe: How do you assess the .2?

Mr. Showe: That's what that Economic Study from 1992 said is the equivalent rate.

Mr. Volpe: So, it's by economics, not by square footage.

Mr. Showe: Correct. The theory behind a government assessment with CDDs is it is based on the benefit you receive from the assessment. So, the theory is that each home in Viera benefits equally from stormwater, recreation and the General Fund. They also determined that businesses benefit from the stormwater and the recreation benefits slightly less, so they went from 9.2 to 4 on the recreation for businesses.

Mr. Volpe: Okay. Thank you.

Mr. Showe: You're welcome.

Mr. McCarthy: We are going to vote on Resolution 2019-08, imposing special assessments and certifying an Assessment Roll.

On MOTION by Ms. Walsh seconded by Ms. Thomson with all in favor Resolution 2019-08 Imposing Special Assessments and Certifying an Assessment Roll, was approved.
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Mr. Showe: We need a motion to close the public hearing.

Mr. McCarthy: Does anyone have any further questions?

Mr. Bedwell: I would just like to make a comment to these gentlemen from Heron's Landing and the IRCC. We had the County Commission who represents this area come for a Town Hall Meeting where we expressed our concerns about Viera Boulevard. I don't know if the turn on from Viera Boulevard is close to Heron's Landing, but I suggest that the two subdivisions get together and invite the County Commissioner to meet with them. He was more than willing to come and listen to us. We talked about having a traffic light somewhere and got one halfway down. We wanted one at IRCC and Heron's Landing, but we didn't get that, and we wanted to stop the U-turns. I still think its beneficial. There are a lot of residents between the IRCC and Heron's Landing.

Mr. Volpe: A lot of people use that gate to go to US-1. I think the challenge is that given I-95 opening up, there's a lot of traffic going through there. To make a left onto US-1 is challenging. I had a challenge coming here, to be honest with you.

Mr. Bedwell: I live in Grand Isle and we have a lot of older residents. They are getting scared to go out onto Viera Boulevard.

Mr. Volpe: I agree.

Mr. Bedwell: They are looking left and right and coming over that hill at 50 to 60 mph. It's getting scary.

Mr. Volpe: The street down where the satellite organization is, didn't have a traffic light for a long time.

Mr. Bedwell: I know.

Mr. Volpe: They finally put one there. I'll be honest with you. I do the speed limit. My friends tell me I'm going too slow, but there are people screaming for someone to come out.

Mr. Bedwell: The County Commissioner told us that the light at Holiday Springs Road costs \$250,000. My mouth fell open at the cost to put two poles up and run the wire. It was a suggestion for you guys to go to the County Commission.

Mr. Volpe: Thank you.

Mr. McCarthy: The public comment section is closed.

On MOTION by Ms. Walsh seconded by Mr. Oakley with all in favor the public hearing was closed.
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Mr. McCarthy: This time we did things a little differently with this meeting. We normally have a three-minute time period and a 30 second warning. This has been a very open Board in terms of the public and our General Manager and Jason have always volunteered to help people. Tim Melloh would meet with the HOAs at 6:00 p.m. and answer any questions, but when we get into a situation like the last public hearing, when 40 to 45 people wanted to speak, it becomes impossible. You have to cut people off. So, we are very open to letting people ask questions and try to give you the answers.

## **FIFTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. General Manager's Report**

Mr. McCarthy: The General Manager is not here.

**B. District Manager's Report****i. Approval of Fiscal Year 2020 Meeting Schedule**

Mr. Showe: We provided that in your agenda. Every year, we have an issue with the November and December meetings, due to Thanksgiving and Christmas, so we moved the November and December meetings to Thursdays. Unfortunately, because everybody moves their meetings up, there are a few conflicts that we have that day. Just to make sure we can cover it and get you served appropriately, we looked at November 21<sup>st</sup> and December 19<sup>th</sup>. We can change that if that's the Board's desire.

Mr. Oakley: Is that a Thursday?

Mr. Showe: The November 21<sup>st</sup> and December 19<sup>th</sup> meetings are on Thursday.

Ms. Walsh: Were we able to get this location?

Mr. Showe: We can get something here.

Ms. Thomsen: It's a week later.

Mr. Showe: Its eight days later from the workshop. Timing wise it was hard this year with the timing of all the holidays.

On MOTION by Ms. Walsh seconded by Ms. Thomsen with all in favor the Fiscal Year 2020 meeting schedule was approved.

Mr. Showe: For the benefit of the Board and the audience, this doesn't mean you are locked into this meeting schedule, exclusively. You are able to set other meetings if things come up.

Mr. Oakley: My only comment on this is to make sure that Judy can schedule the room.

Mr. Showe: We will. I know you want to talk about how we advertise these meetings.

Mr. Oakley: Yes. John mentioned trying to get the information out to people. I know it's on our website, but you have people still having trouble with computers. Maybe we can start advertising of the meeting in The Viera Voice because everyone gets one. Hopefully they will cooperate with us.

Mr. Showe: We can look. For the benefit of the audience and the Board, sending it to The Viera Voice doesn't qualify under the Florida Statutes. It has to be a newspaper of general circulation. So, the actual advertisement will go to Florida Today, but we can do more. We can certainly get a hold of The Viera Voice and see what we need to do.



Mr. Oakley: Could we include the agenda in The Viera Voice?

Mr. Showe: I'm sure we could. We may be able to include a short agenda or say, "For more information see the website," and give them a link. We will see what we can do. As a District, you can always do more. We just have to make sure that we meet the minimum qualifications of the Florida Statutes.

## **SIXTH ORDER OF BUSINESS**

### **Supervisor's Requests**

Mr. McCarthy: Melinda?

Ms. Thomsen: Nothing. Thank you.

Mr. McCarthy: Bill?

Mr. Oakley: I'm good. Thank you.

Mr. McCarthy: Jo?

Ms. Walsh: I'm fine. Thank you.

Mr. McCarthy: David?

Mr. Bedwell: No thanks.

Mr. McCarthy: I had just one comment. I talked with Ed Grasser who is the head of our retention ponds. He and his crew manage four flowways that cross underneath I-95. They are very diligent about that and make every effort to make sure that they are open. That will follow right through to White Saudi. You will have people out there. Once the storm goes through, he will have his crew out there, cleaning up the debris. Hopefully, we will not have any problems.

Mr. Showe: Just for the record, I will let the Board know that I spoke to Lane about that yesterday. GMS is going to have staff in the area handling our other properties, so if Lane or any staff member needs help, please reach out. We would be more than happy to assist in any way we can.

Mr. Oakley: The county finally replaced the sidewalk in front of the old IRCC building, which has been a sore point with me for about six years now. The gentleman in Heron's Landing picked up the stick and actually got it accomplished. We are in the process of getting a quote. I was supposed to have it before yesterday's meeting for the sidewalks that need to be replaced, but we did not receive it. Hopefully we will have that at the next meeting, and we can get that process taken care of.

Mr. McCarthy: Thank you.

Ms. Walsh: Were we able to see about signing in with somebody else?

Mr. Oakley: We are working with Eric at Fairway Management. He has a contractor that he can refer to us. When I get this price, I'm going to communicate with him to see if we can work something out, so we can get both of them done at the same time.

Ms. Walsh: Thank you.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

Mr. McCarthy: If there is nothing further, we need a motion to adjourn.

On MOTION by Mr. Oakley seconded by Ms. Thomsen with all in favor the meeting was adjourned.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

MINUTES OF MEETING  
VIERA EAST  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Viera East Community Development District was held on Wednesday, September 25, 2019 at 2:00 p.m. at the Faith Lutheran Church in the Multi-Purpose Room, 5550 Faith Drive, Viera, Florida.

Present and constituting a quorum were:

Paul McCarthy	Chairman
David Bedwell	Vice Chairman
William 'Bill' Oakley	Secretary
Jo Walsh	Treasurer
Melinda Thomsen	Assistant Secretary

Also present were:

Jason Showe	District Manager
Tim Melloh	General Manager
Brett Renton	District Counsel via telephone
Residents	

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. McCarthy called the meeting to order at 6:00 p.m. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. McCarthy: Would anyone like to speak? If so, please come to the microphone, identify yourself and subdivision. You will be timed for three minutes.

Jim McSeveney, Heron's Landing: I was here before and I thanked the Board and past Boards for giving the Viera East CDD residents 20% off for playing golf. We appreciate it. My concern is with the associate members rate. I'm going to try to give a better explanation of why I don't think it's appropriate and is not what needs to be done for the golf course in light of the residents. I'm not going to discuss the bond because I know it's in litigation, but what I'm getting at, is for the next 20 years, residents of the CDD are going to pay approximately \$180 plus or minus, depending on what happens to upgrade the golfers. Almost everything on there is for the golf course. There are some minor items. So, we are paying that and getting 20% off.

Now we go to the associate members rate, which pays \$79. There are some benefits included in that and one of them is that you get 20% off of the golf course and pay \$79. The reality of that is, that's not how much they are really paying. If you look at your seasonal rate of \$65 and \$25 for the gym, you have paid \$90. You are only going to pay \$79, which is almost \$10 or \$11 less and you get 20% off. That continues for most of the season and only changes on pre-season rates. So virtually, you are not paying \$79 to get your 20% off. You are paying \$5 to \$10 to get 20% off. Is a CDD resident going to pay \$182 plus/minus for 20 years to improve the golf course? I don't see that it's fair. I'm asking you to re-evaluate it and come up with something different that is fair to the residents because now this doesn't look very fair. Thank you for your time.

Mr. McCarthy: Tim, do you want to speak to that?

Mr. Melloh: When we came up with this program four years ago CDD residents were only getting a 10% discount. If they wanted more, they had to pay \$1,300 and get what they call, "The Green Card." As far as the associate membership, we created that membership to be able to replace other programs that were in place where people could come in and buy a one-month membership. The program worked out very well. I haven't had anyone else other than Mr. McSeveney say anything to me about that, so it doesn't seem to be an issue that a lot of people are worried about. I think we already approved everything for this year, so we can go ahead and put it on the table to discuss next July when we discuss the rates again and see what we want to do. I think previously we talked about increasing that rate anyway so that would be the time to do it.

Mr. Showe: That would be the time to look at it.

Mr. Melloh: Exactly.

Mr. McCarthy: Thank you for your comments, Jim. We appreciate them. Would anyone like to speak? Please provide your name and subdivision.

Tony Volpe, IRCC: I wanted to share a couple of things with you and not take too much of your time. Some folks were concerned about the lack of communication from the operator of Divots Grille. I just want to make sure it's clear that these folks are concerned about that. They say that they aren't going to come back. That sends up a red flag to me. We talked about this before and it's important that every entity pays for itself. Customers that don't come back, reduces our chance of an entity making revenue to pay for itself. So, I don't know where you guys are with that, but my suggestion is to have an Employee Improvement Plan. You are

stepping through any opportunity to change for two reasons. Personally, I don't want to be responsible for anybody not having a job. That's one reason. The second one is for the organization. You need to make sure you follow those steps so that any time there's any dispute, you can just lay it on the table. We try to get the opportunity to adjust. Contrary to what people believe in Florida, it's a right to work state, but there are Federal laws to protect certain groups and it's best to follow the plan and make sure you show that you can adjust this situation. The end result is not your fault. Keep in mind, any policy that you create should be in the bylaws or contract. In this case, I believe this was under contract. It's the best you can do. So that's it and thanks for listening to me. The next item that I wanted to talk about was the golf compensation. I'm not getting into the details that this gentleman talked about and I don't want to duplicate it. Mr. Oakley had an excellent conversation last time about different compensation programs. The importance of that is to be competitive. You have to start at the salary that you are offering people, compensating for a reduction in salary. You may already know this, but I just want to make sure that IRCC employees get one round of golf per week and they can have a guest, but they can only go onto the golf course if they have a membership.

Mr. Showe: That's three minutes.

Mr. Volpe: I think it's important that the pay is correct. One of the things that IRCC does and most businesses do, is they do an annual review of different categories to ensure that they are paying their employees properly. We've done that all the time. HR really takes care of it on their own. I don't know how that would be handled at the end of the year. It's important to retain employees and then it's critical. You don't want to lose a quality employee. In addition, the compensation is warranted to satisfy employees to keep them around as well, but to also make sure that the salary is comparable. That's all I wanted to say.

Mr. McCarthy: Thank you for your comments. We appreciate it. What I suggest Tony is that you and Jim perhaps set up a meeting with our General Manager (GM). Contact him and you can get things explained in detail over an extended period of time. That would probably be a good place to start.

Mr. Volpe: If he's well enough to do that now.

Mr. McCarthy: He's recovering from surgery, but he's back working.

Mr. Showe: As long as you schedule it with him.

Mr. McCarthy: On a limited basis, call ahead and he will schedule a time that's convenient for him or you could go into the office and talk to him.

Mr. Volpe: We will have to do that.

Mr. McCarthy: We appreciate your comments.

Mr. Volpe: Thank you.

Mr. McCarthy: Thank you for the comments. Would anyone else like to speak? Hearing none, the public comment section is now closed.

- **Litigation Update.**

Mr. Showe: So, we can expedite his time, we have one of the litigators Brett Renton attending by phone.

Mr. Renton: Thank you Jason. Good afternoon members of the Board. Pursuant to Florida Statutes 286.011(8), I'm advising the entity at this public meeting that we seek your advice and request a meeting to be held in private to discuss strategy or settlement negotiation concerning the litigation, "Robert Dale et. All, versus the Viera East CDD" at the next available meeting time. So, if we can get that scheduled so we can hold a shade meeting, that would be great.

Mr. Showe: The next available meeting time is October 9<sup>th</sup>, which is your workshop.

Mr. McCarthy: So, we are going to hold a shade meeting on October 9<sup>th</sup> at 2:00 p.m.

On MOTION by Ms. Walsh seconded by Ms. Thomsen with all in favor having an Attorney-Client Session at October 9, 2019 at 2:00 p.m. at this location, was approved.

Mr. Showe: In order for us to take any business items in connection with that or anything else, we would also like to hold a regular meeting that same day.

On MOTION by Ms. Walsh seconded by Ms. Thomsen with all in favor having a regular meeting on October 9, 2019 at 2:00 p.m. at this location, was approved.

Mr. Showe: Is there anything else you need Brett?

Mr. Renton: That's it. Thank you all very much. I greatly appreciate the time.

Mr. McCarthy: Thank you, Brett.

*Mr. Renton left the meeting.*

### **THIRD ORDER OF BUSINESS**

### **Approval of Minutes of the August 19, 2019 Meeting and the August 28, 2019 Meeting**

On MOTION by Mr. Oakley seconded by Ms. Walsh with all in favor the minutes of the August 19, 2019 and August 28, 2019 meetings were approved, as presented.

### **FOURTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. General Manager's Report**

Mr. Melloh: All CDD operations are proceeding as planned. This coming year, Fiscal Year 2020, we have been talking about mechanically clearing the scrub jay habitat instead of a control burn. It's been six years since we have been able to do a control burn. There are so many issues in the scrub jay, because what we are trying to burn out is a very small amount, like 60 acres. When you see these other control burns, we have smoke problems that can get into the home around the scrub jay habitat. Fire could get out of control, which requires more insurance. We have an Eagle's nest out there that we have to protect. We have done parts of it before, where we rent a roller chopper mulcher unit and are able to clear what we need to clear to maintain a good scrub jay habitat. I just wanted to let you guys know.

Mr. Oakley: What is the cost of that, Tim? Is it going to be any more or the same cost?

Mr. Melloh: It will fit right into the control burn budget item.

Mr. Oakley: And we can still do the same amount of area.

Mr. Melloh: Yes. The amount of area they prescribed us to do.

Ms. Thomsen: The environmental people agree that this is as equally beneficial.

Mr. Melloh: Yes, we told them, "Look, we have been doing this for so long trying to get this burn done and we are just going to have to mechanically go in there and do it now."

Ms. Thomsen: Good.

Mr. Melloh: We have a loader excavator that is in the shop, which could be costly as major repairs are needed. This is one of the pieces of equipment that we are looking to replace at

some point in time with the bond issue, but at this time, we need to repair it. The cost could be \$4,000 or \$5,000, but we will move on to that, once they are able to do a diagnostic.

Mr. Oakley: What's wrong with it?

Mr. Melloh: It died on them out in the scrub jay habitat. They were able to get it back into the shop.

Ms. Walsh: What is the age of that piece of equipment?

Mr. Melloh: I'm sure it's 20 plus years old.

Mr. Bedwell: Do we have to fix it to do the scrub jay clearing?

Mr. Melloh: To do a lot of what we have to do. We do a lot of things with it in other areas and wetlands.

Mr. Oakley: The other tractor we have is too small.

Mr. Melloh: Yes, it's too small. Right now, we are getting quotes for a sidewalk repair on Viera Boulevard. I know that Bill obtained a quote and Jason is getting a quote.

Mr. Showe: I sent it this afternoon.

Mr. Melloh: For golf course maintenance, the greens were aerified on September 9<sup>th</sup> and 10<sup>th</sup> and they are recovering nicely. We finally received some dry weather and were able to get in there and do that work. That was the third aerification of the year, which is basically required for TifEagle Greens. So, we are going into the season in good shape with our greens. Weed control is a major concern following the weather events of the past two to three months. When you get a lot of rain and wind, you just can't spray chemicals. That has been the biggest issue. Of course, we are not able to keep the weeds and disease under control, but we are on top of it now. Scott is doing a great job.

Mr. Bedwell: Is Justin still working?

Mr. Melloh: Yes.

Mr. Bedwell: I haven't seen him in a long time.

Mr. Melloh: He's out there, but it's to the point where he can't do spot spraying.

Mr. Bedwell: I saw him mowing the grass.

Mr. Melloh: He will do some of that too. If you come in and the wind is blowing 10 to 15 miles per hour (mph), he can't do anything, so he has to do something else. Since July 31<sup>st</sup>, we had 32.9 inches of rain. That was from our rain gauges on the golf course. That's quite a bit. Regarding golf operations, based on those figures, since July 1<sup>st</sup>, the golf course has been closed



for 20 days. Sometimes we had a partial closure of nine holes, but that's affecting our revenue stream. I have the current daily rounds for September. You can see that we started the first four days closed because of the hurricane and then we recovered. So, we probably won't hit exactly the budget, but we will be fairly close. Does anyone have any questions? Jason, has anyone looked at the Bayhill Flowway?

Mr. Showe: Yes, they did. I have a cost to do it. There are two different methods. One was over \$200,000 and one was over \$300,000. So, at this point, I'm just going to try to get with them. We were waiting for you to return.

Mr. Oakley: Where were you talking about?

Mr. Melloh: The Bayhill Flowway, which is the flowway that leads to the header canal that goes to the St. Johns River. It could be a special type of canal that is going to require a littoral shelf that needs to be planted with plants.

Mr. Oakley: Did those plants just die?

Mr. Melloh: Yes. You have to spray the flowway for algae and among the plants for invasive plants like Torpedo Grass. Unfortunately, when you spray for Torpedo Grass, you kill some of the beneficial plants. I think Ed said that they never did any replanting in the last 15 years. We had a few people in that area express concern, so we had our Ecologist come out and talk about some things.

Mr. Oakley: Is that something that can be done a little bit at a time or does it have to be done all at once?

Mr. Showe: We are going to take it over and see if there is phasing that we can do.

Mr. Melloh: We have that. I did see the report just before I came over about the culverts on Hole #7. I guess at this time, they are happy the homes are protected, and the temporary fix is good. Those two culverts were scheduled to be fixed with the proceeds from the bond. We are in good shape. We don't have any flooding issues. The new business on my report has already been taken care of. That's all I have.

Mr. McCarthy: Thank you for your report. Are there any questions?

Ms. Walsh: Is the lake that's behind the Walgreens and Mailman Joey's on Village Drive, ours?

Mr. Melloh: It's a wetland, not a lake.

Ms. Walsh: It looks like a lake. I noticed ECOR out there with floating plants a couple of weeks ago. I don't know if they are getting ready to establish plants in there. What's going on?

Mr. Melloh: Typically, they would be spraying out Spadderdock.

Ms. Walsh: No. These were young plants floating in a pallet.

Mr. Melloh: I don't know. Let me find out from Ed.

Ms. Walsh: That's it. Thank you.

Mr. McCarthy: Are there any further questions? Hearing none,

## **FIFTH ORDER OF BUSINESS**

### **Treasurer's Report – Consideration of Financial Statements**

#### **A. Approval of Check Register**

On MOTION by Ms. Walsh seconded by Mr. Oakley with all in favor Checks #3696 through #3719 from the General Fund in the amount of \$66,386.67 were approved.

Ms. Walsh: The Capital Reserve account remains unchanged.

On MOTION by Ms. Walsh seconded by Ms. Thomsen with all in favor Checks #27012 through #27096 from the Golf Course Fund in the amount of \$58,823.26 were approved.

#### **B. Balance Sheet and Income Statement**

Mr. McCarthy: Jason, why is money not going into the Capital Reserve Fund?

Mr. Showe: No checks were written out of that account.

Mr. McCarthy: Are we putting in deposits from the golf revenue?

Mr. Showe: Those checks would come from the golf course and wouldn't show as a check. We do that every month. We will true it up at the end of the year and anything extra will go in there.

Mr. McCarthy: Okay. Just checking.

## **SIXTH ORDER OF BUSINESS**

### **Supervisor's Requests**

Mr. McCarthy: Jo?

Ms. Walsh: I don't have anything.

Mr. McCarthy: Bill?

Mr. Oakley: Yes, I do. Over a period of probably six months, Tim and I spoke about the items related to the bond issue, in relation to the picnic area at Woodside Park, restaurant and the new office, and these are some of the ideas we came up with. The picnic area in Woodside Park could be reserved; although, the number of tables and the size of the firepit was undetermined at this time. It could be reserved by the CDD and businesses for private parties on a first come basis. We could work our reservations through our office. Tim's secretary could set that up. If they wanted to use it for a kid's birthday party and it wasn't reserved by a resident, we would be more than happy to rent it to them at a cost to be determined. The conference room in the CDD office could be reserved through the CDD office by the HOA and businesses for private parties on a first come basis. If available, it could be rented out to other people also. I thought about the restaurant's private dining room and I really did listen to the 250 people who were at that meeting and read several emails. This area could be reserved by CDD residents and businesses for private breakfast, luncheons or dinners. It's a private dining room, not a banquet hall. I don't consider 35 seats to be a banquet hall. This could be reserved by CDD residents. A discount would be provided to these persons, only if their business or residents work in the CDD. This would be part of a new lease by your tenants. Now whether it is a percent discount or cost based discount, if you wanted to charge them \$100 for the room, we could take \$50. So, it's of some benefit to them. Hopefully, the Board will look favorably on that. I just put that out there so your Board Members could come up with similar ideas. That's all. Thank you.

Mr. McCarthy: Thank you, Bill. Melinda?

Ms. Thomsen: I don't have anything. Thank you.

Mr. McCarthy: David?

Mr. Bedwell: I have a couple of items. We had a drop in the operating account for the golf course, due to the loss from the prior month to this month's statement of \$90,000. We are going to lose money again this month. You have a certain amount in that account and can take money out of the reserve.

Mr. Showe: Yes. There's an Operating Fund for the golf course and it just stays there.

Mr. Bedwell: So, if it gets below a certain amount, do you take money out of the reserve to replenish it?

Mr. Showe: I don't think we are taking money out of any account right now.

Mr. Bedwell: Not now. I'm talking about the end of this month.

Mr. Showe: If we had to, that's where it would come from, but I think there are sufficient funds to cover all of the cashflow.

Mr. Bedwell: Okay. We dropped to \$90,000. The second item is that I received an email from a lady about Grand Isle, which I spoke to Ed Grasser about.

Mr. Melloh: I forwarded the email to Ed to have him get back to you on that.

Mr. Bedwell: Maybe I will get with him on Friday, but the wetland looks like it has Muhly Grass as well as weeds. If we are not allowed to touch it, then we are not allowed to touch it. It's a wetland.

Mr. Melloh: It's a wetland and back to what we were talking about on the golf course, you can't spray out that stuff when you have 32 inches of rain or a lot of wind so they may just be a little bit behind on maintaining it.

Mr. Bedwell: We have an island. Then we have water and the wetland is part of the island, but it's right next to houses. I don't know if there's a safety issue there or not. I think I will just go out with him.

Mr. Melloh: We will definitely stay on top of that.

Mr. Bedwell: I appreciate it. That's all I had.

Ms. Thomsen: Are you able to say the same thing that you just said about the area that is growing in on #7? It's going into the right-hand pond. There is grass and other stuff that has taken over. Is it a matter of waiting it out? I assume so. At least waiting it out until the hurricanes stop coming.

Mr. Melloh: Especially on #7, because the water level rose so high. Some of those things that you see sticking out, are unkempt weeds that are 3 feet underwater. You have to wade out 3 feet just to do anything to it, like hand pulling it. Hand pulling it is not going to do us any good, so we have to wait for the water level to go down so we can spray it out.

Ms. Thomsen: That is probably something that they are concerned about.

Mr. Melloh: We are just behind.

Ms. Thomsen: It's an eyesore.

Mr. Melloh: It is. It's crazy because back in June, the golf course looked so beautiful. We had done so many landscaping projects. We are just trying to prioritize them now. We have the

beds on #14, #15 and #16 back in shape because that's such a visible part of the golf course to the traffic that goes by on the roadway.

Ms. Thomsen: They took out a lot of Hibiscus Swords, expecting that somewhere down the road they are going to put them in.

Mr. Melloh: The problem with Hibiscus is that they grow out of control and so fast. So, what we are going to do is to take those out and try to replant them in some areas, but they just don't want to replant. They were looking so unkempt that we just decided to yank them out and now we want to go in there with some kind of dwarf type thing that doesn't get out of control.

Ms. Thomsen: Exactly.

Ms. Walsh: When I talked to Scott, he thought that those were supposed to be dwarfs.

Mr. Melloh: So, for whatever reason, they weren't, and we will continue on.

Ms. Thomsen: That's typical. I did the same thing in my own home.

Mr. Melloh: We will get the right plant material, because the one thing we don't want to happen with all of the landscaping bids, is to take manhours away from actually maintaining the golf course. So, we don't want to get too far ahead of ourselves with landscaping that we don't have time to maintain the golf course on a regular basis like mowing the fairways twice a week, the greens every day and raking the bunkers every day.

Ms. Thomsen: That's why we don't need to be aggressive about these. We just need to find the time and space to do it.

Mr. McCarthy: On behalf of the Board, we would like to welcome Tim back and our thoughts and prayers are with him for his continued recovery. We are very happy to have him back working on a limited basis.

Mr. Melloh: Thanks.

Mr. McCarthy: That being said, I encourage my fellow Board Members, as I did to the two CDD residents, to make a phone call and check in with Inez if you have anything important to talk about.

Mr. Melloh: So, I'm back to work and I'm here a little more than three to four hours a day, based on what the Doctor recommends. Just give me a time and we will just meet and discuss what you have. I just distributed a report to let everyone know about Suntree's projects and encourage you to again talk to me about the different things they are doing, which mirrors what we are doing. Based on the quality of the brochure that this is printed off of, we probably

spent \$15,000 to \$20,000 on this. Anyway, you can see, as an example, that they are spending a little over \$5 million on the Clubhouse, \$1.85 million for the irrigation system and we are at \$2 million. Their golf members are going to be paying \$45 per month extra for 10 years. So, they are paying \$5,000 for these improvements. It's just something to let you know what the competition is doing. I grew up in Cocoa, Florida and that's where I learned to play golf. Back in the 1970s, there were two golf courses in Brevard County that were the cream of the crop. One of them was Suntree and the other was Royal Oak Country Club in Titusville. Royal Oak was the winter home for the Canadian PGA. People just flocked to that golf course, but Suntree was always private. Here we are many, many years later and the difference is that Suntree has always elected to re-invest in their property and Royal Oak did not. Royal Oak is a weed patch now. Where they used to have greens, they now have weeds. This kind of goes back to what we talked about six or seven months ago, when we talked about doing these projects. That's why I distributed that. It wasn't meant for a lot of conversation here today, but I just wanted to talk to everybody about it individually as we go forward.

Mr. Oakley: How old is Suntree?

Mr. Bedwell: It was opened in 1975.

Mr. Melloh: If you go over and look at their Clubhouse, you can tell that it needs a little help for a private country club of that stature. It needs to be upgraded. You can see where you have artists renditions and cost estimates. We haven't bid anything out. We don't have the luxury of doing that because we don't have any place to do that.

Mr. Showe: There are no funds.

Mr. Bedwell: The main issue is in here they say their average membership pays in the mid \$60,000 range. They are going to have a gymnasium now to try to get younger people, because that's the life blood.

Mr. McCarthy: There will be a lot of young people over there.

## **SEVENTH ORDER OF BUSINESS**

## **Adjournment**

On MOTION by Ms. Walsh seconded by Mr. Oakley with all in favor the meeting was adjourned.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION IV



**RESOLUTION 2020-03  
(EQUIPMENT SCHEDULE NO. 008-0697772-107)**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VIERA EAST COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE EXECUTION AND DELIVERY OF EQUIPMENT SCHEDULE NUMBER 008-0697772-102 UNDER AND PURSUANT TO THAT CERTAIN MASTER LEASE NUMBER 697772L AND FLORIDA ADDENDUM TO MASTER LEASE NUMBER 697772L AND OTHER DOCUMENTS AND CERTIFICATES IN RELATION THERETO; PRESCRIBING OTHER DETAILS IN CONNECTION THEREWITH; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Viera East Community Development District (the “District”), is a local unit of special-purpose government duly established and existing pursuant to the Constitution and laws of the State of Florida; and

**WHEREAS**, the District has entered into that certain Master Lease Number 697772L and Florida Addendum to Master Lease Number 697772L, each dated June 22, 2016 (collectively, the “Lease”), with TCF Equipment Finance, a division of TCF National Bank, 1111 West San Marnan Dr, Suite A2 West, Waterloo, IA 50701-892; and

**WHEREAS**, the District now desires to enter into that certain Equipement Schedule 008-0697772-107 (the “Schedule”) with TCF National Bank, 1111 West San Marnan Dr, Suite A2 West, Waterloo, IA 50701-892 (the “Lessor”) under and pursuant to the Lease; and

**WHEREAS**, the District is duly authorized by applicable law to lease and/or acquire items of personal property and equipment, such as those set forth in the Schedule, as are needed to carry out its governmental and other special district functions and to lease and/or acquire such personal property and equipment by entering into lease-purchase agreements; and

**WHEREAS**, the District hereby finds and determines that the execution of the Schedule for the purpose of leasing with the option to purchase the equipment designated and set forth in the Schedule is appropriate and necessary, and in the best interests of the District, to carry out the functions, operations and responsibilities of the District, including with respect to golf course operations; and

**WHEREAS**, the Rent Payments under the Lease are and shall continue to be a monthly expense of the Lessee authorized through annual appropriations under its statutory budget process, and shall not constitute a general obligation or other indebtedness of the Lessee within the meaning of the Constitution and laws of the State;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF VIERA EAST COMMUNITY DEVELOPMENT DISTRICT:**

**Section 1.** The Schedule, in substantially the form as presently before the Board of Supervisors of the District (the "Board") as attached hereto as Exhibit A, is hereby approved, and the Chairman and Vice Chairman, or in the case both are absent such other officer of the District designated in writing by either the Chairman or Vice Chairman, are each hereby authorized to execute and deliver the Schedule with such changes therein as shall be approved by such officer, the execution of the Schedule by the appropriate officer of the District being conclusive evidence of such approval.

**Section 2.** The District shall, and the Chairman, Vice Chairman, Secretary and all Assistant Secretaries of the District are hereby authorized and directed to take such further action and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution, and to carry out, comply with and perform the duties of the District with respect to the Schedule and the Lease.

**Section 3.** The District's obligations under the Schedule shall be expressly subject to annual appropriation by the Board under the District's statutory budget process; and such obligations under the Schedule shall not constitute a general obligation or other indebtedness of the District within the meaning of the Constitution and laws of the State of Florida and are subordinate in all respects to payments of debt service on any indebtedness of the District.

**Section 4.** This resolution shall take effect immediately upon its adoption and approval.

**PASSED AND ADOPTED** this 23<sup>rd</sup> day of October, 2019.

**ATTEST:**

**VIERA EAST COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

October 23, 2019

Viera East Community Development District  
2300 Clubhouse Drive,  
Rockledge, FL 32955

TCF National Bank  
1111 West San Marnan Dr, Suite A2 West  
Waterloo, IA 50701-8926

Re: Equipment Schedule Number 008-0697772-107

Ladies and Gentlemen:

We have acted as legal counsel to the Viera East Community Development District (the "District") with regard to reviewing certain legal issues in connection with the Master Lease Number 697772L dated June 22, 2016 (the "Master Lease") and the Florida Addendum to Master Lease No. 697772L dated June 22, 2016 (the "Addendum"), each as originally between the District and TCF Equipment Finance, a division of TCF National Bank, and the Equipment Schedule Number 008-0697772-107 dated October 23, 2019 (the "Schedule"), between the District and TCF National Bank ("Lessor"). The Master Lease, Addendum and Schedule are collectively referred to hereinafter as the "Lease."

The opinions rendered herein are given at the request of the District. All terms not otherwise defined herein shall have the meanings ascribed to them in the Lease.

We have examined and relied upon originals or copies, certified or otherwise identified to our satisfaction, and such other resolutions, certificates, agreements, documents, representations and opinions, including certificates and representations of officers and representatives of the District, as we have deemed relevant and necessary in rendering the opinions expressed below. In rendering the following opinions, we have assumed: (1) the authenticity of all agreements, documents and certificates submitted to us as originals; (2) the conformity to the originals of such documents submitted to us as copies; (3) except with respect to the signatures and authority of officials and officers of the District, the genuineness of the signatures and the due authority of the persons executing the agreements, documents, or certificates examined or relied upon by us; and (4) TCF National Bank has assumed from TCF Equipment Finance all rights, interests and obligations in and under the Master Lease and the Addendum.

On the basis of such review, and subject to the assumptions, qualifications, and limitations stated herein, we are of the opinion that:

1. The District is a local unit of special-purpose government duly organized, existing and operating under the Constitution and laws of the State of Florida. The full, true and correct legal name of the District is "Viera East Community Development District."

2. The District is authorized and has power under Florida law to enter into the Lease, and to carry out its obligations thereunder and the transactions contemplated thereby.

3. The Lease has been duly authorized, approved, executed and delivered by and on behalf of the District, and, assuming the due authorization, execution and delivery by Lessor, the

Lease is a valid and binding contract of the District enforceable against the District under Florida law in accordance with its terms.

4. The authorization, approval and execution of the Lease and all other proceedings of the District relating to the transactions contemplated thereby have been performed in accordance with the District's procurement rules and regulations as the same pertain to sole source contracts.

5. The execution of the Lease and any annual appropriation of Golf Course Revenue to make Rent Payments as and when they become due under the Lease do not result in the violation of any constitutional, statutory or other limitation relating to the expenditure of funds by the District.

6. The payment obligations under the Schedule are subject to annual appropriation by the Board under the District's statutory budget process and such obligations under the Schedule shall not constitute a general obligation or other indebtedness of the District within the meaning of the Constitution and laws of the State of Florida.

7. To the best of our knowledge, there is no litigation, action, suit, or proceeding pending or before any court, administrative agency, arbitrator or governmental body having jurisdiction, that challenges the establishment or existence of District; the authority of its officers; the proper authorization, approval and execution of the Lease; the annual appropriation of Golf Course Revenue to make Rent Payments as and when they become due under the Lease, or the ability of the District otherwise to perform its obligations under the Lease and the transactions contemplated thereby.

For purposes of this opinion, Golf Course Revenue means revenue generated by the District's operations of the golf course located within its district boundaries (which include revenue generated from greens fees, memberships, driving range, golf lessons, merchandise sales, gift cards, clubhouse restaurant sales, trail fees and miscellaneous income) after any payments of debt service on any indebtedness of the District senior thereto.

This opinion addresses matters as of the date hereof and is based upon existing laws of the State of Florida. We express no opinion as to the laws of any other jurisdiction. We do not undertake or assume any obligation to update any matters contained herein or update or supplement any opinion(s) to reflect any change in facts or circumstances which may hereafter arise or come to our attention or any changes in laws, statutes, rules, or regulations that may hereafter occur even though such change may affect one or more of the opinions or statements expressed herein.

We do not express any opinion with respect to the exclusion from gross income for federal income tax purposes of interest on the Lease or Rent Payments or with respect to exemptions, if any, of the Lease from any taxes imposed by the State of Florida.

All opinions set forth herein as to the enforceability of legal obligations of the District are subject to and limited by (a) bankruptcy, insolvency, reorganization, moratorium, fraudulent

conveyance and other similar statutes, rules, regulations or laws, in each case relating to or affecting creditors' rights and remedies generally and (b) the unavailability of, or limitation on the availability of, a particular right or remedy (whether in a proceeding in equity or at law) because of equitable principle or a requirement as to commercial reasonableness, conscionability, or good faith.

The qualification "to the best of our knowledge" means the knowledge of the undersigned as of the date hereof obtained from (i) interviews with such current officers and responsible employees of the District as the undersigned has determined are likely, in the ordinary course of their respective duties, to have knowledge of the matters set forth herein, or (ii) a review of such documents or other materials as the undersigned determined necessary to obtain knowledge of the matters set forth therein. The undersigned has not conducted any extraordinary inspection or inquiry other than such inspections or inquiries as are prudent and customary.

This opinion is furnished by us as legal counsel to the District and is solely for the benefit of the addressees, and their respective successors or assigns, in connection with the Lease and shall not extend to, and may not be quoted, furnished to, used, or relied upon by, nor may copies be delivered to, any other person or entity (regardless of whether such other person or entity is related to or affiliated with one of the addressees), nor may the addressees, or their respective successors or assigns, rely on this opinion for any other purpose, without, in each instance, the express written consent of Shutts & Bowen LLP. Except with respect to the District, the delivery of this opinion to the addressees does not create, and shall not be deemed to create, an attorney-client relationship.

Very truly yours,  
Shutts & Bowen LLP

## SECTION VI

# SECTION A

**Viera East**  
**Community Development District**  
Check Register Summary  
September 19, 2019 through October 16, 2019

Fund	Date	Check #'s	Amount
General Fund			
	9/19/19	3722-3729	\$ 86,480.36
	9/26/19	3730-3735	\$ 7,026.91
	10/3/19	3736-3740	\$ 95,528.50
	10/10/19	3741-3745	\$ 16,745.82
	Sub-Total		\$ 205,781.59
Capital Reserve			
	Sub-Total		\$ -
Golf Course			
	9/19/19	27097-27126	\$ 99,612.63
	8/28/19	27127-27140	\$ 89,742.35
	10/3/19	27141-27157	\$ 9,995.99
	10/10/19	27158-27178	\$ 10,585.95
	Sub-Total		\$ 209,936.92
Total			\$ 415,718.51



\*\*\* CHECK DATES 09/19/2019 - 10/16/2019 \*\*\* VIERA EAST-GENERAL FUND BANK A VIERA EAST-GF

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	EXPENSED TO... DATE	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT
9/19/19	00076	9/11/19	11-14265	201909	340-53800-46000			AUTO SUPPLIES	*	151.50	
9/19/19	00186	9/11/19	21981	201909	340-53800-47900			BOULEVARD TIRE CENTER	*	240.00	151.50 003722
9/18/19	22025	9/18/19	22025	201909	340-53800-47900			TRASH HAULING	*	240.00	
9/19/19	00210	10/02/19	10022019	201909	340-53800-47300			TRASH HAULING	*	20.76	480.00 003723
9/19/19	00177	9/10/19	09102019	201909	310-51300-51000			DANNY'S RECYCLING & HAULING, INC	*	26.72	20.76 003724
9/19/19	00010	8/31/19	20039	201908	330-53800-47100			ELECTRIC	*	3,840.00	26.72 003725
9/19/19	00043	9/19/19	09192019	201909	340-58100-10300			INES CAMPOS	*	1,280.00	5,120.00 003726
9/19/19	00017	9/19/19	09192019	201909	300-20700-10000			2019 SERVICES	*	651.88	
9/19/19	00043	9/19/19	09192019	201909	340-58100-10300			2018-2019 MONITORING	*	651.88	1,303.76 003727
9/19/19	00017	9/19/19	09192019	201909	300-20700-10000			KEVIN L ERWIN CONSULTING	*	5,116.44	
9/19/19	00017	9/19/19	09192019	201909	300-20700-10000			TRANSFER AUGUST 2019	*	923.11	
9/19/19	00017	9/19/19	09192019	201909	300-20700-10000			TRANSFER AUGUST 2019	*	25,433.80	
9/19/19	00017	9/19/19	09192019	201909	300-20700-10000			TRANSFER SEPTEMBER 2019	*	12,740.13	
9/19/19	00017	9/19/19	09192019	201909	300-20700-10000			JULY PAYROLL	*	26,856.14	
9/19/19	00017	9/19/19	09192019	201909	300-20700-10000			PAYROLL 6.28	*		
9/19/19	00017	9/19/19	09192019	201909	300-20700-10000			AUGUST PAYROLL	*		
9/19/19	00143	9/11/19	9495	201909	300-15500-10000			VIERA EAST CDD - GOLF COURSE	*	8,308.00	71,069.62 003728
9/19/19	00143	9/11/19	9495	201909	300-15500-10000			FY19-20 INSURANCE RENEWAL	*		
9/19/19	00143	9/11/19	9495	201909	300-15500-10000			EGIS INSURANCE ADVISORS, LLC.	*		8,308.00 003729
9/19/19	00143	9/11/19	9495	201909	300-15500-10000			VIER --VIERA EAST-- HSMITH	*		



CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
10/03/19	00043	9/30/19	09302019	201909	340	58100	10300		STATE BOARD OF ADMINISTRATION	*	95,000.00	95,000.00 003740
			EXCESS FUNDS FY2019									
10/10/19	00189	10/04/19	1450264	201910	340	53800	41000		TELEPHONE CHARGES	*	431.78	431.78
10/10/19	00040	10/02/19	359441	201910	330	53800	47200		BLUELINE TELECOM GROUP, LLC	*	8,874.90	8,874.90 003741
			AQUATIC WEED CONTROL									
10/10/19	00177	9/30/19	09302019	201909	310	51300	49200		ECOR INDUSTRIES, INC.	*	16.74	16.74 003742
			MILEAGE REIMBURSEMENT									
10/10/19	00060	10/08/19	15946	201910	340	53800	46000		INES CAMPOS	*	19.26	19.26 003743
			KEYS AND LOCKS									
10/10/19	00626	8/27/19	1393826	201909	310	51300	31500		LACEY'S LOCK SERVICE INC	*	7,403.14	7,403.14 003744
			GENERAL REPRESENTATION									
									SHUTTS & BOWEN LLP			7,403.14 003745
									TOTAL FOR BANK A		205,781.59	
									TOTAL FOR REGISTER		205,781.59	

VIER --VIERA EAST-- HSMITH

\*\*\* CHECK DATES 09/19/2019 - 10/16/2019 \*\*\*  
 VIERA EAST- GOLF COURSE  
 BANK B VIERA EAST-GOLF

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	....EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/23/19	00279	8/26/19	BTR20-01 201908 320-57200-54000		LICENSES	V	200.00-	
9/19/19	00782	9/17/19	21162 201909 340-57200-51100		CITY OF ROCKLEDGE	*	25.50	200.00-027073
		9/17/19	21162 201909 320-57200-51100		CLEANING MATS	*	74.59	
					CLEANING MATS			
9/19/19	01413	2/05/19	30021293 201907 300-14200-10000		A LINEN CONNECTION	*	333.00-	100.09 027097
			CREDIT					
6/26/19	90771526	201907	300-14200-10000		GOLF SHOES/FOOTWEAR	*	75.05	
8/23/19	90798319	201909	300-14200-10000		FOOTJOY WEATHERSOFT GLOVE	*	1,126.48	
8/23/19	90798347	201909	300-14200-10000		TITLEIST PERMA-SOFT	*	466.94	
8/30/19	90802221	201909	300-14200-10000		GOLF BALLS	*	91.43	
9/19/19	01445	10/01/19	27013 201909 390-57200-43000		ACUSHNET COMPANY	*	201.80	1,426.90 027098
		10/01/19	27013 201909 300-13100-10000		LED LIGHTING PAYMENT	*	201.80	
		10/01/19	27013 201909 320-57200-43000		LED LIGHTING PAYMENT	*	201.80	
		10/01/19	27013 201909 340-57200-43000		LED LIGHTING PAYMENT	*	201.79	
9/19/19	00324	8/01/19	10028412 201909 300-14200-10000		BANLEACO	*	300.00	807.19 027099
		8/01/19	10028412 201909 300-14200-10000		NCAA GOLF BALLS	*	300.00	
		8/02/19	10028414 201909 300-14200-10000		NCAA GOLF BALLS	*	300.00	
		8/02/19	10028414 201909 300-14200-10000		NCAA GOLF BALLS	*	300.00	
		8/02/19	10028414 201909 300-14200-10000		NCAA GOLF BALLS	*	300.00	
		8/15/19	10028446 201909 300-14200-10000		NCAA GOLF BALLS	*	300.00	1,800.00 027100
					BRIDGESTONE GOLF, INC.			
					VIER --VIERA EAST-- HSMITH			

\*\*\* CHECK DATES 09/19/2019 - 10/16/2019 \*\*\*  
 VIERA EAST- GOLF COURSE  
 BANK B VIERA EAST-GOLF

CHECK DATE	VEND#	.....INVOICE.....	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
9/19/19	00390	8/21/19	93076362	201909	300-14200-10000				CALLAWAY	CALLAWAY FLASH DRIVER	*	365.85	365.85	027101
9/19/19	01241	9/17/19	19SEP-53	201909	320-57200-46000				MONTHLY WINDOW CLEANING	CRYSTAL HI RISE, INC.	*	250.00	250.00	027102
9/19/19	01388	9/05/19	AR451666	201909	390-57200-46000				ADVERTISING	DEX IMAGING	*	172.48	172.48	027103
9/19/19	01344	9/18/19	S52173	201909	320-57200-46000				FILTERS/CHECKLIST COMPLE	DIAL PLUMBING & A/C INC.	*	270.00	270.00	027104
9/19/19	01333	9/15/19	09152019	201909	300-34700-00714				DRINK TICKETS		*	207.31	207.31	
		9/15/19	09152019	201909	300-13100-10500				FL CITY GAS		*	185.68	185.68	
9/19/19	01335	9/10/19	18558637	201909	390-57200-54600				FINANCIAL SERVICES	DIVOTS GRILLE	*	5,167.72	5,167.72	027105
9/19/19	01394	9/02/19	62515675	201909	330-57200-54600				RENTAL PAYMENT	DLL FINANCE LLC	*	97.78	97.78	027106
9/19/19	01320	9/08/19	SO-11549	201909	300-14200-10000				GOLF GLOVES AND APPAREL	ECOLAB	*	574.26	574.26	027107
9/19/19	00526	9/18/19	WPZS266	201909	320-57200-54000				LICENSING	EPOCH EYEWEAR	*	124.00	124.00	027108
9/19/19	01326	8/30/19	4607978-	201908	390-57200-47100				NEW VALVE @ PG	FEDERAL LICENSING, INC.	*	411.39	411.39	027109
9/19/19	00108	9/17/19	2775420	201908	320-57200-48000				AUGUST MEETING ADS	FIS OUTDOOR	*	1,113.13	1,113.13	027110
		9/20/19	00027752	201908	320-57200-48000				AUGUST ADVERTISEMENT	FLORIDA TODAY	*	720.86	720.86	
												1,833.99	1,833.99	027111

VIER --VIERA EAST-- HSMITH

CHECK DATE	CHECK VENDOR#	INVOICE DATE	INVOICE YRMO	EXPENSED TO... DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
9/19/19	00035	10/02/19	10022019	201909	330-57200-43000		ELECTRIC	*	718.95	
10/02/19		10022019	201909	340-57200-43000			ELECTRIC	*	718.94	
10/02/19		10022019	201909	350-57200-43000			ELECTRIC	*	729.86	
10/02/19		10022019	201909	320-57200-43000			ELECTRIC	*	102.20	
10/02/19		10022019	201909	300-11500-10000			ELECTRIC	*	58.49	
10/02/19		10022019	201909	390-57200-43000			ELECTRIC	*	1,449.73	
10/02/19		10022019	201909	300-13100-10000			ELECTRIC	*	362.43	
10/02/19		10022019	201909	320-57200-43000			ELECTRIC	*	27.12	
9/19/19	01023	9/17/19	09172019	201909	320-57200-48000		ADVERTISING	*	80.00	4,167.72 027112
9/19/19	00587	9/10/19	587552	201909	390-57200-46100		OIL AND GAS	*	402.04	80.00 027113
9/10/19		587552	201909	300-13100-10000			OIL AND GAS	*	198.02	
9/10/19		587553	201909	390-57200-46100			OIL AND GAS	*	870.21	
9/10/19		587553	201909	300-13100-10000			OIL AND GAS	*	428.61	
9/19/19	00920	9/10/19	46266	201909	390-57200-47300		GREEN SAND/SHIPPING	*	912.00	1,898.88 027114
9/11/19	01127	9/11/19	00100014	201909	300-13100-10000		HEALTH PLANS	*	739.12	912.00 027115
9/11/19		00100014	201909	300-13100-10000			HEALTH PLANS	*	1,204.54	
9/11/19		00100014	201909	390-57200-22000			HEALTH PLANS	*	3,011.35	
9/19/19	00180	9/10/19	070701	201909	390-57200-46100		AUTO SUPPLIES	*	152.96	4,955.01 027116
							NAPA AUTO PARTS			152.96 027117
							VIER --VIERA EAST-- HSMITH			

\*\*\* CHECK DATES 09/19/2019 - 10/16/2019 \*\*\* VIERA EAST- GOLF COURSE  
BANK B VIERA EAST-GOLF

CHECK DATE	VEND#	.....INVOICE DATE	.....INVOICE YRMO	.....EXPENSED TO... DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT
9/19/19	00176	9/11/19	SI2032	201909	390-57200-46000			BATTERIES/CHARGE	*	41.22	
ROYAL BATTERY DISTRIBUTORS											
9/19/19	01334	9/12/19	94302337	201909	390-57200-47500			HERBICIDE SEPTEMBER	*	452.00	41.22 027118
9/12/19		9/12/19	94302337	201909	300-15500-10000			HERBICIDE OCT-DEC	*	1,356.00	
9/12/19		9/12/19	94302337	201909	390-57200-51100			PLASTIC CUPS SG SEPT	*	62.44	
9/12/19		9/12/19	94302337	201909	300-15500-10000			PLASTIC CUPS SG OCT-DEC	*	187.31	
SITE ONE LANDSCAPE SUPPLY											
9/19/19	01210	9/14/19	80557428	201909	320-57200-51000			OFFICE SUPPLIES	*	94.50	2,057.75 027119
STAPLES ADVANTAGE											
9/19/19	00434	9/19/19	09192019	201909	390-58100-10300			TRANSFER AUGUST 2019	*	2,056.69	94.50 027120
9/19/19		9/19/19	09192019	201909	390-58100-10300			TRANSFER SEPTEMBER 2019	*	1,218.93	
STATE BOARD OF ADMINISTRATION											
9/19/19	00130	9/18/19	22279407	201909	340-57200-51100			SUPPLIES	*	11.82	3,275.62 027121
9/18/19		9/18/19	22279439	201909	340-57200-51100			SUPPLIES/CUPS STRAWS	*	533.59	
SYSCO											
9/19/19	01366	9/07/19	6181584	201909	350-57200-46100			CUSHMAN PAYMENT	*	242.41	545.41 027122
9/07/19		9/07/19	6181584	201909	390-57200-54600			CUSHMAN HAULER PAYMENT	*	419.64	
9/07/19		9/07/19	6181584	201909	390-57200-54600			TORO SAND PRO PAYMENT	*	430.63	
TCF NATIONAL BANK											
9/19/19	00847	9/17/19	68168	201909	300-14200-10000			GOLF TEES	*	391.35	1,092.68 027123
TEES PLEASE, INC											
9/19/19	01454	9/10/19	63411269	201909	300-13100-10000			HEALTH INSURANCE	*	146.32	391.35 027124
9/10/19		9/10/19	63411269	201909	300-13100-10000			HEALTH INSURANCE	*	200.34	

VIER --VIERA EAST-- HSMITH

VIERA EAST- GOLF COURSE  
 BANK B VIERA EAST-GOLF

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	EXPENSED TO... DPT	ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
9/10/19	63411269	201909	300-15500-10000	HEALTH INSURANCE				*	52.20	
9/10/19	63411269	201909	300-15500-10000	HEALTH INSURANCE				*	316.39	
9/19/19	01033	9/11/19	9492	FY19-20	INSURANCE RENEWAL			*	66,009.00	715.25 027125
9/26/19	00024	10/09/19	10092019	201909	320-57200-43000	UTILITIES	EGIS INSURANCE ADVISORS LLC	*	126.05	66,009.00 027126
10/09/19	10092019	201909	330-57200-43000	UTILITIES				*	126.05	
10/09/19	10092019	201909	350-57200-43000	UTILITIES				*	126.05	
10/09/19	10092019	201909	390-57200-43000	UTILITIES				*	448.86	
9/26/19	01243	3/28/19	G1619566	201909	300-14200-10000	GOLF MENS HAT	CITY OF COCOA UTILITIES	*	712.00	827.01 027127
9/26/19	01196	9/24/19	91946629	201909	350-57200-46300	SRVC CAR, LABOR	COBRA GOLF, INC	*	59.07	712.00 027128
9/25/19	91948128	201909	350-57200-46300	SVCAR SRVC VEHICLE				*	234.39	
9/26/19	01355	9/01/19	7090	IPAR7	PRO LEASE		E-Z-GO A TEXTRON COMPANY	*	936.00	293.46 027129
9/26/19	00159	9/16/19	70195	GRIT LAPPING COMPOUND			GPS TECHNOLOGIES, INC.	*	89.95	936.00 027130
9/23/19	70219	201909	390-57200-46000	CIRCUIT TESTER-RETRACTABLE				*	19.47	
9/26/19	01363	9/19/19	48648	IRRIGATION COMP PAYMENT			ISLANDER GOLF SUPPLY, INC.	*	348.00	109.42 027131
9/26/19	01324	10/11/19	10112019	201909	320-57200-34100	AMAZON PRIME	RAIN BIRD INTERNATIONAL, INC.	*	12.99	348.00 027132

VIER --VIERA EAST-- HSMITH



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AP300R
*** CHECK DATES 09/19/2019 - 10/16/2019 ***
YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
VIERA EAST- GOLF COURSE
BANK B VIERA EAST-GOLF
RUN 10/16/19

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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
- - - - -	- - - - -	10/11/19	10112019	201909	320-57200-41000	*	104.00	
- - - - -	- - - - -	CRICKET WIRELESS						
- - - - -	- - - - -	REGIONS BANK						116.99 027133
9/26/19	01293	9/16/19	INV20741	201909	390-57200-47500	*	960.00	
- - - - -	- - - - -	TURF FUEL						
- - - - -	- - - - -	RESIDEX LLC						960.00 027134
9/26/19	01334	9/23/19	94751935	201909	390-57200-51100	*	73.00	
- - - - -	- - - - -	BALL WASHER DETERGENT						
- - - - -	- - - - -	SITE ONE LANDSCAPE SUPPLY						73.00 027135
9/26/19	01210	9/21/19	80558234	201909	320-57200-51000	*	105.04	
- - - - -	- - - - -	OFFICE SUPPLIES						
- - - - -	- - - - -	STAPLES ADVANTAGE						105.04 027136
9/26/19	01366	9/13/19	6193241	201909	390-57200-54600	*	248.00	
- - - - -	- - - - -	CUSHMAN HAULER PAYMENT						
9/18/19		9/18/19	6198440	201909	390-57200-54600	*	5,115.96	
- - - - -	- - - - -	TORO TURF PACKAGE						
9/19/19		9/19/19	6199578	201909	390-57200-54600	*	372.48	
- - - - -	- - - - -	KUBOTA, SPREADER PAYMENT						
- - - - -	- - - - -	TCF NATIONAL BANK						5,736.44 027137
9/26/19	00807	9/10/19	91211667	201909	390-57200-54100	*	144.08	
- - - - -	- - - - -	UNIFORMS						
9/17/19		9/17/19	91211678	201909	390-57200-54100	*	155.46	
- - - - -	- - - - -	UNIFORMS						
9/24/19		9/24/19	91211689	201909	390-57200-54100	*	163.58	
- - - - -	- - - - -	UNIFORMS						
- - - - -	- - - - -	UNIFIRST CORPORATION						463.12 027138
9/26/19	01244	9/25/19	09252019	201909	300-15100-00700	*	78,412.00	
- - - - -	- - - - -	INVESTMENTS-BEN AST S2012						
- - - - -	- - - - -	VIERA EAST CDD - SERIES 2012						78,412.00 027139
9/26/19	00117	9/13/19	40917499	201909	390-57200-46600	*	131.83	
- - - - -	- - - - -	GREASE, ROLLER, BRACKET						
9/18/19		9/18/19	40918251	201909	390-57200-46000	*	518.04	
- - - - -	- - - - -	BEDKNIFE, SCREW						
- - - - -	- - - - -	WESCOTURF INC.						649.87 027140
10/03/19	01413	8/26/19	90799390	201909	340-57200-54100	*	49.46	
- - - - -	- - - - -	FU FLEX MEN SPK						
- - - - -	- - - - -	ACUSHNET COMPANY						49.46 027141

VIER --VIERA EAST-- HSMITH

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/03/19	00024	10/14/19	10142019	201909	320-57200-43000					CITY OF COCOA UTILITIES	*	59.36	59.36 027142
10/03/19	01132	9/22/19	3682663-	201909	300-13100-10000					ADMIN	*	202.28	
		9/22/19	3682663-	201909	300-13100-10000					GF MAINT	*	94.17	
		9/22/19	3682663-	201909	300-15500-10000					OPERATIONS	*	17.37	
		9/22/19	3682663-	201909	300-15500-10000					GC MAINT	*	333.68	
										COLONIAL LIFE		647.50	027143
10/03/19	01333	9/30/19	09302019	201909	300-34700-00714					DIVOTS GRILLE 9/16-9/23	*	317.13	
		9/30/19	09302019	201909	320-57200-48000					DIVOTS GRILLE 9/24-9/30	*	148.75	
										DIVOTS GRILLE		465.88	027144
10/03/19	00947	9/26/19	7754449	201909	330-57200-46400					COCKROACH RODENT PROGRAM	*	76.96	
		9/26/19	7754449	201909	340-57200-46400					COCKROACH RODENT PROGRAM	*	95.11	
		9/26/19	7754449	201909	390-57200-46500					COCKROACH RODENT PROGRAM	*	95.11	
										ECOLAB PEST ELIMINATION		267.18	027145
10/03/19	01417	10/01/19	B2BS1653	201910	320-57200-48000					OCTOBER SOCIAL MEDIA ELIT	*	350.00	
										EZLINKS GOLF LLC		350.00	027146
10/03/19	01427	9/26/19	296810	201909	300-14200-10000					GRIPS/CLUB REPAIR	*	171.45	
										GLOBAL GOLF SALES		171.45	027147
10/03/19	00587	9/20/19	587874	201909	390-57200-46100					ULTRA LOW SULFER DIESEL	*	258.56	
		9/20/19	587874	201909	300-13100-10000					ULTRA LOW SULFER DIESEL	*	127.34	
		9/20/19	587875	201909	390-57200-46100					OIL AND GAS	*	235.50	
		9/20/19	587875	201909	300-13100-10000					OIL AND GAS	*	115.99	
		9/25/19	586157	201909	390-57200-46100					OIL AND GAS	*	970.28	

VIER --VIERA EAST-- HSMITH

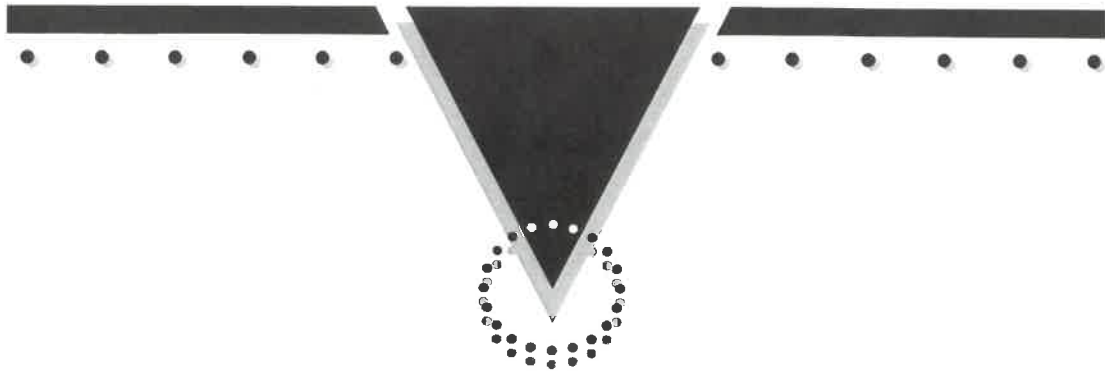
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10/03/19	00920	9/25/19	586157	201909	300-13100-10000			GLOVER OIL COMPANY INC	*	477.90	2,185.57 027148
10/03/19	00920	9/20/19	46341	201909	390-57200-47300			MEDIUM TOPDRESSING/FREIGH	*	611.89	611.89 027149
10/03/19	01372	9/25/19	25606484	201909	320-57200-34100			GOLF SPECIALTIES INC	*	93.12	611.89 027149
10/03/19	01372	9/25/19	25606484	201909	300-13100-10000			FINANCIAL SERVICES	*	93.11	93.11
10/03/19	01363	10/01/19	48734	201909	390-57200-47100			GREAT AMERICA FINANCIAL SVCS	*	773.00	186.23 027150
10/03/19	01391	9/25/19	IV98228	201909	390-57200-46000			RAIN BIRD INTERNATIONAL, INC.	*	36.41	773.00 027151
10/03/19	01334	9/26/19	94845024	201909	390-57200-47100			ROBINSON EQUIPMENT CO INC	*	18.51	36.41 027152
10/03/19	01366	9/22/19	6202484	201909	350-57200-46100			SITE ONE LANDSCAPE SUPPLY	*	2,144.45	18.51 027153
10/03/19	01281	10/01/19	10012019	201910	390-57200-22500			THOMAS TRAMMELL	*	500.00	2,144.45
10/03/19	01364	9/25/19	83991	201909	300-14200-10000			GOLF BALLS	*	384.00	500.00 027155
10/03/19	01206	10/01/19	9083948	201910	320-57200-34100			VOLVIK USA, INC.	*	351.94	384.00 027156
10/03/19	01364	10/01/19	9084372	201910	390-57200-47900			SUMESTER HAUL TRASH	*	140.82	351.94
10/03/19	01364	10/01/19	9084372	201910	390-57200-47900			DUMPSTER HAULING TRASH	*	492.76	140.82
10/03/19	01364	10/01/19	9084372	201910	390-57200-47900			WASTE MANAGEMENT INC. OF FLORIDA	*	492.76	492.76 027157

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO...	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	...CHECK... AMOUNT	#
10/10/19	01467	10/06/19	346848	201910	320-57200-34100	LEGAL SERVICES			BERGER, TOOMBS, ELAM, GAINES & FRAN	*	750.00	750.00	027158
10/10/19	00987	10/01/19	23686	201910	320-57200-48000	1/4 PG VERTICAL COLOR AD			BLUEWATER CREATIVE GROUP INC	*	465.00	465.00	027159
10/10/19	00065	10/02/19	07133100	201910	320-57200-34100	INTERNET			BRIGHT HOUSE NETWORKS	*	174.96	174.96	027160
10/10/19	01370	9/19/19	835229	201910	390-57200-47500	HEALTHY GROW OCT				*	393.34	393.34	027161
9/19/19	835229	201910	300-15500-10000			HEALTHY GROW NOV-DEC				*	786.66	786.66	027162
9/25/19	835232A	201910	300-15500-10000			SEACTIY CHEMICALS OCT				*	300.00	300.00	027163
9/25/19	835232A	201910	300-15500-10000			SEACTIY CHEMICALS NOV-DEC				*	600.00	600.00	027164
10/10/19	01394	10/02/19	62520456	201910	330-57200-54600	RENTAL			BRONSONS TURF & HORTICULTURE	*	97.78	97.78	027165
10/10/19	01196	10/03/19	91958393	201910	350-57200-46300	KEY, STANDRD FLEET/UTILIT			ECOLAB	*	60.17	60.17	027166
10/04/19	91959801	201910	350-57200-46300			WINDSHIELD SPLIT KIT				*	191.73	191.73	027167
10/10/19	00587	9/27/19	586193	201909	390-57200-46110	OIL AND GAS			E-Z-GO A TEXTRON COMPANY	*	202.33	202.33	027168
9/27/19	586193	201909	300-13100-10000			OIL AND GAS				*	99.66	99.66	027169
10/10/19	01355	10/04/19	11432	201910	350-57200-46300	IPAR7 PAYMENT			GLOVER OIL COMPANY INC	*	671.70	671.70	027170
10/10/19	01392	10/04/19	114-5262	201910	320-57200-46000	SUPPLIES			GPS TECHNOLOGIES, INC.	*	10.66	10.66	027171
									INES CAMPOS				027172
									VIER --VIERA EAST-- HSMITH				027173

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	EXPENSED TO... DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT
10/10/19	00159	10/07/19	70250	201910	390-57200-49800		INSECT SPRAY	*	7.47	
10/10/19	01350	9/30/19	17391152	201910	350-57200-46100		ISLANDER GOLF SUPPLY, INC.	*	235.79	7.47 027167
		9/30/19	17391152	201910	300-13100-10000		GOLF BALL DISPENSE MACHIN	*	511.54	
		9/30/19	17391152	201910	300-13100-10000		FIRE BURGLARY ALARMS	*		
10/10/19	01358	9/30/19	07257634	201910	390-57200-46000		MARLIN BUSINESS BANK	*	26.02	747.33 027168
							HIGH AND LOW AIR PRESSURE	*		
10/10/19	01466	9/16/19	728588	201909	320-57200-34100		NEXAIR, LLC	*	515.60	26.02 027169
							LEGAL SERVICES	*		
10/10/19	01363	10/04/19	48744	201910	390-57200-47100		ORANGE LEGAL INC.	*	60.00	515.60 027170
							SDSA SURGE ARRESTER	*		
10/10/19	01468	10/04/19	1029	201910	390-57200-47500		RAIN BIRD INTERNATIONAL, INC.	*	462.00	60.00 027171
							TURF CHEMICALS OCT	*	924.00	
		10/04/19	1029	201910	300-15500-10000		TURF CHEMICALS NOV-DEC	*		
10/10/19	01366	9/28/19	6212767	201910	390-57200-54600		TBT TURF SERVICES, LLC	*	1,065.98	1,386.00 027172
							TORO REELMASTER PAYMENT	*		
10/10/19	00807	7/02/19	91211554	201909	390-57200-54100		TCF NATIONAL BANK	*	408.00	1,065.98 027173
							UNIFORMS/HATS	*		
10/10/19	01364	10/04/19	84167	201910	300-14200-10000		UNIFIRST CORPORATION	*	156.00	408.00 027174
							GOLF BALLS/HOLIDAY EDTN	*		
10/10/19	01421	9/30/19	0919-TR7	201909	300-13100-10000		VOLVIK USA, INC.	*	8.33	156.00 027175
							EMPLOYEE INSURANCE	*	33.33	
		9/30/19	0919-TR7	201909	300-13100-10000		EMPLOYEE INSURANCE	*	58.34	
		9/30/19	0919-TR7	201909	390-57200-22000		EMPLOYEE INSURANCE	*		
							WAGEWORKS, INC.	*		
									100.00	027176

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/10/19	00117	9/30/19 40920342	201910 390-57200-46000		BATTERY NONSPILLABLE	*	302.27	
		10/03/19 40921121	201910 390-57200-46000		HYD MOTOR ASM	*	746.29	
WESCOTURF INC.								
10/10/19	01397	9/26/19 686572	201910 350-57200-46100		GOLF CAR PAYMENT	*	97.00	1,048.56 027177
		10/15/19 686625	201910 350-57200-46100		GOLF CAR PAYMENT	*	164.00	
YAMAHA MOTOR FINANCE CORP, USA								
TOTAL FOR BANK B							209,936.92	
TOTAL FOR REGISTER							209,936.92	

## SECTION B



**Viera East  
Community Development  
District**

**Unaudited Financial Reporting**

**September 30, 2019**





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17	<u>Month by Month- Proshop</u>
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**Viera East**  
**Community Development District**  
 Combined Balance Sheet  
 September 30, 2019

**Governmental Fund Types**

	<u>General</u>	<u>Capital Reserve</u>	<u>Debt Service</u>	<u>Golf Course/Recreation</u>	<u>Totals</u> <u>(memorandum only)</u>
<b>Assets</b>					
Operating Account	\$307,200	\$6,702	----	\$63,406	\$377,308
Accounts Receivable	----	----	----	\$1,277	\$1,277
Rent Receivable	----	----	----	\$850	\$850
Due From Golf Course	\$18,883	----	----	----	\$18,883
Due From General Fund	----	\$95,000	----	\$32,977	\$127,977
Due From Capital Reserve	----	----	----	----	\$0
Due from Debt Service	\$12,378	----	----	\$44,743	\$57,121
Due from Other	----	----	----	\$2,678	\$2,678
Inventory - Pro Shop	----	----	----	\$96,966	\$96,966
<b>Investments:</b>					
State Board	----	\$247,444	----	----	\$247,444
Benefit Assessment- Series 2012	----	----	----	\$81,883	\$81,883
Reserve - Series 2012	----	----	----	\$280,513	\$280,513
Bond Service 2006	----	----	\$516,489	----	\$516,489
Bond Service 2012	----	----	----	\$0	\$0
Improvements (Net of Depreciation)	----	----	----	\$1,253,559	\$1,253,559
Prepaid Expenses- Operations	\$12,488	----	----	\$79,828	\$92,316
<b>Total Assets</b>	<b>\$350,948</b>	<b>\$349,146</b>	<b>\$516,489</b>	<b>\$1,938,680</b>	<b>\$3,155,264</b>
<b>Liabilities</b>					
Accounts Payable	\$7,948	----	----	\$9,739	\$17,688
Accrued Expenses	\$8,875	----	----	\$167	\$9,042
Deferred Revenue- Season Advance	----	----	----	\$48,915	\$48,915
Deposit-Divots Grill	----	----	----	\$2,000	\$2,000
Due to General Fund	----	----	\$12,378	\$18,883	\$31,260
Accrued Interest Payable	----	----	----	\$71,517	\$71,517
Accrued Principal Payable	----	----	----	----	\$0
Sales Tax Payable	----	----	----	\$7,783	\$7,783
Event Deposits	----	----	----	(\$1,314)	(\$1,314)
Due to Golf Course	\$32,977	----	\$44,743	----	\$77,720
Due to Capital Reserve	\$95,000	----	----	----	\$95,000
Accrued Payroll Payable	\$10,807	----	----	\$25,013	\$35,819
Bonds Payable - Series 2012	----	----	----	\$3,700,000	\$3,700,000
Bond Discount	----	----	----	(\$18,220)	(\$18,220)
Deferred Loss	----	----	----	(\$187,085)	(\$187,085)
<b>Fund Equity</b>					
Net Assets	----	----	----	(\$1,738,716)	(\$1,738,716)
<b>Fund Balances</b>					
Assigned - First Quarter	\$176,000	----	----	----	\$176,000
Nonspendable - Prepaid Expense	\$12,488	----	----	----	\$12,488
Unassigned	\$6,854	----	----	----	\$6,854
Assigned- Capital Reserve Fund	----	\$349,146	----	----	\$349,146
Restricted for Debt Service	----	----	\$459,368	----	\$459,368
<b>Total Liabilities, Fund Equity, Other</b>	<b>\$350,948</b>	<b>\$349,146</b>	<b>\$516,489</b>	<b>\$1,938,680</b>	<b>\$3,155,264</b>

# Viera East

## Community Development District

### General Fund Statement of Revenues & Expenditures For Period Ending September 30, 2019

	Adopted Budget	Prorated Budget 9/30/19	Actual 9/30/19	Variance
<b><u>Revenues</u></b>				
Maintenance Assessments	\$808,157	\$808,157	\$808,157	\$0
Golf Course Administrative Services	\$56,280	\$56,280	\$56,280	\$1
Interest Income	\$100	\$100	\$10	(\$90)
<b>Total Revenues</b>	<b>\$864,536</b>	<b>\$864,536</b>	<b>\$864,447</b>	<b>(\$89)</b>
<b><u>Administrative Expenditures</u></b>				
Supervisors Fees	\$30,195	\$30,195	\$32,286	(\$2,091)
Engineering Fees	\$5,000	\$5,000	\$13,100	(\$8,100)
Attorney's Fees	\$5,000	\$5,000	\$8,053	(\$3,053)
Dissemination	\$1,000	\$1,000	\$1,000	\$0
Trustee Fees	\$5,600	\$5,600	\$6,134	(\$534)
Annual Audit	\$6,500	\$6,500	\$5,711	\$790
Collection Agent	\$2,500	\$2,500	\$2,500	(\$0)
Management Fees	\$100,440	\$100,440	\$100,440	\$0
Postage	\$1,500	\$1,500	\$4,901	(\$3,401)
Printing & Binding	\$2,500	\$2,500	\$1,339	\$1,161
Insurance- Liability	\$7,293	\$7,293	\$6,280	\$1,013
Legal Advertising	\$2,500	\$2,500	\$196	\$2,304
Other Current Charges	\$1,500	\$1,500	\$1,023	\$477
Office Supplies	\$3,000	\$3,000	\$281	\$2,719
Dues & Licenses	\$175	\$175	\$175	(\$0)
Information Technology	\$3,400	\$3,400	\$3,400	\$0
<b>Total Administrative</b>	<b>\$178,103</b>	<b>\$178,103</b>	<b>\$186,817</b>	<b>(\$8,714)</b>

# Viera East

## Community Development District

General Fund  
Statement of Revenues & Expenditures  
For Period Ending September 30, 2019

	Adopted Budget	Prorated Budget 9/30/19	Actual 9/30/19	Variance
<b><u>Operating Expenditures</u></b>				
Salaries	\$136,662	\$136,662	\$138,157	(\$1,495)
Administrative Fee	\$1,463	\$1,463	\$1,555	(\$92)
FICA Expense	\$10,455	\$10,455	\$10,390	\$65
Employee Insurance	\$8,893	\$8,893	\$8,135	\$758
Workers Compensation	\$2,679	\$2,679	\$4,383	(\$1,704)
Unemployment	\$853	\$853	\$954	(\$101)
Other Contractual	\$5,000	\$5,000	\$6,845	(\$1,845)
Training	\$500	\$500	\$0	\$500
Uniforms	\$500	\$500	\$0	\$500
<b>Total Operating</b>	<b>\$167,005</b>	<b>\$167,005</b>	<b>\$170,419</b>	<b>(\$3,414)</b>
<b><u>Maintenance Expenditures</u></b>				
Canal Maintenance	\$14,000	\$14,000	\$2,936	\$11,064
Lake Bank Restoration	\$60,000	\$60,000	\$0	\$60,000
Environmental Services	\$20,000	\$20,000	\$28,520	(\$8,520)
Water Management System	\$99,000	\$99,000	\$96,254	\$2,746
Control Burns	\$15,000	\$15,000	\$0	\$15,000
Contingencies	\$9,000	\$9,000	\$894	\$8,106
Fire Line Maintenance	\$5,000	\$5,000	\$1,502	\$3,498
Basin Repair	\$4,000	\$4,000	\$5,408	(\$1,408)
<b>Total Maintenance</b>	<b>\$226,000</b>	<b>\$226,000</b>	<b>\$135,513</b>	<b>\$90,487</b>

# Viera East

## Community Development District

### General Fund

#### Statement of Revenues & Expenditures For Period Ending September 30, 2019

	Adopted Budget	Prorated Budget 9/30/19	Actual 9/30/19	Variance
<b><u>Grounds Maintenance Expenditures</u></b>				
Salaries	\$147,875	\$147,875	\$131,647	\$16,228
Administrative Fees	\$3,454	\$3,454	\$3,446	\$8
FICA	\$11,312	\$11,312	\$9,064	\$2,248
Health Insurance	\$30,559	\$30,559	\$13,116	\$17,443
Workers Compensation	\$2,898	\$2,898	\$3,398	(\$500)
Unemployment	\$2,120	\$2,120	\$1,877	\$243
Telephone	\$4,500	\$4,500	\$5,167	(\$667)
Utilities	\$7,700	\$7,700	\$4,923	\$2,777
Property Appraiser	\$1,990	\$1,990	\$1,986	\$4
Insurance	\$1,447	\$1,447	\$1,618	(\$171)
Repairs	\$12,000	\$12,000	\$22,080	(\$10,080)
Fuel	\$7,500	\$7,500	\$15,564	(\$8,064)
Park Maintenance	\$3,000	\$3,000	\$2,460	\$540
Sidewalk Maintenance	\$5,000	\$5,000	\$198	\$4,802
Chemicals	\$5,000	\$5,000	\$1,802	\$3,198
Contingencies	\$5,000	\$5,000	\$5,471	(\$471)
Refuse	\$8,000	\$8,000	\$5,577	\$2,423
Office Supplies	\$750	\$750	\$919	(\$169)
Uniforms	\$3,000	\$3,000	\$2,591	\$409
Fire Alarm System	\$4,000	\$4,000	\$3,633	\$367
Rain Bird Pump System	\$18,500	\$18,500	\$28,041	(\$9,541)
Maintenance Reserve - Transfer Out	\$7,823	\$7,823	\$7,823	(\$0)
Maintenance Reserve - Transfer Out (Excess)	\$0	\$0	\$189,484	(\$189,484)
<b>Total Grounds Maintenance</b>	<b>\$293,428</b>	<b>\$293,428</b>	<b>\$461,885</b>	<b>(\$168,458)</b>
<b>Total Expenditures</b>	<b>\$864,536</b>	<b>\$864,536</b>	<b>\$954,635</b>	<b>(\$90,099)</b>
<b>Excess Revenue/(Expenditures)</b>	<b>\$0</b>		<b>(\$90,188)</b>	
<b>Beginning Fund Balance</b>	<b>\$0</b>		<b>\$285,530</b>	
<b>Ending Fund Balance</b>	<b>\$0</b>		<b>\$195,342</b>	

**Viera East**  
**Community Development District**  
 Capital Reserve Fund  
 Statement of Revenues & Expenditures  
 For Period Ending September 30, 2019

	<b>Adopted Budget</b>	<b>Prorated Budget 9/30/19</b>	<b>Actual 9/30/19</b>	<b>Variance</b>
<b><u>Revenues</u></b>				
Interest Income	\$250	\$250	\$6,285	\$6,035
Reserve Funding - Transfer In (General)	\$7,823	\$7,823	\$7,823	\$0
Reserve Funding - Transfer In (Golf)	\$20,468	\$20,468	\$35,447	\$14,978
Reserve Funding - Transfer In (General Excess)	\$0	\$0	\$189,484	\$189,484
<b>Total Revenues</b>	<b>\$28,541</b>	<b>\$28,541</b>	<b>\$239,038</b>	<b>\$210,497</b>
<b><u>Expenditures</u></b>				
Capital Outlay	\$100,000	\$100,000	\$43,869	\$56,131
Truck Maintenance	\$25,000	\$25,000	\$0	\$25,000
Transfer Out	\$0	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$125,000</b>	<b>\$125,000</b>	<b>\$43,869</b>	<b>\$81,131</b>
<b>Excess Revenues/(Expenditures)</b>	<b>(\$96,459)</b>		<b>\$195,169</b>	
<b>Beginning Fund Balance</b>	<b>\$283,792</b>		<b>\$153,977</b>	
<b>Ending Fund Balance</b>	<b>\$187,332</b>		<b>\$349,146</b>	

# Viera East Community Development District

Capital Reserve Fund

Capital Outlay Check Register Detail

For Period Ending September 30, 2019

Check Date	Vendor	Detail	Amount
<b><u>Capital Outlay</u></b>			
<i>FY2019</i>			
2/12/19	Barnett Fronczak Barlow	Initial Architect Payment	\$ 1,000.00
3/7/19	Gray's Ornamentals Inc	Landscaping	\$ 1,460.00
4/11/19	Landscape Depot of Brevard Inc	Landscaping	\$ 3,949.75
4/18/19	Aqua Turf International	Irrigation GC & Entry	\$ 5,000.00
4/30/19	Golf Specialties, INC	Golf Supplies	\$ 2,222.88
5/2/19	Regions	Wire Fee	\$ 36.00
5/8/19	St. Johns Turf Care	Turf brush with controller	\$ 5,549.99
5/16/19	Golf Specialties, INC	Golf Supplies	\$ 2,853.39
5/30/19	Regions	Wire Fee	\$ 45.00
6/7/19	Regions	Wire Fee	\$ 15.00
6/7/19	BARNETT FRONCZAK BARLOW	Architect Services	\$ 20,670.82
7/8/19	Pike Creek Turf Inc	Landscaping #18	\$ 1,050.84
7/19/19	Regions	Wire Fee	\$ 15.00
<b>Total</b>			<b><u>\$ 43,868.67</u></b>

# Viera East

## Community Development District

### Debt Service Fund

#### Statement of Revenues & Expenditures For Period Ending September 30, 2019

	<b>Adopted Budget</b>	<b>Prorated Budget 9/30/19</b>	<b>Actual 9/30/19</b>	<b>Variance</b>
<b><u>Revenues</u></b>				
Special Assessments	\$2,423,170	\$2,423,170	\$2,423,170	\$0
Interest Income	\$100	\$100	\$3,147	\$3,047
<b>Total Revenues</b>	<b>\$2,423,270</b>	<b>\$2,423,270</b>	<b>\$2,426,317</b>	<b>\$3,047</b>
<b><u>Expenditures</u></b>				
<b><u>Series 2006</u></b>				
Interest-11/1	\$239,631	\$239,631	\$239,631	(\$0)
Interest-5/1	\$239,631	\$239,631	\$239,631	(\$0)
Principal-5/1	\$1,910,000	\$1,910,000	\$1,910,000	\$0
Other Debt Service Costs	\$46,873	\$46,873	\$46,745	\$128
<b>Total Expenditures</b>	<b>\$2,436,135</b>	<b>\$2,436,135</b>	<b>\$2,436,007</b>	<b>\$128</b>
<b>Excess Revenues/(Expenditures)</b>	<b>(\$12,865)</b>		<b>(\$9,690)</b>	
<b>Beginning Fund Balance</b>	<b>\$466,966</b>		<b>\$469,058</b>	
<b>Ending Fund Balance</b>	<b>\$454,101</b>		<b>\$459,368</b>	



Viera East  
Community Development District  
Golf Course/Recreation Fund – Operations  
Statement of Revenues & Expenditures  
For Period Ending September 30, 2019

	Adopted Budget	Actuals	Current Month Budget	Variance	Actuals	Year-to-Date Budget	Variance
<i>Number of Rounds</i>							
Paid Rounds	34,750	2,201	1,756	445	37,694	34,750	2,944
Member Rounds	10,000	418	505	(87)	7,120	10,000	(2,880)
Comp Rounds	3,500	171	177	(6)	3,027	3,500	(473)
EZ Links	3,000	136	152	(16)	3,273	3,000	273
GolfNow	2,000	43	101	(58)	1,518	2,000	(482)
Total Memberships	60	3	-	3	70	60	10
<i>Revenue per Round</i>							
Paid Rounds	\$38	\$25	\$39	(\$15)	\$34	\$38	(\$4)
<i>Revenues</i>							
Greens Fees/Cart Fees	\$1,308,290	\$54,060	\$68,685	(\$14,625)	\$1,269,343	\$1,308,290	(\$38,947)
Gift Cards - Sales	\$25,000	\$560	\$1,313	(\$753)	\$11,531	\$25,000	(\$13,469)
Season Advance/Trail Fees	\$210,000	(\$1,038)	\$11,025	\$2,538	(\$15,672)	(\$25,000)	\$9,328
Associate Memberships	\$42,000	\$2,765	\$2,205	\$560	\$202,756	\$210,000	(\$7,244)
Driving Range	\$80,000	\$3,614	\$4,200	(\$586)	\$36,498	\$42,000	(\$5,502)
Golf Lessons	\$2,100	\$175	\$110	\$65	\$84,639	\$80,000	(\$15,361)
Merchandise Sales	\$115,000	\$6,009	\$6,038	(\$28)	\$2,100	\$2,100	\$0
Restaurant	\$20,000	\$1,226	\$1,050	\$176	\$124,418	\$115,000	\$9,418
Special Assessments - Operations	\$22,527	\$1,877	\$1,879	(\$2)	\$23,048	\$20,000	\$3,048
Miscellaneous Income	\$15,000	\$546	\$1,251	(\$705)	\$22,527	\$22,527	\$0
<b>Total Revenues</b>	<b>\$1,814,917</b>	<b>\$83,358</b>	<b>\$96,443</b>	<b>(\$13,085)</b>	<b>\$1,764,662</b>	<b>\$1,814,917</b>	<b>(\$50,255)</b>
<i>Golf Course Expenditures</i>							
Other Contractual Services	\$15,000	\$1,240	\$1,251	\$11	\$12,294	\$15,000	\$2,706
Telephone/Internet	\$5,500	\$393	\$459	\$66	\$5,267	\$5,500	\$233
Postage	\$450	\$0	\$38	\$38	\$1,705	\$450	(\$1,255)
Printing & Binding	\$1,000	\$0	\$83	\$83	\$691	\$1,000	\$309
Utilities	\$5,000	\$517	\$417	(\$100)	\$5,611	\$5,000	(\$611)
Repairs & Maintenance	\$7,000	\$520	\$584	\$64	\$10,143	\$7,000	(\$3,143)
Advertising	\$45,000	\$3,406	\$3,753	\$347	\$40,453	\$45,000	\$4,547
Bank Charges	\$30,500	\$1,241	\$2,544	\$1,303	\$36,526	\$30,500	(\$6,026)
Office Supplies	\$1,500	\$317	\$125	(\$192)	\$5,202	\$1,500	(\$3,702)
Operating Supplies	\$8,500	\$75	\$709	\$634	\$4,461	\$8,500	\$4,039
Dues, Licenses & Subscriptions	\$2,500	\$124	\$209	\$85	\$8,351	\$2,500	(\$5,851)
Drug Testing - All Departments	\$200	\$0	\$17	\$17	\$517	\$200	(\$317)
Training, Education & Employee Relations	\$2,500	\$30	\$209	\$179	\$3,400	\$2,500	(\$900)
Contractual Security	\$5,000	\$837	\$417	(\$420)	\$2,550	\$5,000	\$2,450
IT Services	\$3,000	\$0	\$250	\$250	\$3,747	\$3,000	(\$747)
<b>Total Golf Course Expenditures</b>	<b>\$132,650</b>	<b>\$8,699</b>	<b>\$11,063</b>	<b>\$2,365</b>	<b>\$140,917</b>	<b>\$132,650</b>	<b>(\$8,267)</b>

Viera East  
Community Development District  
Golf Course/Recreation Fund - Operations  
Statement of Revenues & Expenditures  
For Period Ending September 30, 2019

	Adopted Budget	Actuals	Current Month Budget	Variance	Actuals	Year-to-Date Budget	Variance
<i>Restaurant Expenditures</i>							
Utilities	\$9,680	\$845	\$489	(\$356)	\$10,392	\$9,680	(\$712)
Pest Control	\$1,800	\$95	\$91	(\$4)	\$1,130	\$1,800	\$670
Equipment Lease	\$1,100	\$98	\$56	(\$42)	\$1,037	\$1,100	\$63
<b>Total Restaurant Expenditures</b>	<b>\$12,580</b>	<b>\$1,038</b>	<b>\$635</b>	<b>(\$403)</b>	<b>\$12,559</b>	<b>\$12,580</b>	<b>\$21</b>
<i>Golf Operation Expenditures</i>							
Salaries	\$233,200	\$16,968	\$19,433	\$2,465	\$204,709	\$233,200	\$28,491
Administrative Fee	\$16,543	\$1,555	\$1,379	(\$177)	\$18,093	\$16,543	(\$1,550)
FICA Expense	\$18,280	\$1,140	\$1,523	\$383	\$16,014	\$18,280	\$2,266
Health Insurance	\$506	\$80	\$42	(\$38)	\$678	\$506	(\$172)
Workers Compensation	\$4,684	\$622	\$390	(\$231)	\$5,730	\$4,684	(\$1,046)
Unemployment	\$10,726	\$697	\$894	\$197	\$8,862	\$10,726	\$1,864
Golf Printing	\$500	\$0	\$42	\$42	\$0	\$500	\$500
Utilities	\$20,500	\$1,777	\$1,708	(\$68)	\$22,000	\$20,500	(\$1,500)
Repairs	\$250	\$0	\$21	\$21	\$525	\$250	(\$275)
Pest Control	\$1,800	\$95	\$150	\$55	\$1,193	\$1,800	\$607
Supplies	\$3,000	\$571	\$250	(\$321)	\$13,329	\$3,000	(\$10,329)
Uniforms	\$1,500	\$49	\$125	\$76	\$530	\$1,500	\$970
Training, Education & Employee Relations	\$2,000	\$0	\$167	\$167	\$26	\$2,000	\$1,974
Fuel	\$500	\$0	\$42	\$42	\$0	\$500	\$500
Cart Lease	\$46,500	\$3,820	\$3,875	\$55	\$45,599	\$46,500	\$901
Cart Maintenance	\$4,000	\$412	\$333	(\$78)	\$3,653	\$4,000	\$347
Driving Range	\$10,000	\$0	\$833	\$833	\$4,488	\$10,000	\$5,512
<b>Total Golf Operation Expenditures</b>	<b>\$374,489</b>	<b>\$27,786</b>	<b>\$31,206</b>	<b>\$3,421</b>	<b>\$345,428</b>	<b>\$374,489</b>	<b>\$29,061</b>
<i>Merchandise Sales</i>							
Cost of Goods Sold	\$77,000	\$5,375	\$6,417	\$1,041	\$82,919	\$77,000	(\$5,919)
<b>Total Merchandise Sales</b>	<b>\$77,000</b>	<b>\$5,375</b>	<b>\$6,417</b>	<b>\$1,041</b>	<b>\$82,919</b>	<b>\$77,000</b>	<b>(\$5,919)</b>

Viera East  
Community Development District  
Golf Course/Recreation Fund - Operations  
Statement of Revenues & Expenditures  
For Period Ending September 30, 2019

	Adopted Budget	Actuals	Current Month Budget	Variance	Actuals	Year-to-Date Budget	Variance
<i>Golf Course Maintenance</i>							
Salaries	\$400,000	\$33,026	\$33,333	\$308	\$422,350	\$400,000	(\$22,350)
Administrative Fees	\$12,000	\$812	\$1,000	\$188	\$10,767	\$12,000	\$1,233
FICA Expense	\$30,600	\$2,453	\$2,550	\$97	\$30,495	\$30,600	\$105
Employee Insurance	\$52,157	\$2,752	\$4,346	\$1,595	\$45,723	\$52,157	\$6,434
Workers Compensation	\$7,840	\$896	\$653	(\$243)	\$11,314	\$7,840	(\$3,474)
Unemployment	\$7,000	\$151	\$583	\$432	\$6,986	\$7,000	\$14
Drug Testing	\$420	\$0	\$35	\$35	\$0	\$420	\$420
Consulting Fees	\$6,000	\$500	\$500	\$0	\$6,000	\$6,000	\$0
Fire Alarm System	\$4,000	\$0	\$333	\$333	\$814	\$4,000	\$3,186
Telephone/Internet	\$2,500	\$0	\$208	\$208	\$0	\$2,500	\$2,500
Utilities/Water	\$26,200	\$2,100	\$2,183	\$83	\$27,332	\$26,200	(\$1,132)
Repairs	\$42,000	\$1,179	\$3,500	\$2,321	\$42,372	\$42,000	(\$372)
Fuel & Oil	\$45,000	\$3,143	\$3,750	\$607	\$35,882	\$45,000	\$9,118
Pest Control	\$1,500	\$77	\$125	\$48	\$904	\$1,500	\$596
Irrigation/Drainage	\$34,000	\$2,362	\$2,833	\$471	\$31,852	\$34,000	\$2,148
Sand and Topsoil	\$17,500	\$1,524	\$1,458	(\$66)	\$21,323	\$17,500	(\$3,823)
Flower/Mulch	\$7,000	\$0	\$583	\$583	\$4,401	\$7,000	\$2,599
Fertilizer	\$130,000	\$9,655	\$10,833	\$1,179	\$124,424	\$130,000	\$5,576
Seed/Sod	\$14,000	\$314	\$1,167	\$853	\$12,462	\$14,000	\$1,538
Trash Removal	\$2,000	\$484	\$167	(\$318)	\$1,917	\$2,000	\$83
Contingency	\$6,000	\$0	\$500	\$500	\$4,522	\$6,000	\$1,478
First Aid	\$600	\$0	\$50	\$50	\$734	\$600	(\$134)
Office Supplies	\$500	\$0	\$42	\$42	\$854	\$500	(\$354)
Operating Supplies	\$18,000	\$417	\$1,500	\$1,083	\$5,795	\$18,000	\$12,205
Training	\$500	\$0	\$42	\$42	\$1,439	\$500	(\$939)
Janitorial Supplies	\$1,500	\$0	\$125	\$125	\$84	\$1,500	\$1,416
Soil & Water Testing	\$1,000	\$0	\$83	\$83	\$0	\$1,000	\$1,000
Uniforms	\$10,500	\$871	\$875	\$4	\$8,446	\$10,500	\$2,054
Equipment Rental	\$2,500	\$0	\$208	\$208	\$414	\$2,500	\$2,086
Equipment Lease	\$160,000	\$13,473	\$13,333	(\$139)	\$161,619	\$160,000	(\$1,619)
Small Tools	\$500	\$0	\$42	\$42	\$0	\$500	\$500
<b>Total Golf Course Maintenance</b>	<b>\$1,043,317</b>	<b>\$76,189</b>	<b>\$86,943</b>	<b>\$10,754</b>	<b>\$1,021,224</b>	<b>\$1,043,317</b>	<b>\$22,093</b>

**Viera East**  
**Community Development District**  
**Golf Course/Recreation Fund - Operations**  
**Statement of Revenues & Expenditures**  
**For Period Ending September 30, 2019**

	Adopted Budget	Actuals	Current Month Budget	Variance	Actuals	Year-to-Date Budget	Variance
<i>Administrative Expenditures</i>							
Legal Fees	\$1,500	\$0	\$125	\$125	\$0	\$1,500	\$1,500
Arbitrage	\$600	\$0	\$50	\$50	\$450	\$600	\$150
Dissemination	\$1,000	\$83	\$83	\$0	\$1,000	\$1,000	\$0
Trustee Fees	\$3,750	\$361	\$313	(\$48)	\$4,089	\$3,750	(\$339)
Annual Audit	\$1,500	\$45	\$125	\$80	\$1,340	\$1,500	\$161
Golf Course Administrative Services	\$56,280	\$4,690	\$4,690	\$0	\$56,280	\$56,280	\$0
Insurance	\$75,000	\$5,390	\$6,250	\$860	\$64,819	\$75,000	\$10,181
Property Taxes	\$7,500	\$1,185	\$625	(\$560)	\$13,053	\$7,500	(\$5,553)
<b>Total Administrative Expenditures</b>	<b>\$147,130</b>	<b>\$11,754</b>	<b>\$12,261</b>	<b>\$507</b>	<b>\$141,031</b>	<b>\$147,130</b>	<b>\$6,099</b>
Renewal & Replacement	\$20,468	\$1,219	\$1,706	\$487	\$35,446	\$20,468	(\$14,978)
Operating Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Reserves</b>	<b>\$20,468</b>	<b>\$1,219</b>	<b>\$1,706</b>	<b>\$487</b>	<b>\$35,446</b>	<b>\$20,468</b>	<b>(\$14,978)</b>
<b>Total Revenues</b>	<b>\$1,814,917</b>	<b>\$83,358</b>	<b>\$96,443</b>	<b>(\$13,085)</b>	<b>\$1,764,662</b>	<b>\$1,814,917</b>	<b>(\$50,255)</b>
<b>Total Expenditures</b>	<b>\$1,807,635</b>	<b>\$132,059</b>	<b>\$150,231</b>	<b>\$18,172</b>	<b>\$1,779,525</b>	<b>\$1,807,635</b>	<b>\$28,110</b>
<b>Operating Income (Loss)</b>	<b>\$7,283</b>	<b>(\$48,701)</b>	<b>(\$53,788)</b>	<b>\$5,087</b>	<b>(\$14,863)</b>	<b>\$7,283</b>	<b>(\$22,146)</b>
<i>Non Operating Revenues/(Expenditures)</i>							
Special Assessments	\$558,355	\$57,561	\$46,530	\$11,031	\$575,695	\$558,355	\$17,340
Interest Income	\$1,000	\$48	\$83	(\$35)	\$968	\$1,000	(\$32)
Transfer In	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Expense	(\$171,638)	(\$14,303)	(\$14,303)	(\$0)	(\$171,638)	(\$171,638)	(\$0)
Principal Expense	(\$395,000)	(\$32,917)	(\$32,917)	(\$0)	(\$395,000)	(\$395,000)	(\$0)
<b>Total Non Operating Revenues/(Expenditures)</b>	<b>(\$7,283)</b>	<b>\$10,389</b>	<b>(\$607)</b>	<b>\$10,996</b>	<b>\$10,026</b>	<b>(\$7,283)</b>	<b>\$17,308</b>
<b>Change in Net Assets</b>	<b>\$0</b>	<b>(\$38,312)</b>	<b>(\$54,395)</b>	<b>\$16,084</b>	<b>(\$4,837)</b>	<b>\$0</b>	<b>(\$4,837)</b>
<b>Beginning Net Assets</b>	<b>\$0</b>	<b>-----</b>	<b>-----</b>	<b>-----</b>	<b>(\$1,733,879)</b>	<b>-----</b>	<b>-----</b>
<b>Ending Net Assets</b>	<b>\$0</b>	<b>-----</b>	<b>-----</b>	<b>-----</b>	<b>(\$1,738,716)</b>	<b>-----</b>	<b>-----</b>

Viera East General Fund  
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b>Revenues</b>													
Maintenance Assessments	\$0	\$234,901	\$458,724	\$24,824	\$14,266	\$5,344	\$30,006	\$27,063	\$6,716	\$6,312	\$0	\$0	\$808,157
Golf Course Administrative Services	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$58,280
Interest Income	\$0	\$0	\$0	\$10	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10
<b>Total Revenues</b>	<b>\$4,690</b>	<b>\$239,591</b>	<b>\$463,414</b>	<b>\$29,523</b>	<b>\$18,956</b>	<b>\$10,034</b>	<b>\$34,696</b>	<b>\$31,753</b>	<b>\$11,406</b>	<b>\$11,002</b>	<b>\$4,690</b>	<b>\$4,690</b>	<b>\$864,447</b>
<b>Administrative Expenditures</b>													
Supervisors Fees	\$2,297	\$2,635	\$2,066	\$1,372	\$2,534	\$2,534	\$1,837	\$3,801	\$2,315	\$2,547	\$3,476	\$4,871	\$32,286
Engineering Fees	\$0	\$0	\$0	\$588	\$0	\$0	\$0	\$0	\$10,848	\$0	\$0	\$1,665	\$13,109
Attorney's Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$650	\$0	\$0	\$7,403	\$8,053
Dissemination	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$1,000
Trustee Fees	\$467	\$467	\$467	\$467	\$467	\$467	\$543	\$543	\$543	\$543	\$543	\$543	\$6,134
Annual Audit	\$542	\$542	\$542	\$542	\$542	\$542	\$542	\$542	\$542	\$542	\$147	\$147	\$5,711
Collection Agent	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$2,500
Management Fees	\$8,370	\$8,370	\$8,370	\$8,370	\$8,370	\$8,370	\$8,370	\$8,370	\$8,370	\$8,370	\$8,370	\$8,370	\$100,440
Postage	\$104	\$119	\$43	\$24	\$34	\$43	\$31	\$78	\$42	\$62	\$4,286	\$35	\$4,901
Printing & Binding	\$65	\$36	\$73	\$54	\$94	\$41	\$47	\$48	\$153	\$338	\$263	\$127	\$1,339
Insurance- Liability	\$523	\$523	\$523	\$523	\$523	\$523	\$523	\$523	\$523	\$523	\$523	\$523	\$6,280
Legal Advertising	\$0	\$196	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$196
Other Current Charges	\$82	\$56	\$89	\$22	\$30	\$46	\$40	\$402	\$38	\$43	\$113	\$61	\$1,023
Office Supplies	\$20	\$20	\$0	\$46	\$20	\$0	\$20	\$25	\$20	\$22	\$40	\$47	\$281
Dues & Licenses	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$175
Information Technology	\$283	\$283	\$283	\$283	\$283	\$283	\$283	\$283	\$283	\$283	\$283	\$283	\$3,400
<b>Total Administrative</b>	<b>\$13,060</b>	<b>\$13,553</b>	<b>\$12,762</b>	<b>\$12,597</b>	<b>\$13,204</b>	<b>\$13,232</b>	<b>\$12,543</b>	<b>\$14,921</b>	<b>\$24,632</b>	<b>\$13,580</b>	<b>\$18,351</b>	<b>\$24,381</b>	<b>\$186,817</b>
<b>Operating Expenditures</b>													
Salaries	\$11,601	\$10,600	\$12,851	\$11,720	\$10,603	\$11,730	\$11,348	\$11,610	\$11,669	\$11,432	\$11,745	\$11,249	\$138,157
Administration Fee	\$125	\$117	\$142	\$129	\$117	\$129	\$125	\$129	\$137	\$134	\$137	\$133	\$1,555
FICA Expense	\$870	\$803	\$963	\$876	\$793	\$877	\$1,225	\$492	\$916	\$855	\$878	\$841	\$10,390
Health Insurance	\$701	\$886	\$592	\$624	\$796	\$648	\$648	\$648	\$648	\$648	\$648	\$648	\$8,135
Workers Compensation	\$289	\$290	\$351	\$320	\$290	\$321	\$449	\$563	\$570	\$312	\$321	\$307	\$4,383
Unemployment	\$0	\$0	\$0	\$699	\$26	\$141	(\$54)	\$142	\$0	\$0	\$0	\$0	\$954
Other Contractual	\$577	\$941	\$262	\$631	\$606	\$596	\$596	\$471	\$507	\$272	\$582	\$806	\$6,845
Training	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Uniforms	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Operating</b>	<b>\$14,164</b>	<b>\$13,636</b>	<b>\$15,161</b>	<b>\$15,000</b>	<b>\$13,231</b>	<b>\$14,442</b>	<b>\$14,337</b>	<b>\$14,054</b>	<b>\$14,447</b>	<b>\$13,652</b>	<b>\$14,312</b>	<b>\$13,984</b>	<b>\$170,419</b>

Viera East General Fund  
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b>Maintenance Expenditures</b>													
Canal Maintenance	\$0	\$0	\$0	\$2,936	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,936
Lake Bank Restoration	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Environmental Services	\$1,120	\$6,686	\$3,640	\$0	\$400	\$0	\$1,444	\$0	\$0	\$575	\$10,836	\$5,120	\$28,520
Water Management System	\$7,565	\$7,565	\$8,875	\$7,765	\$7,565	\$8,211	\$7,565	\$1,765	\$8,675	\$8,265	\$7,564	\$8,875	\$96,254
Control Burns	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingencies	\$223	\$223	\$223	\$224	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$894
Fire Line Maintenance	\$952	\$0	\$0	\$0	\$225	\$0	\$0	\$325	\$0	\$0	\$0	\$0	\$1,502
Basin Repair	\$0	\$0	\$0	\$455	\$0	\$0	\$0	\$0	\$0	\$0	\$4,953	\$0	\$5,408
<b>Total Maintenance</b>	<b>\$9,860</b>	<b>\$14,474</b>	<b>\$12,738</b>	<b>\$11,380</b>	<b>\$8,190</b>	<b>\$8,211</b>	<b>\$7,709</b>	<b>\$8,090</b>	<b>\$8,675</b>	<b>\$8,840</b>	<b>\$23,352</b>	<b>\$13,995</b>	<b>\$135,513</b>

Grounds Maintenance Expenditures

Salaries	\$10,763	\$9,993	\$12,103	\$11,359	\$10,155	\$11,174	\$10,878	\$11,134	\$11,125	\$10,687	\$11,312	\$10,965	\$131,647
Administrative Fees	\$271	\$259	\$315	\$287	\$260	\$287	\$278	\$287	\$305	\$296	\$305	\$295	\$3,446
FICA	\$772	\$738	\$862	\$850	\$754	\$829	\$451	\$834	\$527	\$793	\$840	\$814	\$9,064
Health Insurance	\$827	\$638	\$915	\$1,328	\$1,486	\$426	\$1,230	\$1,223	\$1,264	\$1,264	\$1,264	\$1,251	\$13,116
Workers Compensation	\$293	\$273	\$331	\$226	\$277	\$305	\$186	\$304	\$303	\$292	\$309	\$299	\$3,398
Unemployment	\$20	\$19	\$23	\$754	\$494	\$333	\$14	\$92	\$64	\$21	\$22	\$21	\$1,877
Telephone	\$425	\$377	\$318	\$414	\$414	\$449	\$415	\$415	\$418	\$422	\$539	\$562	\$5,167
Utilities	\$406	\$379	\$373	\$326	\$352	\$383	\$383	\$480	\$598	\$390	\$423	\$429	\$4,923
Property Appraiser	\$0	\$0	\$1,986	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,986
Insurance-Property	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$1,618
Repairs	\$3,185	\$2,510	\$932	\$1,931	\$6,286	\$1,312	\$2,245	\$1,307	\$590	\$270	\$1,006	\$506	\$22,080
Fuel	\$1,347	\$918	\$1,688	\$1,116	\$1,038	\$630	\$2,003	\$2,101	\$663	\$2,071	\$607	\$1,381	\$15,564
Park Maintenance	\$142	\$693	\$300	\$31	\$18	\$306	\$163	\$163	\$155	\$163	\$171	\$156	\$2,460
Sidewalk Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$198	\$0	\$0	\$198
Chemicals	\$244	\$0	\$0	\$0	\$300	\$223	\$0	\$253	\$0	\$782	\$0	\$0	\$1,802
Contingencies	\$0	\$5,346	\$37	\$0	\$0	\$0	\$0	\$0	\$88	\$0	\$0	\$0	\$5,471
Refuse	\$720	\$480	\$480	\$960	\$480	\$480	\$240	\$240	\$480	\$240	\$297	\$480	\$5,577
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$158	\$48	\$0	\$675	\$38	\$0	\$0	\$919
Uniforms	\$250	\$260	\$0	\$450	\$200	\$200	\$250	\$200	\$150	\$250	\$239	\$139	\$2,591
Fire Alarm System	\$129	\$129	\$137	\$0	\$139	\$139	\$1,273	\$171	\$759	\$171	\$0	\$588	\$3,633
Rain Bird Pump System	\$2,298	\$2,298	\$0	\$5,057	\$2,298	\$2,298	\$2,298	\$2,298	\$2,298	\$2,298	\$2,298	\$2,298	\$28,041
Maintenance Reserve- Transfer Out	\$652	\$652	\$652	\$652	\$652	\$652	\$652	\$652	\$652	\$652	\$652	\$652	\$7,823
Maintenance Reserve- Transfer Out (PY Excess)	\$94,484	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$95,000	\$189,484
<b>Total Grounds Maintenance</b>	<b>\$117,363</b>	<b>\$26,097</b>	<b>\$21,587</b>	<b>\$25,675</b>	<b>\$25,738</b>	<b>\$20,719</b>	<b>\$21,143</b>	<b>\$22,289</b>	<b>\$21,250</b>	<b>\$21,432</b>	<b>\$20,418</b>	<b>\$115,972</b>	<b>\$461,885</b>

Total Expenditures

<b>Total Expenditures</b>	<b>\$154,448</b>	<b>\$67,760</b>	<b>\$62,248</b>	<b>\$64,852</b>	<b>\$60,363</b>	<b>\$55,604</b>	<b>\$57,732</b>	<b>\$59,354</b>	<b>\$69,005</b>	<b>\$57,504</b>	<b>\$76,433</b>	<b>\$168,332</b>	<b>\$954,635</b>
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Excess Revenue/(Expenditures)

<b>Excess Revenue/(Expenditures)</b>	<b>(\$149,758)</b>	<b>\$171,831</b>	<b>\$401,166</b>	<b>(\$35,329)</b>	<b>(\$41,407)</b>	<b>(\$46,570)</b>	<b>(\$21,035)</b>	<b>(\$27,601)</b>	<b>(\$57,599)</b>	<b>(\$46,502)</b>	<b>(\$71,743)</b>	<b>(\$163,642)</b>	<b>(\$90,188)</b>
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Viera East Golf Course  
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Number of Rounds</i>													
Paid Rounds	2,987	3,054	2,750	3,346	3,741	4,496	4,472	3,601	3,158	2,503	1,385	2,201	37,694
Member Rounds	597	640	645	761	676	793	741	598	498	490	263	418	7,120
Comp Rounds	241	289	333	336	246	317	348	251	201	172	122	171	3,027
EZ Links	325	401	358	332	251	384	256	312	203	205	110	136	3,273
GolfNow	149	183	265	152	128	150	151	84	51	104	58	43	1,518
<i>Revenue per Round</i>													
Paid Rounds	\$32	\$37	\$40	\$40	\$41	\$38	\$31	\$27	\$28	\$28	\$29	\$25	\$397
<i>Revenues:</i>													
Greens Fees	\$96,077	\$111,965	\$109,258	\$133,011	\$153,726	\$173,044	\$139,476	\$98,053	\$89,869	\$70,159	\$40,646	\$54,060	\$1,269,343
Gift Cards - Sales	\$743	\$1,251	\$3,602	\$584	\$405	\$823	\$1,235	\$919	\$760	\$593	\$58	\$560	\$11,531
Season Advance / Trail Fees	(\$963)	(\$489)	(\$1,780)	(\$3,065)	(\$1,996)	(\$1,660)	(\$1,549)	(\$543)	(\$1,217)	(\$837)	(\$535)	(\$1,038)	(\$15,672)
Associate Memberships	\$15,428	\$19,567	\$18,164	\$21,059	\$20,417	\$20,247	\$17,052	\$14,908	\$17,857	\$14,236	\$10,259	\$13,563	\$202,756
Driving Range	\$3,476	\$3,397	\$2,844	\$6,241	\$4,345	\$3,713	\$3,950	\$1,817	\$1,659	\$1,185	\$1,106	\$2,765	\$36,498
Golf Lessons	\$5,109	\$5,514	\$5,973	\$6,235	\$7,476	\$8,814	\$6,122	\$5,482	\$4,626	\$4,344	\$1,331	\$3,614	\$64,639
Merchandise Sales	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$2,100
Restaurant	\$9,560	\$9,648	\$12,429	\$9,043	\$11,368	\$12,811	\$17,677	\$14,151	\$7,513	\$9,125	\$5,083	\$6,009	\$124,418
Special Assessments - Operations	\$1,889	\$2,185	\$5,199	\$1,977	\$1,977	\$2,868	\$818	\$1,414	\$1,456	\$1,091	\$741	\$1,226	\$23,408
Miscellaneous Income	\$1,877	\$1,877	\$1,877	\$1,877	\$1,877	\$1,877	\$1,877	\$1,877	\$1,877	\$1,877	\$1,877	\$1,877	\$22,527
	\$969	\$1,103	\$968	\$5,307	\$2,773	\$4,993	\$3,052	\$1,598	\$1,070	\$887	\$207	\$346	\$23,473
<b>Total Revenues</b>	<b>\$134,341</b>	<b>\$156,193</b>	<b>\$158,710</b>	<b>\$182,651</b>	<b>\$202,542</b>	<b>\$227,705</b>	<b>\$189,885</b>	<b>\$139,850</b>	<b>\$125,646</b>	<b>\$102,834</b>	<b>\$60,947</b>	<b>\$83,358</b>	<b>\$1,764,662</b>
<i>Golf Course Expenditures:</i>													
Other Contractual Services	\$513	\$1,132	\$764	\$1,225	\$970	\$408	\$772	\$1,442	\$1,313	\$1,441	\$1,073	\$1,240	\$12,294
Telephone/Internet	\$403	\$300	\$519	\$168	\$412	\$943	\$104	\$729	\$511	\$393	\$393	\$393	\$5,267
Postage	\$152	\$257	\$0	\$313	\$21	\$324	\$47	\$345	\$0	\$107	\$141	\$0	\$1,705
Printing & Binding	\$0	\$409	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$691
Utilities	\$368	\$397	\$281	\$681	\$477	\$791	\$387	\$486	\$146	\$700	\$379	\$517	\$5,611
Repairs & Maintenance	\$373	\$375	\$0	\$1,043	\$519	\$723	\$968	\$818	\$3,437	\$648	\$719	\$520	\$10,143
Advertising	\$4,843	\$3,044	\$4,819	\$3,841	\$2,765	\$2,507	\$3,901	\$2,622	\$2,464	\$1,523	\$4,716	\$3,406	\$40,453
Bank Charges	\$2,073	\$2,748	\$2,948	\$3,162	\$4,032	\$3,494	\$4,008	\$4,071	\$4,203	\$2,420	\$2,125	\$1,241	\$36,526
Office Supplies	\$1,074	\$752	\$612	\$857	\$84	\$212	\$521	\$245	\$0	\$153	\$377	\$317	\$3,202
Operating Supplies	\$427	\$911	\$406	\$717	\$235	\$144	\$433	\$251	\$592	\$148	\$224	\$75	\$4,461
Dues, Licenses & Subscriptions	\$663	\$13	\$585	\$0	\$4,317	\$380	\$315	\$350	\$536	\$867	\$200	\$124	\$8,351
Drug Testing - All Departments	\$0	\$0	\$92	\$0	\$47	\$0	\$47	\$142	\$0	\$0	\$189	\$0	\$517
Training, Education & Employee Relations	\$0	\$468	\$815	\$112	\$20	\$167	\$0	\$783	\$719	\$0	\$285	\$30	\$3,400
Contractual Security	\$169	\$112	\$112	\$112	\$112	\$112	\$112	\$74	\$112	\$266	\$418	\$837	\$2,550
IT Services	\$340	\$0	\$0	\$2,500	\$0	\$0	\$95	\$287	\$285	\$145	\$95	\$0	\$3,747
<b>Total Golf Course Expenditures</b>	<b>\$11,399</b>	<b>\$10,818</b>	<b>\$11,954</b>	<b>\$15,013</b>	<b>\$14,011</b>	<b>\$10,205</b>	<b>\$11,711</b>	<b>\$12,643</b>	<b>\$14,319</b>	<b>\$8,813</b>	<b>\$11,335</b>	<b>\$8,699</b>	<b>\$140,917</b>
<i>Restaurant Expenditures:</i>													
Utilities	\$863	\$814	\$645	\$1,130	\$888	\$1,011	\$509	\$1,000	\$940	\$879	\$869	\$845	\$10,392
Pest Control	\$91	\$91	\$91	\$91	\$95	\$95	\$95	\$95	\$99	\$95	\$95	\$95	\$1,130
Equipment Lease	\$94	\$94	\$94	\$94	\$92	\$94	\$94	\$0	\$94	\$94	\$96	\$98	\$1,037
<b>Total Restaurant Expenditures</b>	<b>\$1,048</b>	<b>\$999</b>	<b>\$831</b>	<b>\$1,315</b>	<b>\$1,075</b>	<b>\$1,200</b>	<b>\$698</b>	<b>\$1,095</b>	<b>\$1,133</b>	<b>\$1,068</b>	<b>\$1,060</b>	<b>\$1,038</b>	<b>\$12,559</b>

Viera East Golf Course  
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b>Golf Operations:</b>													
Salaries	\$17,491	\$16,181	\$18,525	\$18,670	\$14,506	\$19,605	\$19,356	\$18,226	\$16,997	\$16,173	\$12,011	\$16,968	\$204,709
Administrative Fee	\$1,320	\$1,338	\$1,625	\$1,482	\$1,290	\$1,534	\$1,507	\$1,557	\$1,650	\$1,583	\$1,650	\$1,555	\$19,093
FICA Expense	\$1,338	\$1,238	\$1,918	\$1,428	\$1,110	\$1,500	\$1,481	\$1,387	\$1,318	\$1,237	\$919	\$1,140	\$16,014
Health Insurance	\$38	\$38	\$38	\$38	\$38	\$54	\$36	\$203	\$15	\$67	\$31	\$80	\$678
Workers Compensation	\$478	\$442	\$696	\$510	\$396	\$536	\$529	\$286	\$465	\$442	\$328	\$622	\$5,730
Unemployment	\$559	\$512	\$500	\$1,188	\$841	\$913	\$825	\$848	\$783	\$740	\$456	\$697	\$9,862
Golf Printing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utilities	\$1,575	\$1,666	\$1,678	\$2,197	\$1,768	\$2,471	\$1,662	\$2,165	\$1,658	\$1,716	\$1,668	\$1,777	\$22,000
Repairs	\$0	\$525	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$525
Pest Control	\$158	\$91	\$91	\$91	\$95	\$95	\$95	\$95	\$95	\$95	\$95	\$95	\$1,193
Supplies	\$2,066	\$749	\$1,847	\$1,386	\$945	\$581	\$1,959	\$1,122	\$702	\$791	\$610	\$571	\$13,329
Uniforms	\$173	\$0	\$58	\$0	\$72	\$0	\$178	\$0	\$0	\$0	\$0	\$49	\$530
Training, Education & Employee Relations	\$0	\$0	\$0	\$0	\$0	\$0	\$26	\$0	\$0	\$0	\$0	\$0	\$26
Fuel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cart Lease	\$3,786	\$3,965	\$3,920	\$3,559	\$3,750	\$3,972	\$4,023	\$3,632	\$3,846	\$3,564	\$3,763	\$3,820	\$45,599
Cart Maintenance	\$215	\$0	\$24	\$707	\$436	\$147	\$0	\$474	\$671	\$260	\$108	\$412	\$3,653
Driving Range	\$0	\$0	\$0	\$365	(\$1,080)	\$0	\$732	\$0	\$880	\$2,809	\$782	\$0	\$4,488
<b>Total Golf Operation Expenditures</b>	<b>\$29,196</b>	<b>\$26,747</b>	<b>\$30,923</b>	<b>\$31,623</b>	<b>\$24,167</b>	<b>\$31,406</b>	<b>\$32,408</b>	<b>\$29,995</b>	<b>\$29,280</b>	<b>\$29,477</b>	<b>\$22,421</b>	<b>\$27,786</b>	<b>\$345,428</b>
<b>Merchandise Sales:</b>													
Cost of Goods Sold	\$7,860	\$5,700	\$8,942	\$8,457	\$7,409	\$9,714	\$6,738	\$10,164	\$967	\$7,038	\$4,555	\$5,375	\$82,919
<b>Total Merchandise Sales</b>	<b>\$7,860</b>	<b>\$5,700</b>	<b>\$8,942</b>	<b>\$8,457</b>	<b>\$7,409</b>	<b>\$9,714</b>	<b>\$6,738</b>	<b>\$10,164</b>	<b>\$967</b>	<b>\$7,038</b>	<b>\$4,555</b>	<b>\$5,375</b>	<b>\$82,919</b>
<b>Golf Course Maintenance:</b>													
Salaries	\$35,460	\$33,522	\$39,979	\$36,998	\$32,822	\$35,951	\$33,602	\$37,175	\$35,101	\$34,534	\$34,181	\$33,026	\$422,350
Administrative Fees	\$869	\$857	\$1,037	\$945	\$854	\$906	\$870	\$898	\$877	\$926	\$916	\$812	\$10,767
FICA Expense	\$2,555	\$2,491	\$2,379	\$2,651	\$2,351	\$2,574	\$2,404	\$2,762	\$2,788	\$2,547	\$2,539	\$2,453	\$30,495
Employee Insurance	\$5,490	\$5,508	\$4,709	\$4,275	\$4,469	\$5,275	\$4,085	\$3,218	\$2,819	\$3,255	\$3,194	\$2,752	\$45,723
Workers Compensation	\$963	\$915	\$901	\$1,009	\$896	\$980	\$915	\$1,012	\$956	\$940	\$932	\$996	\$11,314
Unemployment	\$85	\$0	\$0	\$2,390	\$1,353	\$1,360	\$488	\$370	\$216	\$261	\$312	\$151	\$6,986
Drug Testing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Consulting Fees	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$6,000
Fire Alarm System	\$129	\$86	\$97	\$86	\$86	\$86	\$86	\$86	\$72	\$0	\$0	\$0	\$814
Telephone/Internet	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utilities/Water	\$1,946	\$1,516	\$1,960	\$2,550	\$2,086	\$2,840	\$580	\$3,929	\$3,309	\$2,187	\$2,330	\$2,100	\$27,332
Repairs	\$5,044	\$5,146	\$2,556	\$4,479	\$3,689	\$3,586	\$4,599	\$3,920	\$1,655	\$3,524	\$3,194	\$1,179	\$42,372
Fuel & Oil	\$2,735	\$3,391	\$2,683	\$2,267	\$2,357	\$1,339	\$4,337	\$5,025	\$1,347	\$4,204	\$3,055	\$3,143	\$35,882
Pest Control	\$67	\$74	\$74	\$74	\$77	\$77	\$77	\$77	\$77	\$77	\$77	\$77	\$904
Irrigation/Drainage	\$1,522	\$1,628	\$1,773	\$3,365	\$3,399	\$2,876	\$3,594	\$2,471	\$2,396	\$3,501	\$2,965	\$2,362	\$31,852
Sand and Topsoil	\$5,419	\$2,208	\$934	\$1,204	\$397	\$2,174	\$1,135	\$3,971	\$857	\$383	\$1,116	\$1,524	\$21,523
Flower/Mulch	\$0	\$0	\$142	\$0	\$1995	\$581	\$1,657	\$0	\$0	\$27	\$0	\$0	\$4,401
Fertilizer	\$7,561	\$13,172	\$7,722	\$6,311	\$8,054	\$8,700	\$14,520	\$13,218	\$12,521	\$13,005	\$9,987	\$9,655	\$124,424
Seed/Soil	\$1,579	\$1,579	\$1,579	\$1,579	\$1,579	\$1,579	\$1,579	\$0	\$471	\$314	\$314	\$314	\$12,462
Trash Removal	\$1,388	\$0	\$162	\$301	\$138	\$0	\$138	\$138	\$138	\$138	\$138	\$484	\$1,917
Contingency	\$1,800	\$0	\$562	\$1,510	\$0	\$0	\$550	\$0	\$0	\$0	\$0	\$0	\$4,522
First Aid	\$169	\$0	\$0	\$42	\$0	\$0	\$225	\$22	\$110	\$0	\$165	\$0	\$734
Office Supplies	\$807	\$0	\$0	\$47	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$854
Operating Supplies	\$1,304	\$490	\$676	\$1,116	\$183	\$0	\$241	\$527	\$376	\$465	\$0	\$417	\$5,795
Training	\$0	\$523	\$0	\$0	\$486	\$0	\$241	\$0	\$236	(\$492)	\$445	\$0	\$1,439
Janitorial Supplies	\$0	\$0	\$0	\$0	\$0	\$84	\$0	\$0	\$0	\$0	\$0	\$0	\$84
Soil & Water Testing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Uniforms	\$735	\$588	\$588	\$733	\$595	\$595	\$761	\$815	\$625	\$784	\$756	\$871	\$8,446
Equipment Rental	\$0	\$0	\$0	\$414	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$414
Equipment Lease	\$13,469	\$13,469	\$13,469	\$13,469	\$13,981	\$13,488	\$14,802	\$12,547	\$13,225	\$13,646	\$12,579	\$13,473	\$161,619
Small Tools	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Golf Course Maintenance</b>	<b>\$90,347</b>	<b>\$85,139</b>	<b>\$84,803</b>	<b>\$88,437</b>	<b>\$82,347</b>	<b>\$85,550</b>	<b>\$92,086</b>	<b>\$92,682</b>	<b>\$80,673</b>	<b>\$85,117</b>	<b>\$77,855</b>	<b>\$76,189</b>	<b>\$1,021,224</b>



Viera East Golf Course  
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b>Administrative Expenditures:</b>													
Legal Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$450
Dissemination	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$1,000
Trustee Fees	\$313	\$313	\$313	\$313	\$313	\$313	\$313	\$313	\$361	\$361	\$361	\$361	\$4,089
Annual Audit	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$1,340
Golf Course Administrative Services	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$56,280
Insurance	\$5,390	\$5,390	\$5,390	\$5,390	\$5,390	\$5,461	\$5,390	\$5,390	\$5,462	\$5,390	\$5,390	\$5,390	\$64,919
Property Taxes	\$601	\$601	\$1,185	\$1,185	\$1,185	\$1,185	\$1,185	\$1,185	\$1,185	\$1,185	\$1,185	\$1,185	\$13,053
<b>Total Administrative Expenditures</b>	<b>\$11,252</b>	<b>\$11,252</b>	<b>\$11,836</b>	<b>\$11,836</b>	<b>\$11,836</b>	<b>\$11,955</b>	<b>\$11,884</b>	<b>\$11,884</b>	<b>\$11,956</b>	<b>\$11,834</b>	<b>\$11,754</b>	<b>\$11,754</b>	<b>\$141,031</b>
<b>Reserves:</b>													
Renewal & Replacement	\$1,820	\$2,687	\$3,124	\$3,174	\$3,653	\$4,051	\$4,554	\$3,798	\$2,797	\$2,513	\$2,057	\$1,219	\$35,446
Operating Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Reserves</b>	<b>\$1,820</b>	<b>\$2,687</b>	<b>\$3,124</b>	<b>\$3,174</b>	<b>\$3,653</b>	<b>\$4,051</b>	<b>\$4,554</b>	<b>\$3,798</b>	<b>\$2,797</b>	<b>\$2,513</b>	<b>\$2,057</b>	<b>\$1,219</b>	<b>\$35,446</b>
<b>Total Revenues</b>	<b>\$134,341</b>	<b>\$156,193</b>	<b>\$158,710</b>	<b>\$182,651</b>	<b>\$202,542</b>	<b>\$227,705</b>	<b>\$189,885</b>	<b>\$139,850</b>	<b>\$125,646</b>	<b>\$102,834</b>	<b>\$60,947</b>	<b>\$83,358</b>	<b>\$1,764,662</b>
<b>Total Expenditures</b>	<b>\$152,921</b>	<b>\$143,341</b>	<b>\$152,413</b>	<b>\$159,855</b>	<b>\$144,197</b>	<b>\$154,081</b>	<b>\$160,079</b>	<b>\$162,259</b>	<b>\$141,124</b>	<b>\$145,860</b>	<b>\$131,036</b>	<b>\$132,059</b>	<b>\$1,779,525</b>
<b>Operating Income (Loss)</b>	<b>(\$18,581)</b>	<b>\$12,852</b>	<b>\$6,297</b>	<b>\$22,797</b>	<b>\$58,045</b>	<b>\$73,624</b>	<b>\$29,806</b>	<b>(\$22,409)</b>	<b>(\$15,478)</b>	<b>(\$43,025)</b>	<b>(\$70,089)</b>	<b>(\$48,701)</b>	<b>(\$14,863)</b>
<b>Non Operating Revenues/(Expenditures):</b>													
Special Assessments - Debt Service	\$46,530	\$46,530	\$46,530	\$46,530	\$46,530	\$46,530	\$39,894	\$39,894	\$39,894	\$61,715	\$57,561	\$57,561	\$575,695
Interest Income	\$91	\$94	\$70	\$289	\$72	\$65	\$72	\$29	\$8	\$70	\$60	\$48	\$968
Transfer In	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Expense	(\$14,303)	(\$14,303)	(\$14,303)	(\$14,303)	(\$14,303)	(\$14,303)	(\$14,303)	(\$14,303)	(\$14,303)	(\$14,303)	(\$14,303)	(\$14,303)	(\$171,638)
Principal Expense	(\$32,917)	(\$32,917)	(\$32,917)	(\$32,917)	(\$32,917)	(\$32,917)	(\$32,917)	(\$32,917)	(\$32,917)	(\$32,917)	(\$32,917)	(\$32,917)	(\$395,000)
<b>Total Non Operating Revenues/(Expenditures)</b>	<b>(\$599)</b>	<b>(\$596)</b>	<b>(\$620)</b>	<b>(\$402)</b>	<b>(\$618)</b>	<b>(\$625)</b>	<b>(\$7,255)</b>	<b>(\$7,297)</b>	<b>(\$7,318)</b>	<b>\$14,565</b>	<b>\$10,402</b>	<b>\$10,389</b>	<b>\$10,026</b>
<b>Net Non Operating Income / (Loss)</b>	<b>(\$19,180)</b>	<b>\$12,256</b>	<b>\$5,676</b>	<b>\$22,395</b>	<b>\$57,427</b>	<b>\$72,999</b>	<b>\$22,552</b>	<b>(\$23,706)</b>	<b>(\$22,796)</b>	<b>(\$28,460)</b>	<b>(\$59,688)</b>	<b>(\$38,312)</b>	<b>(\$4,837)</b>

# Viera East Community Development District

ProShop  
Statement of Revenues & Expenditures

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Revenues</i>													
Merchandise Sales	\$9,560	\$9,648	\$12,429	\$9,043	\$11,368	\$12,811	\$17,677	\$14,151	\$7,513	\$9,125	\$5,083	\$6,009	\$124,418
<b>Total Revenues</b>	<b>\$9,560</b>	<b>\$9,648</b>	<b>\$12,429</b>	<b>\$9,043</b>	<b>\$11,368</b>	<b>\$12,811</b>	<b>\$17,677</b>	<b>\$14,151</b>	<b>\$7,513</b>	<b>\$9,125</b>	<b>\$5,083</b>	<b>\$6,009</b>	<b>\$124,418</b>
<i>Expenditures</i>													
Cost of Goods Sold	\$7,860	\$5,700	\$8,942	\$8,457	\$7,409	\$9,714	\$6,738	\$10,164	\$967	\$7,038	\$4,555	\$5,375	\$82,919
<b>Total Expenditures</b>	<b>\$7,860</b>	<b>\$5,700</b>	<b>\$8,942</b>	<b>\$8,457</b>	<b>\$7,409</b>	<b>\$9,714</b>	<b>\$6,738</b>	<b>\$10,164</b>	<b>\$967</b>	<b>\$7,038</b>	<b>\$4,555</b>	<b>\$5,375</b>	<b>\$82,919</b>
<b>Operating Income (Loss)</b>	<b>\$1,700</b>	<b>\$3,948</b>	<b>\$3,487</b>	<b>\$586</b>	<b>\$3,959</b>	<b>\$3,097</b>	<b>\$10,939</b>	<b>\$3,987</b>	<b>\$6,547</b>	<b>\$2,087</b>	<b>\$528</b>	<b>\$634</b>	<b>\$41,499</b>

**Viera East  
Community Development District  
Long Term Debt Report**

<b>Series 2006 Water Management Refunding Bonds</b>	
Interest Rate:	5.750%
Maturity Date:	5/1/2022
Reserve Fund Definition:	10% Max Annual Dept
Reserve Fund Requirement:	\$239,334
Reserve Fund Balance (1):	\$239,334
Bonds outstanding - 9/30/2016	\$11,855,000
Less: May 1, 2017 Principal	(\$1,710,000)
Less: May 1, 2018 Principal	(\$1,810,000)
Less: May 1, 2019 Principal	(\$1,910,000)
<b>Current Bonds Outstanding</b>	<b>\$6,425,000</b>

(1) This value is covered by the Debt Service Reserve Fund Surety Bond and is not a cash balance on the District's balance sheet.

<b>Series 2012 Special Assessment Revenue Bonds</b>	
Interest Rate:	2.5% to 5%
Maturity Date:	5/1/2026
Reserve Fund Definition:	50% Max Annual Dept
Reserve Fund Requirement:	\$279,239
Reserve Fund Balance:	\$280,513
Bonds outstanding - 9/30/2016	\$4,445,000
Less: May 1, 2017 Principal	(\$365,000)
Less: May 1, 2018 Principal	(\$380,000)
Less: May 1, 2019 Principal	(\$395,000)
<b>Current Bonds Outstanding</b>	<b>\$3,305,000</b>

**Viera East**  
**Community Development District**  
**Golf Course/Recreation Fund - Operations**  
**Prior Month/Year Comparison**

	Actuals 9/30/18	Actuals 9/30/19	Variance	Year to Date 9/30/18	Year to Date 9/30/19	Variance
<i>Revenues:</i>						
Greens Fees	\$57,851	\$ 54,060	\$ (3,791)	\$1,283,346	\$ 1,269,343	\$ (14,002)
Gift Cards - Sales	\$875	\$ 560	\$ (315)	\$12,731	\$ 11,531	\$ (1,200)
Gift Cards - Usage	(\$1,652)	\$ (1,038)	\$ 615	(\$19,303)	\$ (15,672)	\$ 3,631
Season Advance/Trail Fees	\$13,907	\$ 13,563	\$ (344)	\$185,782	\$ 202,756	\$ 16,974
Associate Memberships	\$2,133	\$ 2,765	\$ 632	\$34,918	\$ 36,498	\$ 1,580
Driving Range	\$5,022	\$ 3,614	\$ (1,408)	\$76,279	\$ 64,639	\$ (11,640)
Golf Lessons	\$175	\$ 175	\$ -	\$2,100	\$ 2,100	\$ -
Merchandise Sales	\$8,765	\$ 6,009	\$ (2,755)	\$133,144	\$ 124,418	\$ (8,726)
Restaurant	\$1,563	\$ 1,226	\$ (337)	\$23,108	\$ 23,048	\$ (60)
Special Assessments - Operations	\$1,877	\$ 1,877	\$ -	\$22,527	\$ 22,527	\$ -
Miscellaneous Income	\$506	\$ 546	\$ 41	\$15,320	\$ 23,473	\$ 8,153
Total Revenues	\$ 91,022	\$ 83,358	\$ (7,664)	\$ 1,769,952	\$ 1,764,662	\$ (5,291)
<i>Expenditures:</i>						
Golf Course Expenditures	\$ 12,230	\$ 8,699	\$ 3,532	\$ 145,753	\$ 140,917	\$ 4,836
Restaurant	\$ 304	\$ 1,038	\$ (734)	\$ 10,243	\$ 12,559	\$ (2,316)
Golf Operations	\$ 26,005	\$ 27,786	\$ (1,780)	\$ 335,685	\$ 345,428	\$ (9,743)
Merchandise Sales	\$ 302	\$ 5,375	\$ (5,074)	\$ 84,601	\$ 82,919	\$ 1,681
Golf Course Maintenance	\$ 81,546	\$ 76,189	\$ 5,357	\$ 991,561	\$ 1,021,224	\$ (29,663)
Administrative	\$ 12,920	\$ 11,754	\$ 1,167	\$ 146,998	\$ 141,031	\$ 5,967
Reserves	\$ 2,582	\$ 1,219	\$ 1,363	\$ 35,136	\$ 35,446	\$ (311)
Total Expenditures	\$ 135,890	\$ 132,059	\$ 3,831	\$ 1,749,976	\$ 1,779,525	\$ (29,549)
<b>Operating Income/(Loss)</b>	<b>\$ (44,868)</b>	<b>\$ (48,701)</b>	<b>\$ (3,834)</b>	<b>\$ 19,977</b>	<b>\$ (14,863)</b>	<b>\$ (34,840)</b>

### **I. Cash Flows:**

[illegible]

**Viera East  
Community Development District  
Detailed Rounds of Golf Report  
Sep-19**

<u>Rounds of Golf</u>	<u>Monthly</u>		<u>Year to Date</u>	
<u>Paid Rounds</u>				
Rounds of Golf- Associate Member	289	10%	6,112	12%
Rounds of Golf- CDD Resident	444	15%	8,477	16%
Rounds of Golf - Public	1,496	50%	22,734	43%
Rounds of Golf- Tournaments	-	0%	1,297	2%
Rounds of Golf- Misc	-	0%	-	0%
Rain Check Issued	(29)	-1%	888	-2%
<b>Total Paid Rounds</b>	<b>2,200</b>		<b>37,732</b>	
<u>Member Rounds</u>				
Rounds of Golf - Members	418	14%	7,150	14%
<b>Total Member Rounds</b>	<b>418</b>		<b>7,150</b>	
<u>Comp Rounds</u>				
Rounds of Golf- Staff/Comp	115	4%	1,560	3%
Rounds of Golf- Other Comp	56	2%	1,583	3%
<b>Total Comp Rounds</b>	<b>171</b>		<b>3,143</b>	
<u>EZ Links/Golf Now</u>	180	6%	4,726	9%
<b>TOTAL ROUNDS OF GOLF</b>	<b>2,969</b>	<b>100%</b>	<b>52,751</b>	<b>100%</b>

<u>PY - PREVIOUS YEAR</u>			
<u>PY</u>	<u>PY</u>	<u>Vs. PY</u>	<u>Vs. PY</u>
<u>Monthly</u>	<u>Year to Date</u>	<u>Monthly</u>	<u>Year to Date</u>
388	5,688	(99)	424
452	9,116	(8)	(639)
1,655	20,098	(159)	2,636
66	1,349	(66)	(52)
0	0	0	0
(46)	(911)	17	23
<b>2,515</b>	<b>35,340</b>	<b>(315)</b>	<b>2,392</b>
457	6,699	(39)	451
<b>457</b>	<b>6,699</b>	<b>(39)</b>	<b>451</b>
128	1,699	(13)	(139)
0	1,624	56	(41)
<b>128</b>	<b>3,323</b>	<b>43</b>	<b>(180)</b>
488	7,172	(308)	(2,446)
<b>3,588</b>	<b>52,534</b>	<b>(619)</b>	<b>217</b>

<u>Revenues</u>	<u>Monthly</u>		<u>Year to Date</u>	
<u>Greens Fee Revenue</u>				
Rounds of Golf- Associate Member	\$8,994	15%	\$217,161	17%
Rounds of Golf- CDD Resident	\$11,166	18%	\$244,403	19%
Rounds of Golf - Public	\$39,538	65%	\$704,542	55%
Rounds of Golf - Golf Now / EZ Links	\$1,356	2%	\$83,543	7%
Rounds of Golf- Tournaments	\$0	0%	\$43,294	3%
Rounds of Golf- Misc	\$0	0%	\$0	0%
Rain Check Issued	(\$437)	-1%	(\$20,677)	-2%
<b>TOTAL GREENS FEE REVENUE</b>	<b>\$60,617</b>	<b>100%</b>	<b>\$1,272,266</b>	<b>100%</b>

<u>PY</u>	<u>PY</u>	<u>Vs. PY</u>	<u>Vs. PY</u>
<u>Monthly</u>	<u>Year to Date</u>	<u>Monthly</u>	<u>Year to Date</u>
\$12,273	\$200,948	(\$3,279)	\$16,213
\$11,315	\$265,247	(\$149)	(\$20,844)
\$36,947	\$638,272	\$2,591	\$66,270
\$9,145	\$153,870	(\$7,789)	(\$70,327)
\$1,225	\$43,937	(\$1,225)	(\$643)
\$0	\$0	\$0	\$0
(\$884)	(\$19,904)	\$447	(\$773)
<b>\$70,021</b>	<b>\$1,282,370</b>	<b>(\$9,404)</b>	<b>(\$10,104)</b>

<u>Average \$ per Round of Golf</u>	<u>Monthly</u>		<u>Year to Date</u>	
<u>Average \$ per round of Golf</u>				
Rounds of Golf- Associate Member	\$31.12		\$35.53	
Rounds of Golf- CDD Resident	\$25.15		\$28.83	
Rounds of Golf - Public	\$26.43		\$30.99	
Rounds of Golf - Golf Now / EZ Links	\$7.53		\$17.68	
Rounds of Golf- Tournaments	#DIV/0!		\$33.38	
Rounds of Golf- Misc	\$0.00		\$0.00	
Rain Check Issued	\$15.07		\$23.28	
<b>TOTAL - Average \$ per round of Golf</b>	<b>\$27.55</b>		<b>\$33.72</b>	

<u>PY</u>	<u>PY</u>	<u>Vs. PY</u>	<u>Vs. PY</u>
<u>Monthly</u>	<u>Year to Date</u>	<u>Monthly</u>	<u>Year to Date</u>
\$31.63	\$35.33	(\$0.51)	\$0.20
\$25.03	\$29.10	\$0.12	(\$0.27)
\$22.32	\$31.76	\$4.10	(\$0.77)
\$18.74	\$21.45	(\$11.21)	(\$3.78)
\$18.56	\$32.57	#DIV/0!	\$0.81
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
\$19.22	\$21.85	(\$4.15)	\$1.44
<b>\$27.84</b>	<b>\$36.29</b>	<b>(\$0.29)</b>	<b>(\$2.57)</b>

	<u>Monthly</u>	<u>Year to Date</u>
<b>Membership Revenue</b>	<b>\$13,562</b>	<b>\$203,533</b>
<b>Average \$ per round of Golf</b>	<b>\$32.44</b>	<b>\$28.47</b>

<u>PY</u>	<u>PY</u>	<u>Vs. PY</u>	<u>Vs. PY</u>
<u>Monthly</u>	<u>Year to Date</u>	<u>Monthly</u>	<u>Year to Date</u>
\$13,907	\$185,369	(\$345)	\$18,164
\$30.43	\$27.67	\$2.01	\$0.79